

DOLLAR GENERAL®

26235 Highway 119 N
Belfry, KY 41514

PRICE
\$837,500

NOI
\$67,000

CAP RATE
8.00%

SQ FT
9,014

CURRENT LEASE
7/1/2015 – 6/30/2020
Four 5-Year Options



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

Current Term	July 1, 2015	to	June 30, 2020
2nd Option	July 1, 2020	to	June 30, 2025
3rd Option	July 1, 2025	to	June 30, 2030
4th Option	July 1, 2030	to	June 30, 2035
5th Option	July 1, 2035	to	June 30, 2040

Rent Increases

Current Term

2nd Option
3rd Option
4th Option
5th Option

Annual Rent

\$65,520
\$70,104
\$75,012
\$80,268
\$85,884

Monthly Rent

\$5,460
\$5,842
\$6,251
\$6,689
\$7,157

Dollar General reimburses \$225.35/mth for taxes, pays for Insurance directly and contributes \$525.82/mth for parking lot maintenance. Dollar General pays for minor repairs under \$750.



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PROPERTY HIGHLIGHTS

- Build-To-Suit in 2005
- 2015 Store Sales \$1,636,326
- Dollar General Exercised Renewal Option Several Years Early

Income

Dollar General Rental Income	65,520
CAM Contribution	6,310
Tax Reimbursement	2,704

Gross Effective Income \$74,534

Operating Expenses

Repairs and Maintenance	1,000
Taxes	6,534

Total Operating Expenses \$7,534

NET OPERATING INCOME \$67,000



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