



DOLLAR GENERAL®

REPRESENTATIVE PHOTO

1 Stewart St | Dolgeville, NY 13329



INTERACTIVE OFFERING MEMORANDUM

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REPRESENTATIVE PHOTO

INVESTMENT HIGHLIGHTS

- Tenant extended the lease early, demonstrating long- term commitment to this location
- ±4.7 years remaining on a initial 10 year lease extension
- 10% increases in the option periods
- Average household income of approximately \$74,000 within a 3 mile radius
- Dollar General boasts an investment grade credit rating of bbb (s&p)
- Dollar General has reported 34 consecutive quarters of sales growth
- Dollar General is an e- commerce and recession- resistant tenant, providing long- term stability to the business model
- Defensive product- dollar store sales typically increase during downturns in the economy which makes them one of the most sought after investments in a softening market
- Dollar General has over 20,000 locations and plans to continue their expansion for the foreseeable future



FINANCIAL OVERVIEW



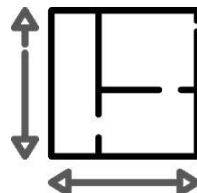
\$947,000

PRICE



7.50%

CAP RATE



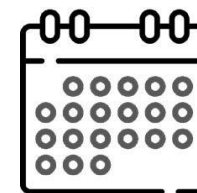
±9,000 SF

GLA



±0.64 AC

LOT SIZE



2007

YEAR BUILT

TENANT SUMMARY

Tenant	Dollar General
Address	1 Stewart St, Dolgeville, NY 13329
NOI	\$71,040
Yr Built	2008
SF	±9,000 SF
Acreage	±0.64 AC
Rent Commencement	Dec-13
Lease Expiration	Dec-29
Lease Term Remaining	±5 Years
Renewal Options	2-5-10% bumps
LL Responsibilities	Roof & Structure
Expense Structure	NN

ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	RENT PSF	CAP RATE
Current	\$5,920	\$71,040	\$7.90	7.50%
Option 1	\$6,512	\$78,144	\$8.70	8.25%
Current	\$7,163	\$85,956	\$9.55	9.10%



GREEN ACRES DRIVE-IN

BRIX PIZZERIA

INA'S PIZZERIA



DOLGEVILLE CENTRAL HIGH
788 STUDENTS



MELANIE'S CREATIONS SEWING SHOP



PAUL'S APPLIANCE SERVICE



DOLLAR
GENERAL

DOPP'S INN BAR & GRILL

DOLLAR GENERAL®

TENANT OVERVIEW

Dollar General is the fastest-growing retailer which currently boasts roughly 20,000 neighborhood general stores in 48 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 79.7% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Proctor & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others.

With its small-box store model typically measuring $\pm 8,000$ sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value-conscious has paid off big, both during and after the recession.



REPRESENTATIVE PHOTO

THE OFFERING

PROPERTY NAME	DOLLAR GENERAL
Property Address	1 Stewart St Dolgeville, NY 13329
SITE DESCRIPTION	
Year Built	2007
GLA	$\pm 9,000$ SF
Type of Ownership	Fee Simple

