



TRINITY

REAL ESTATE INVESTMENT SERVICES



ABSOLUTE NNN LEASE NEW YORK DOLLAR GENERAL

1511 E STATE ST. , OLEAN, NY 14760

\$1,423,800

6.5% CAP

TRINITYREIS.COM

Actual Property

**DOLLAR
GENERAL**

OLEAN, NY

\$1,423,800 | 6.5% CAP

- 15-Year Absolute NNN Lease Dollar General - Zero Landlord Responsibilities
- Rent Commenced September 2018 - Lease Expires September 2033
- Strong Demographics - 23,000 5 Mile Population
- Olean is Home to Cutco Corporation Headquarters which is Located Across the Street from Subject Property
- Daily Traffic Counts 15,500+ Directly in Front of Subject Property

EXCLUSIVELY MARKETING BY:

BRANSON BLACKBURN

325.864.9775 | B.Blackburn@trinityreis.com

CHANCE HALES

806.679.9776 | Chance@trinityreis.com

MATT DAVIS

325.513.6406 | Matt@trinityreis.com

PROPERTY DETAILS:

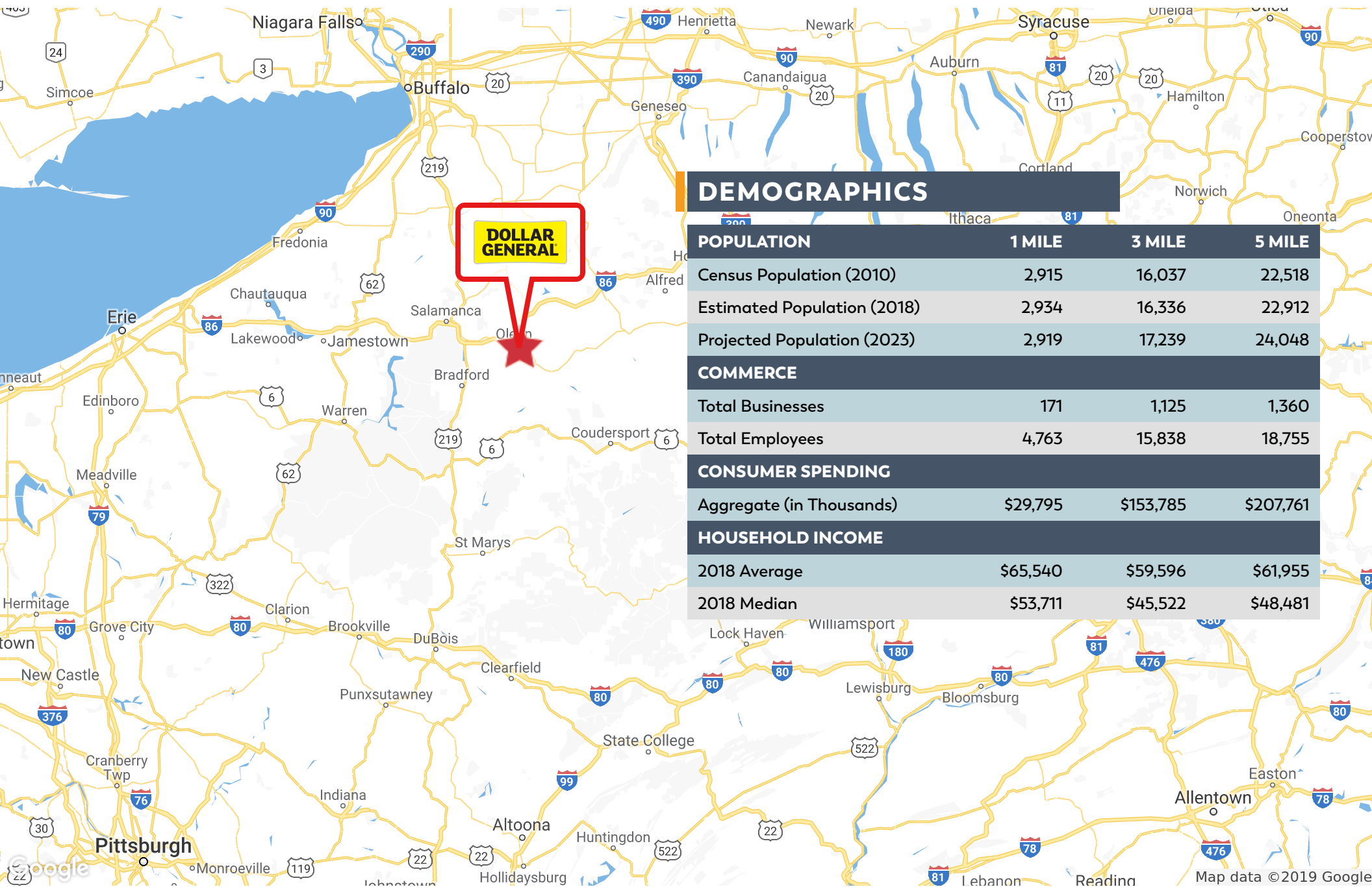
| | |
|----------------|--------------------------------|
| Building Area: | 9,026 SF |
| Land Area: | 1.45 AC |
| Year Built: | 2018 |
| Guarantor: | Dollar General Inc. (NYSE: DG) |
| Price (Psf): | \$157.74 |

