

## DOLLAR GENERAL®

709 HWY 13S  
Collinwood, TN 38450

PRICE  
**\$610,500**

NOI  
**\$44,400**

CAP RATE  
**7.27%**

SQ FT  
**8,625**

CURRENT LEASE  
**2/1/2016 to 8/31/2022**  
**Two 5-Year Options**



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## DOLLAR GENERAL®

### TENANT OVERVIEW

#### General Information

- Nation's Fastest Growing Small-Box Discount Retailer
- Publicly Traded, BBB Credit Tenant
- 13,000+ Stores in 43 States
- 20.3+ Billion in Sales
- 26 Years of Consecutive Same-Store Sales Growth
- Net Sales Increase of 7.7%
- Profit Increase of 8.7%
- Opening 1,000 Stores Per Year
- Renovating 750+ Stores Per Year

### LEASE TERMS

#### Dollar General

<b>Current Term</b>	<b>February 1, 2016</b>	<b>to</b>	<b>August 31, 2022</b>
1st Option	September 1, 2022	to	August 31, 2027
2nd Option	September 1, 2027	to	August 31, 2032

<b>Rent Increases</b>	<b>Annual Rent</b>	<b>Monthly Rent</b>
<b>Current Term</b>	<b>\$46,901</b>	<b>\$3,908.42</b>
1st Option	\$51,591	\$4,299.26
2nd Option	\$56,750	\$4,729.18

Property is enrolled in Dollar General's National Insurance Program. Dollar General contributes \$100/mth for common area maintenance; and up to \$1,293.75 for property taxes.

Dollar General is responsible for mechanical repairs up to \$750.



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## DOLLAR GENERAL®

### PROPERTY HIGHLIGHTS

- Build-To-Suit in 1999
- 8,625 Sq Ft
- Lease Extended Early Several Times

### Income

Dollar General Rental Income	46,901.00
Parking Lot Contribution	1,200.00
Tax Recovery	1,293.75

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<b>Gross Effective Income</b>	<b>\$49,394.75</b>
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### Operating Expenses

Insurance	NIP
Projected Property Taxes	3,794.75
Maintenance	1,200.00

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<b>Total Operating Expenses</b>	<b>\$4,994.75</b>
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<b>NET OPERATING INCOME</b>	<b>\$44,400.00</b>
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