



TRINITY

REAL ESTATE INVESTMENT SERVICES



NEWER DEVELOPMENT DOLLAR GENERAL

30 JOHNNY SHIRLEY RD, RAMER, AL 36069

\$1,198,364

6.6% CAP

TRINITYREIS.COM

Actual Property

**DOLLAR
GENERAL**

RAMER, AL

\$1,198,364 | 6.6% CAP

- New Development Dollar General - 13 Years Remaining on Lease - Store Built in 2016
- Located along Main Thoroughfare in Ramer - Adjacent to Dunbar Ramer School
- Limited Competition - Only Dollar Store in 10 Miles
- Investment Grade Tenant - Corporately Guaranteed Lease - Credit Equal to CVS & Walgreens
- Average Income 5 Miles - \$58,602

EXCLUSIVELY MARKETING BY:

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PROPERTY DETAILS:

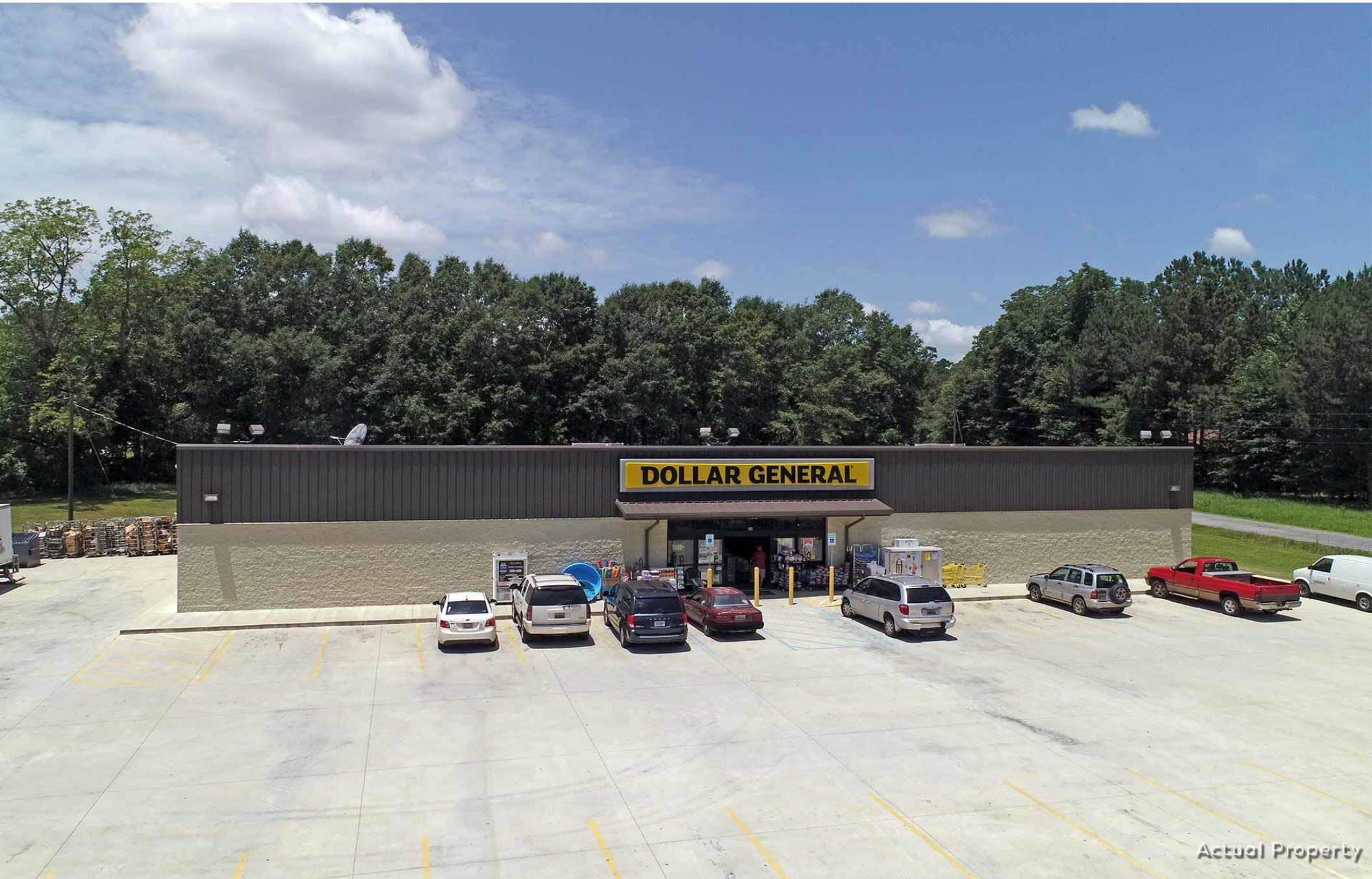
Building Area:	9,100 SF
Land Area:	1.97 AC
Year Built:	2016
Guarantor:	Dollar General Inc. (NYSE: DG)
Price (Psf):	\$131.69

LEASE OVERVIEW:

Remaining Lease Term:	13 Years
Rent Commencement:	8/11/2016
Lease Expiration:	8/31/2031
Lease Type:	NNN
Scheduled Rent Increases:	None
Options & Increases:	Five (5), 5-Year; 10%
Base Annual Rent:	\$79,092
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Tenant
HVAC:	PAID BY Tenant







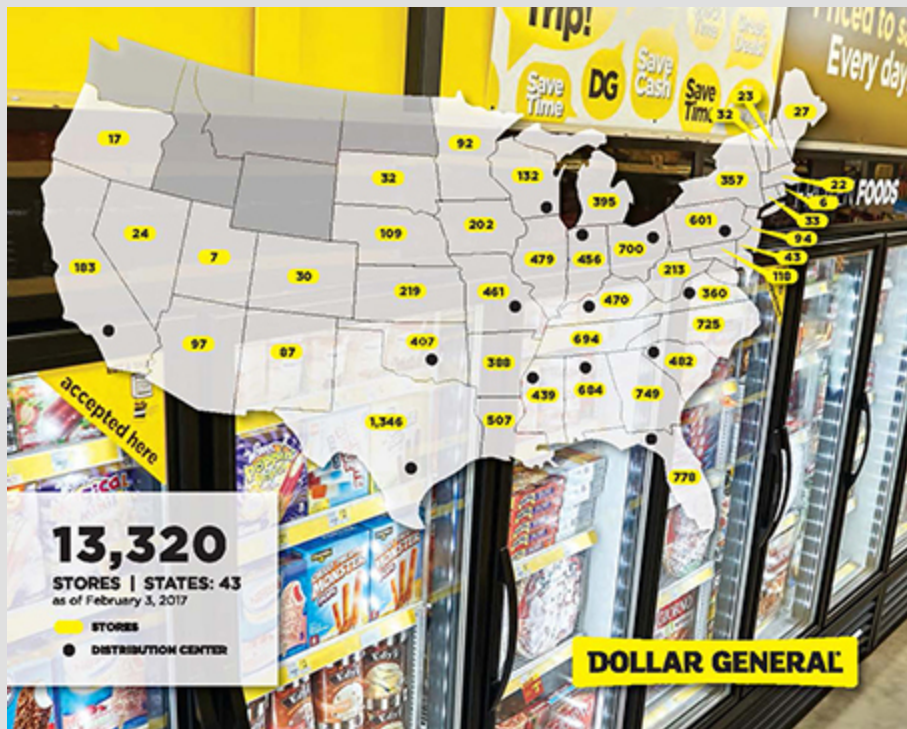
TENANT SUMMARY

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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Actual Property

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