LEASE OVERVIEW:

| | |
|---------------------------|-----------------------|
| Remaining Lease Term: | 15 Years |
| Rent Commencement: | 9/20/2018 |
| Lease Expiration: | 9/30/2033 |
| Base Annual Rent: | \$92,547 |
| Lease Type: | NNN |
| Scheduled Rent Increases: | None |
| Options & Increases: | Four (4), 5-Year; 10% |
| Insurance: | PAID BY Tenant |
| Parking Lot Maintenance: | PAID BY Tenant |
| Property Taxes: | PAID BY Tenant |
| Roof & Structure: | PAID BY Tenant |
| HVAC: | PAID BY Tenant |

DEMOGRAPHICS OVERVIEW

1511 E STATE ST. | OLEAN, NY



DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|-----------------------------|----------|-----------|-----------|
| Census Population (2010) | 2,915 | 16,037 | 22,518 |
| Estimated Population (2018) | 2,934 | 16,336 | 22,912 |
| Projected Population (2023) | 2,919 | 17,239 | 24,048 |
| COMMERCE | | | |
| Total Businesses | 171 | 1,125 | 1,360 |
| Total Employees | 4,763 | 15,838 | 18,755 |
| CONSUMER SPENDING | | | |
| Aggregate (in Thousands) | \$29,795 | \$153,785 | \$207,761 |
| HOUSEHOLD INCOME | | | |
| 2018 Average | \$65,540 | \$59,596 | \$61,955 |
| 2018 Median | \$53,711 | \$45,522 | \$48,481 |









Actual Property

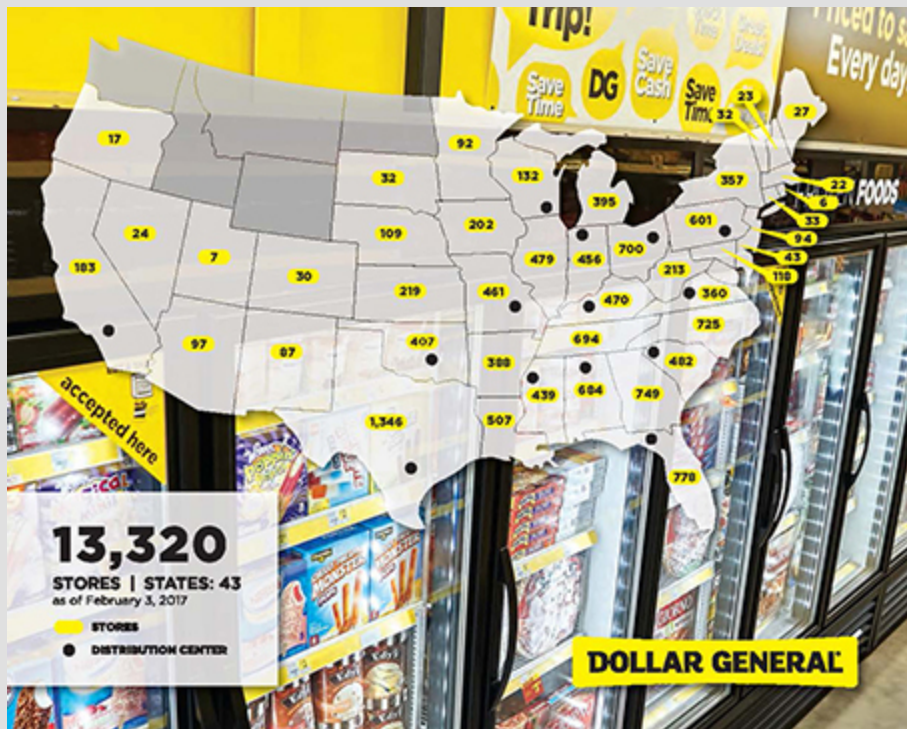
TENANT SUMMARY

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 |

All materials and information received or derived from Trinity Real Estate Investment Services its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Trinity Real Estate Investment Services its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Trinity Real Estate Investment Services will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Trinity Real Estate Investment Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Trinity Real Estate Investment Services does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Actual Property



REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY MARKETING BY:

BRANSON BLACKBURN

325.864.9775

B.Blackburn@trinityreis.com

CHANCE HALES

806.679.9776

Chance@trinityreis.com

MATT DAVIS

325.513.6406

Matt@trinityreis.com

BROKER OF RECORD

BRADY CARROLL

NY 10401290935