



TRINITY

REAL ESTATE INVESTMENT SERVICES



TENNESSEE DOLLAR GENERAL MARKET

118 TOM DAVIS RD, LIVINGSTON, TN 38570

\$2,945,250

8.0% CAP

TRINITYREIS.COM

Actual Property



LIVINGSTON, TN

\$2,945,250 | 8.0% CAP

- 8.0% Cap Dollar General Market – Built in 2006
- Corporately Guaranteed Lease with Over 7 Years Remaining on Current Term
- Great Traffic Counts in Front of Subject Property – 20,000+ Daily Vehicles
- 5 Mile Population Nearly 10,000
- Surrounded by Several Local/Regional Traffic Generators
- High Yield Opportunity for National Credit Tenant

EXCLUSIVELY MARKETING BY:

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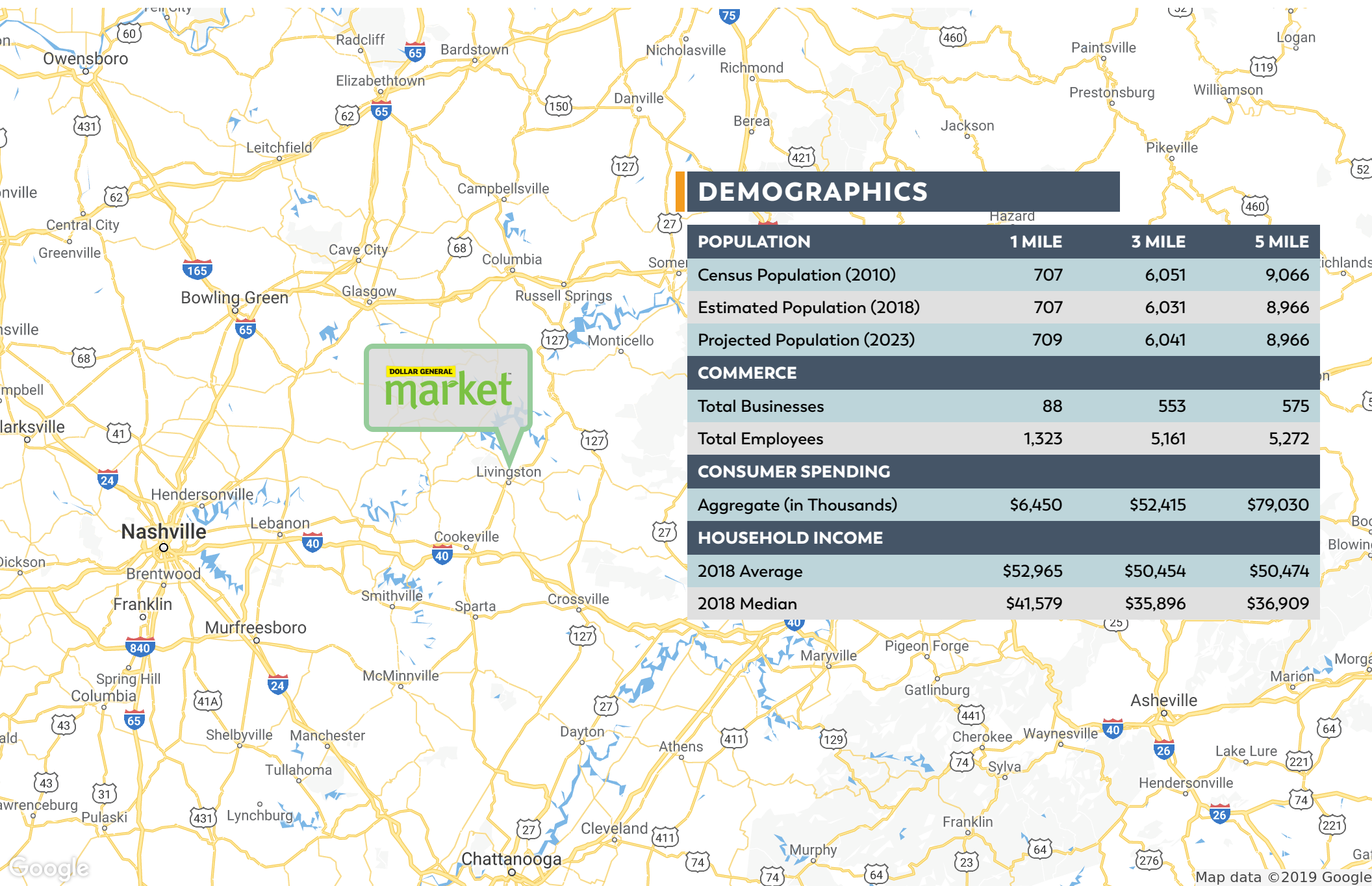
PROPERTY DETAILS:

Building Area:	24,341 SF
Land Area:	4.4 AC
Year Built:	2006
Guarantor:	Dollar General Inc. (NYSE: DG)
Price (Psf):	\$121.00

LEASE OVERVIEW:

Remaining Lease Term:	7+ Years
Rent Commencement:	4/1/2006
Lease Expiration:	4/30/2026
Base Annual Rent:	\$235,620
Lease Type:	NN
Options & Increases:	Six (6), 5-Year; 5%
Insurance:	REIMBURSED BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	REIMBURSED BY Tenant
Roof & Structure:	PAID BY Landlord
HVAC:	PAID BY Landlord

*Tenant Responsible for repairs under \$5,000 per occurrence



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	707	6,051	9,066
Estimated Population (2018)	707	6,031	8,966
Projected Population (2023)	709	6,041	8,966
COMMERCE			
Total Businesses	88	553	575
Total Employees	1,323	5,161	5,272
CONSUMER SPENDING			
Aggregate (in Thousands)	\$6,450	\$52,415	\$79,030
HOUSEHOLD INCOME			
2018 Average	\$52,965	\$50,454	\$50,474
2018 Median	\$41,579	\$35,896	\$36,909



RETAILER MAP

118 TOM DAVIS RD | LIVINGSTON, TN









Actual Property

TENANT SUMMARY

Dollar General Corporation has been delivering value to shoppers for over 75 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, clothing for the family, housewares and seasonal items at low everyday prices in convenient neighborhood locations. Dollar General operated 14,000 stores in 44 states as of August 19, 2017. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola.

STRATEGY

Dollar General sells similar products as wholesale retailers Wal-Mart (WMT) and Target (TGT), but typically at lower prices. Because of this, during harsh economic conditions, many consumers may make the change of shopping at Dollar General instead of a regular wholesale retailer.

Dollar General's (DG) business strategy revolves around driving profitable top line growth while enhancing its low-cost operator position and capturing new growth opportunities. The company attempts to drive profitable top line growth through strategies like improving the in-stock position of its stores and continuously offering products at competitive prices.



TENANT DETAILS:

Tenant Name:	Dollar General
Tenant Type:	Net-Leased Dollar Store
Parent Company Trade Name:	Dollar General
Ownership:	Public (NYSE: DG)
No. of Locations:	14,000 (as of August 2017)
Website:	dollargeneral.com
Year Founded:	1939
Credit Rating (S&P):	BBB
No. of Employees:	127,000+
Headquartered:	Goodlettsville, Tennessee

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