

DOLLAR GENERAL INVESTMENT OPPORTUNITY

3150 WILLOW CREEK ROAD, PRESCOTT, AZ 86301

Investment Highlights

| | |
|-----------------|-------------------------------------|
| Price: | \$1,412,892 |
| Cap Rate: | 7.69% |
| Annual Rent: | \$108,687.48 |
| Expenses: | Absolute NNN |
| Property Type: | Retail/Commercial |
| Building Size: | +/- 9,100 SF |
| Land: | +/- 1.55 AC |
| Lease Commence: | November 20, 2011 |
| Option Periods: | Three (3), Five (5) Year Options |
| Rent Increases: | 10% Every Five (5) Years in Options |
| Foundation | Concrete Block |
| Parking: | 38 (Surface) 4.2/1,000 SF NRA |
| % Leased: | 100% |
| Tenant: | DG Retail, LLC |



Located in Prescott, AZ, Yavapai County in west-central portion of Arizona, the subject is clearly visible in both directions along the street. The visibility of the property is not hampered by adjacent properties, tree or other obstructions. Serving as the regional hub of Yavapai County, Prescott is considered a competitive residential and commercial location. Prescott benefits from a strategic location with convenient connections to main transportation networks. The subject is located within approximately two miles of Pioneer Parkway and within three miles of State Route 89.

INVESTMENT HIGHLIGHTS:

- Absolute NNN Lease - Zero Landlord Responsibilities
- Property taxes are timely re-imbursed to Landlord each year
- Dollar General Corporation Carries an S&P Credit Rating of "BBB"

TRAFFIC COUNT

| Cross Street | Cross Street Dist. | Count Year | Avg Daily Volume |
|--------------|--------------------|------------|------------------|
| State Rte 89 | Kring Dr N | 2022 | 17,152 |
| State Rte 89 | Brohner Way N | 2022 | 16,565 |

POPULATION

| Radius | 1 Mile | 3 Mile | 5 Mile |
|------------------|--------|--------|--------|
| 2028 Projection | 5,880 | 24,641 | 52,329 |
| 2023 Estimate | 5,558 | 23,613 | 50,174 |
| 2010 Census | 4,182 | 19,777 | 42,201 |
| Growth 2023-2028 | 5.79% | 4.35% | 4.30% |
| Growth 2010-2023 | 32.90% | 19.40% | 18.89% |



HOUSEHOLD BY INCOME

| | 1 Mile | 5 Mile | 10 Mile |
|------------------------------|----------|----------|----------|
| 2023 Avg Household Income | \$94,675 | \$90,417 | \$80,133 |
| 2021 Median Household Income | \$58,445 | \$65,339 | \$58,884 |

3 Years Remaining Before Tenant Option to Extend

15 Year NNN Lease

PLEASE DO NOT DISTURB OCCUPANTS



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