



REPRESENTATIVE PHOTO



DOLLAR GENERAL

2800 EAGLE VALLEY ROAD | YONCALLA, OR 97499



REPRESENTATIVE PHOTO

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EXCLUSIVELY LISTED BY

TIM CAMPBELL

BROKER OF RECORD

License No. 790100087 (OR)

IN CONJUNCTION WITH



CHRIS NAYLON

FIRST VICE PRESIDENT

Direct +1 (747) 877 8169

Mobile +1 (323) 432 0030

chris.naylon@matthews.com

License No. 01839132 (CA)

PROPERTY SUMMARY

Matthews Real Estate Investment Services™ is pleased to present exclusively for sale the 10,640 SF Dollar General located at 2800 Eagle Valley Road, Yoncalla, OR. This deal includes a brand new build-to-suit construction with 15 years remaining on a triple net (NNN) lease, providing for a secure investment.

INVESTMENT HIGHLIGHTS

- Brand New Build-to-Suit Construction / Dollar General's Newest 10,640 SF Prototype
- Dollar General is a Publicly Traded (NYSE:DG) Fortune 500 Company with an S&P Rating of BBB and Moody's Rating of Baa2
- Dollar General has been in business for over 80 years and has a Current Net Worth of over \$30 Billion
- Dollar General operates 19,294 Stores in 47 States as of May 5, 2023
- Next gen lease featuring 5% rent escalations every 5 years during the base term and with each option
- Situated in Douglas County on Eagle Valley Road just 2.6 miles north of Highway 5; approximately 40 minutes south of Eugene, OR and is located on the main highway through Yoncalla near the grade school and high school
- Yoncalla local government's current focus aims to promote planned, controlled growth of business development and utilization of local resources. The landscape is filled with panoramic views of mountain vistas and rolling hills.



REPRESENTATIVE PHOTO



**JIM'S
LUMBER
& BUILDING SUPPLIES**

**DOLLAR
GENERAL**

YONCALLA COMMUNITY PARK

U-HAUL



YONCALLA GRADE SCHOOL OFFICE

**KD
AUTO REPAIR**



**South Coast
RV**



EAGLE VALLEY RD



YONCALLA HIGH SCHOOL

**BENZEL
EXCAVATING
LLC**

VALUATION OVERVIEW



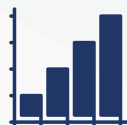
\$2,825,677

LIST PRICE



\$183,669

NOI



6.50%

CAP RATE



\$265.57

PRICE PSF



\$17.26

RENT PSF

PROPERTY OVERVIEW

Property Name	Dollar General
Address	2800 Eagle Valley Road Yoncalla, OR 97499
Property Size (SF)	±10,640 SF
Lot Size (AC)	±0.99 AC
Year Built	2024

LEASE ABSTRACT

Ownership Type	Fee Simple
Lease Guarantor	Corporate
SF Leased	±10,640 SF
Occupancy	100%
Initial Term	15 Years
Rent Commencement	2/28/2024
Lease Expiration	2/28/2039
Lease Term Remaining	±14.76 Years
Base Rent	\$183,669
Rental Increases	5% Every 5 Years
Renewal Options	Three, 5-Year Options
Expense Structure	NNN
Landlord Responsibilities	None
Tenant Responsibilities	Property Taxes, Insurance, Common Area, R&M, HVAC, Utilities
ROFR/ROFO	None

FINANCING INQUIRIES

For financing options reach out to:

Gregory Kavoklis
+1 (818) 206-5835

gregory.kavoklis@matthews.com

ANNUALIZED OPERATING DATA

LEASE YEAR	ANNUAL RENT	MONTHLY RENT	RENT PSF	CAP RATE
Current Year - Year 5	\$183,669	\$15,305.73	\$17.26	6.50%
Years 6 - 10	\$192,852	\$16,071.02	\$18.13	6.83%
Years 11 - 15	\$202,495	\$16,874.57	\$19.03	7.17%
Option 1: Years 16 - 20	\$212,620	\$17,718.29	\$19.98	7.52%
Option 2: Years 21 - 25	\$223,251	\$18,604.21	\$20.98	7.90%
Option 3: Years 26 - 30	\$234,413	\$19,534.42	\$22.03	8.30%

