

Property of The Kase Group

REPRESENTATIVE PHOTO



DOLLAR GENERAL | ABSOLUTE NNN LEASE OFFERING

3545 NY-16, HINSDALE, NY 14743

OFFERING MEMORANDUM Presented By:

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INVESTMENT OVERVIEW

The subject offering is an absolute NNN leased Dollar General in Hinsdale, NY. There are over 14 years remaining on the initial 15 year term. The lease calls for 10% rental increases every 5 years during the five 5 year option periods. The NNN lease calls for zero landlord obligations.



INVESTMENT HIGHLIGHTS

ABSOLUTE NNN LEASE
100% FEE SIMPLE INTEREST
ZERO LANDLORD OBLIGATIONS
SCHEDULED INCREASES IN RENT
CORPORATE GUARANTY – NYSE: DG
S&P RATED BBB INVESTMENT GRADE CREDIT
NEW CONSTRUCTION

OFFERING SPECIFICATIONS

FINANCIAL SUMMARY

DOLLAR GENERAL | ABSOLUTE NNN LEASE OFFERING

3545 NY-16, HINSDALE, NY 14743

\$1,403,497 6.75% CAP FEE SIMPLE OWNERSHIP

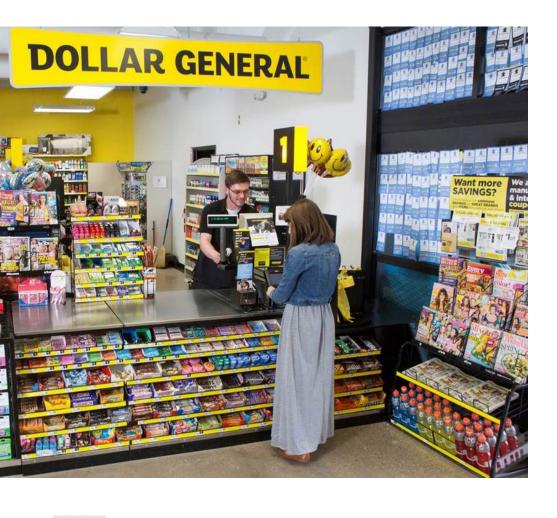
SUMMARY

TENANT NAME	DOLLAR GENERAL
SQUARE FOOTAGE	9,100
LEASE BEGINS	09/22/17
LEASE ENDS	09/30/32
ANNUAL RENT	\$94,736.04
OPTIONS	FIVE, 5 YEAR
INCREASES	10% AT OPTIONS

OPERATING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$94,736.04	6.75%
OPTION 1	\$104,209.64	7.43%
OPTION 2	\$114,630.61	8.17%
OPTION 3	\$126,093.67	8.98%
OPTION 4	\$138,703.04	9.88%
OPTION 5	\$152,573.34	10.87%

TENANT OVERVIEW



PUBLICLY TRADED 14,321 LOCATIONS 121,000 + EMPLOYEES

DOLLAR GENERAL

Dollar General Corporation ("Dollar General" or the "Company") is the nation's largest small-box discount retailer. The Goodlettsville, Tennessee-based chain has 14,321 stores across 44 states and employs over 120,000 people across the United States. In recent years, the chain has been constructing more stand-alone stores, typically in areas not served by another general merchandise retailer. Founded in 1939, under the name J.L. Turner & Son, Inc., the first Dollar General store opened in Springfield, Kentucky in 1955.

Business grew over the next four decades and in 1999 the Company set out to double the number of stores it had from 3,600 to 7,200 and relocate older stores into larger buildings with more visibility. In 2011, the Company announced another plan for expansion with a goal of opening 625 new stores in 35 states and hiring 6,000 new employees. Following this expansion, annual revenue skyrocketed to \$16.02 billion in 2013 representing an increase of over 53% between 2009 and 2013.

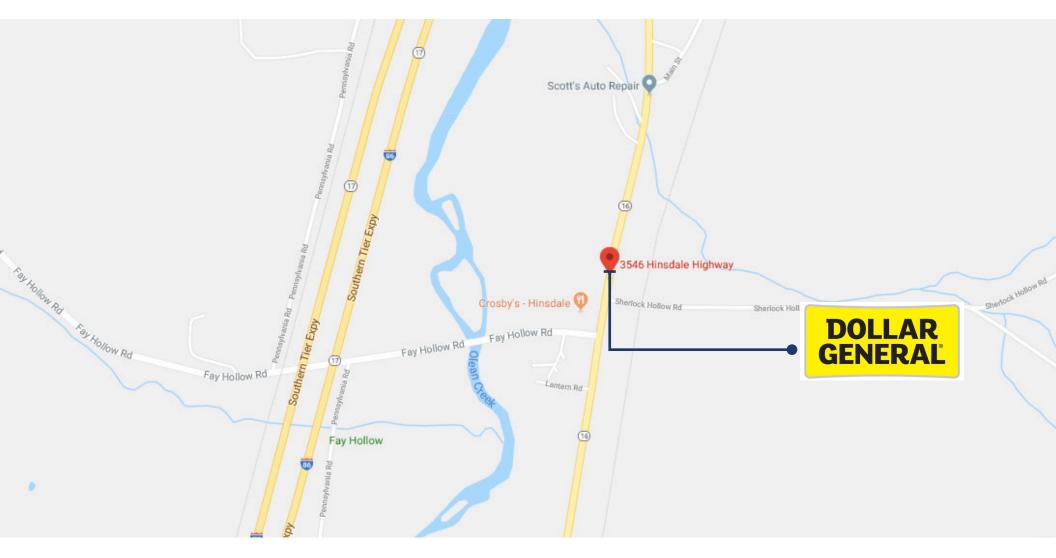
As of February 15, 2018, Standard & Poor's maintains an investment grade credit rating of "BBB" for Dollar General Corporation, in addition to a stable outlook. As of November 3, 2017, the Company reported \$23.35 billion in TTM revenue and \$1.24 billion in TTM Net Income.

LOCATION AERIAL



DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	1,450	3,312	34,790
NUMBER OF HOUSEHOLDS	599	1,373	14,270
AVERAGE HOUSEHOLD INCOME	\$54,945	\$56,146	\$57,946
AVERAGE AGE	43.80	43.80	40.70



AREA OVERVIEW

HINSDALE, NY

Hinsdale is a town in Cattaraugus County, New York, United States. The population was 2,168 at the 2010 census. The town was named after Hinsdale in New Hampshire.

The Southern Tier Expressway (Interstate 86 and New York State Route 17) passes across the town. New York State Route 16 is a major trunk road in the town and partially follows the same path as the Expressway. New York State Route 446 crosses the northeast part of the town and has its western terminus in the community of Maplehurst. The eastern town line is the border of Allegany County.

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
		••••••	••••••
TOTAL - HOUSEHOLDS	599	1,373	14,270
TOTAL - POPULATION	1,450	3,312	34,790
PERSONS PER HOUSEHOLD	2.40	2.40	2.40
AVERAGE HOUSEHOLD INCOME	\$54,945	\$56,146	\$57,946
AVERAGE AGE	43.80	43.80	40.70
WHITE	1,415	3,219	32,339
BLACK	11	31	906
AM. INDIAN & ALASKAN	3	9	268
ASIAN	6	18	489
HAWAIIAN & PACIFIC ISLAND	0	0	7
OTHER	15	35	780

DOLLAR GENERAL

HINSDALE | NEW YORK



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