COMPANY NAME
DOLLAR GENERAL

EMPLOYEES
 $\pm 170,000$

YEAR FOUNDED
1939

HEADQUARTERS
GOODLETTSVILLE, TN

WEBSITE
DOLLARGENERAL.COM

LOCATIONS
20,000

AREA OVERVIEW

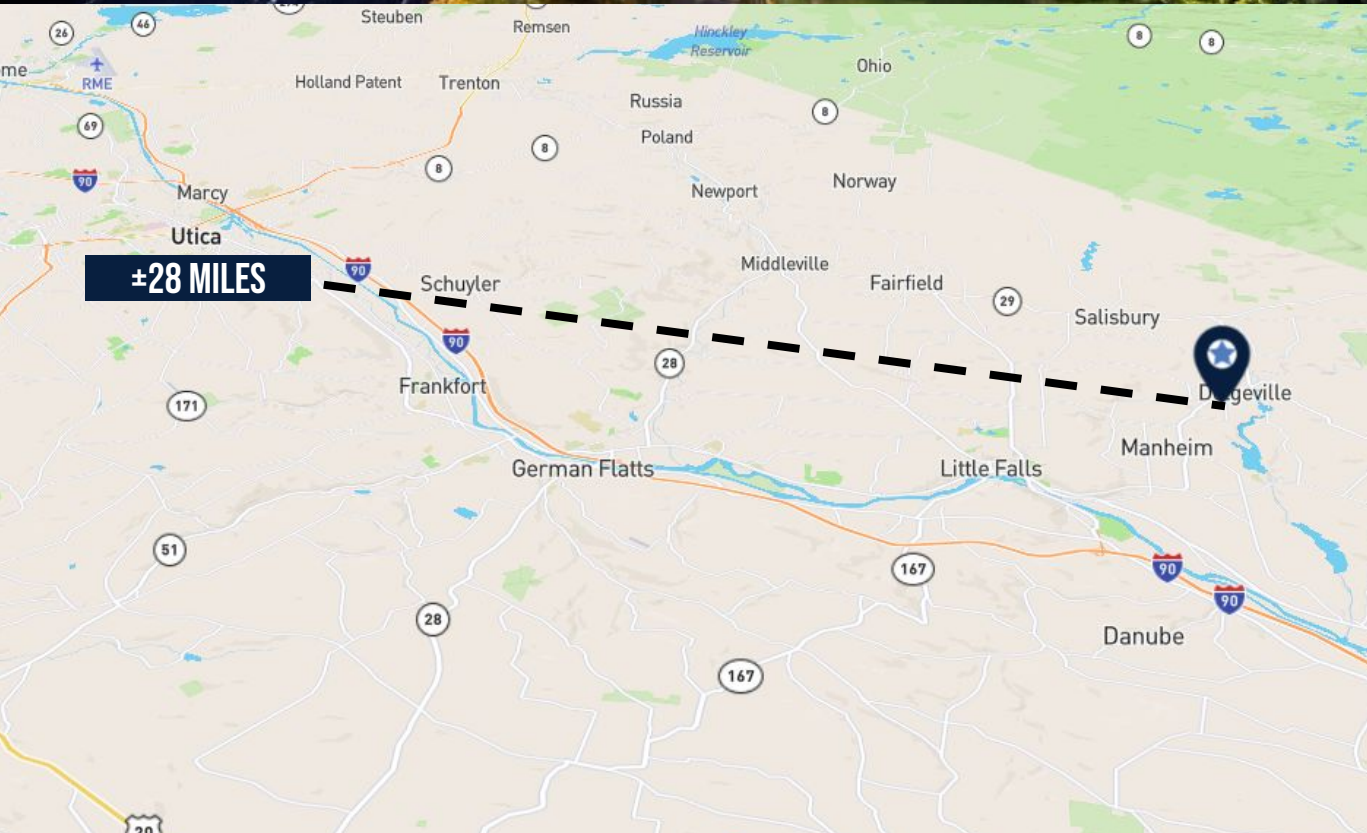
Dolgeville, NY

Dolgeville, New York, is a small village situated in the central part of the state, straddling Herkimer and Fulton counties. Nestled in the foothills of the Adirondack Mountains, Dolgeville is known for its scenic beauty and historic charm. The village was named after Alfred Dolge, a prominent 19th-century industrialist who played a significant role in its development. Dolgeville's rich history is evident in its well-preserved architecture and the remnants of its once-thriving manufacturing industries, particularly in piano and felt production.

The village has a close-knit community and offers a quaint, rural lifestyle with a strong emphasis on outdoor activities such as hiking, fishing, and exploring the nearby Adirondack Park. Dolgeville hosts various local events and festivals throughout the year, fostering a sense of community and preserving its cultural heritage. Despite its small size, the village is equipped with essential amenities, including schools, shops, and recreational facilities, making it a pleasant place to live.

Dolgeville is part of the Utica-Rome Metropolitan Statistical Area (MSA), which is the nearest MSA to the village. Utica, located approximately 30 miles west of Dolgeville, serves as a regional hub for commerce, healthcare, and education. This proximity allows residents of Dolgeville to access the broader services and opportunities available in a larger urban center while enjoying the tranquil and picturesque environment of their village.

DEMOGRAPHICS			
POPULATION	3-MILE	5-MILE	10-MILE
Current Year Estimate	3,211	7,032	18,628
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Current Year Estimate	1,384	3,022	7,818
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$74,980	\$76,599	\$82,736



UTICA, NY MSA

Utica, New York, is a city with a rich history and vibrant cultural tapestry. Located in the Mohawk Valley, Utica was initially settled in the 18th century and flourished as a prominent trade center due to its strategic position along the Erie Canal. The city's growth was further propelled by the influx of immigrants in the 19th and early 20th centuries, making it a melting pot of cultures and ethnicities. This diversity is still evident today, with various cultural festivals and events celebrating the city's multicultural heritage.

In recent years, Utica has undergone significant revitalization and economic development. Efforts to rejuvenate the downtown area have led to the establishment of new businesses, restaurants, and entertainment venues. The city is home to several higher education institutions, including Utica University, which contributes to a vibrant and youthful atmosphere. The local government and community organizations have been working collaboratively to improve infrastructure and public spaces, making Utica an increasingly attractive place for both residents and visitors.

Utica's scenic beauty and recreational opportunities are also notable. The city boasts numerous parks, trails, and outdoor activities that appeal to nature enthusiasts. The nearby Adirondack Mountains offer hiking, skiing, and camping opportunities, making Utica a gateway to outdoor adventure. Additionally, the Mohawk River provides a picturesque setting for boating and fishing. With its blend of historical charm, cultural richness, and natural beauty, Utica, NY, offers a unique and inviting experience.

ATTRACTIONS

Utica, New York, offers a variety of attractions that highlight its rich history and cultural diversity. The Munson-Williams-Proctor Arts Institute stands out as a premier destination, featuring an impressive collection of fine arts, including works by American and European artists. The Utica Zoo is another popular attraction, providing a fun and educational experience with a wide array of animal species. For those interested in history, the Utica Union Station, a beautifully restored 1914 train station, serves as both a transportation hub and a historical landmark. The Stanley Theatre, a historic venue for performing arts, hosts concerts, Broadway shows, and other live performances, adding to the city's vibrant cultural scene.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1 Stewart St, Dolgeville, NY, 13329** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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