TENANT PROFILE

DOLLAR GENERAL

HEADQUARTERS

Goodlettsville, TN

YEAR FOUNDED

1939

PARENT COMPANY TRADE NAME

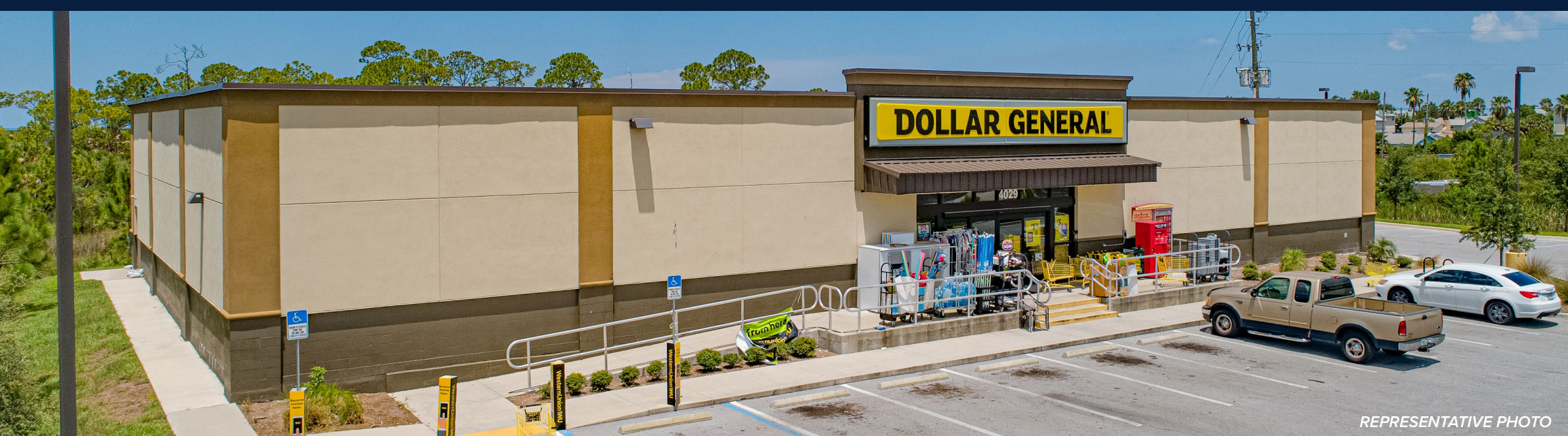
Dollar General Corporation

LOCATIONS

19,000+

DOLLAR GENERAL

Dollar General is a prominent American retail chain that has earned a solid reputation as a go-to destination for affordable everyday essentials. Founded in 1939 by J.L. Turner and Cal Turner in Scottsville, Kentucky, the company has since grown into a retail giant with thousands of stores across the United States. Dollar General specializes in offering a wide range of products at budget-friendly prices, including groceries, household items, clothing, and seasonal goods. Its convenient locations, often found in rural and underserved areas, make it accessible to a diverse customer base. Dollar General's commitment to providing value to its customers has solidified its position as one of the leading discount retailers in the nation, catering to the needs of countless individuals and families seeking quality products without breaking the bank.



REPRESENTATIVE PHOTO



EUGENE, OR
±45.4 MILES

DOLLAR GENERAL

SUBJECT PROPERTY

AREA OVERVIEW



YONCALLA, OR

Yoncalla is a charming small town nestled in the picturesque landscape of southwestern Oregon, United States. Known for its serene atmosphere and friendly community, Yoncalla offers a tranquil escape from the hustle and bustle of urban life. Surrounded by lush forests and rolling hills, the town provides residents and visitors with stunning natural scenery and outdoor recreational opportunities. With a population that values a close-knit community, Yoncalla embraces a warm and welcoming spirit. The town's history is reflected in its architecture, with some historic buildings adding character to the local streets. Yoncalla embodies the essence of rural Oregon, where a slower pace of life and a connection to nature are cherished. Whether exploring the nearby Umpqua National Forest or participating in community events, visitors to Yoncalla are sure to experience the beauty of small-town living in the Pacific Northwest.

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2023 Population	1,428	3,062	5,123
2028 Projection	1,424	3,060	5,112
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2023 Population	601	1,280	2,138
2028 Projection	600	1,280	2,134
INCOME	3-MILE	5-MILE	10-MILE
Avg. Household Income	\$54,816	\$64,769	\$68,810

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 **2800 Eagle Valley Road, Yoncalla, OR 97499**. 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:

1. The Offering Memorandum and its contents are confidential;
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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

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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KYLE MATTHEWS

BROKER OF RECORD

License No. 6505432273 (MI)

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