

DOLLAR GENERAL®

980 University Drive
Pontiac, MI 48342

PRICE
\$1,150,000

NOI
\$94,855

CAP RATE
8.25%

SQ FT
13,575

CURRENT LEASE
5/2/2010 – 5/31/2020

Three 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

Initial Term	May 2, 2010	to	May 31, 2020
1st Option	June 1, 2020	to	May 31, 2025
2nd Option	June 1, 2025	to	May 31, 2030
3rd Option	June 1, 2030	to	May 31, 2035

Rent Increases	Annual Rent	Monthly Rent
Initial Term (2010-2015)	\$81,585	\$6,798.75
Initial Term (2016-2020)	\$85,665	\$7,138.75
1st Option	\$94,231	\$7,852.58
2nd Option	\$103,654	\$8,637.83
3rd Option	\$114,020	\$9,501.67

Dollar General fully reimburses for taxes and pays directly for insurance through their National Insurance Program. Dollar General pays \$890.84/mth for Common Area Maintenance, with increases in the option periods (\$980.59/mth 1st option, \$1,078.65/mth 2nd option, \$1,186.51/mth 3rd option). Dollar General is responsible for repair/replacement of HVAC system.



DOLLAR GENERAL®

PROPERTY HIGHLIGHTS

- Dollar General became a tenant in 2010

Income

Dollar General Rental Income	85,665.00
CAM Contribution	10,690.08

Gross Effective Income	\$96,355.08
-------------------------------	--------------------

Operating Expenses

National Insurance Program	0.00
Repairs and Maintenance	1,500.00
Taxes (REIMBURSED)	0.00

Total Operating Expenses	\$1,500.00
---------------------------------	-------------------

NET OPERATING INCOME	\$94,855.08
-----------------------------	--------------------





InCommercial

PROPERTY GROUP

PH 312.243.0100 | FX 866.717.2055 | netlease@in-commercial.com

INVESTMENT ASSUMPTIONS	
Investment Price	\$1,150,000
NOI (Year 1)	94,855
Cap Rate	8.25%
Total Rentable Square Feet	13,575
Purchase Price per Rentable Square Foot	\$84.71

PRO-FORMA ASSUMPTIONS	
Vacancy Factor/Credit Loss	0%
Value/Rent Increases	0%
Cost Increases	0%
Selling Costs	0%
Capital Reserves	\$0.00

FINANCING TERMS	
Initial Outlay	\$287,500
Initial Loan Amount	\$862,500
Loan Amortization Term	25
Interest Rate on Loan	4.00%
Debt Service	\$54,631
Loan to Value	75%

TAX ASSUMPTIONS	
Allocated Land Cost	\$230,000
Beginning Tax Basis	\$920,000
Depreciation Years	39.0
Marginal Tax Bracket	30%

RETURN MEASURES			
Internal Rate of Return		(1031)	
	Before Tax		After Tax
Year 1	21.12%		17.25%
Year 5	25.07%		21.39%
Year 10	22.29%		18.66%

RETURN MEASURES			
Cash on Cash Return			
	Before Tax		After Tax
Year 1	13.99%		10.12%
Year 5	17.35%		12.09%
Year 7	17.35%		11.88%
Year 10	21.03%		14.12%

Income	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Dollar General Rental Income	85,665	85,665	94,231	94,231	94,231	94,231	94,231	103,654	103,654	103,654
Tax Contribution	0	0	0	0	0	0	0	0	0	0
CAM Contribution	10,690	10,690	10,690	10,690	11,767	11,767	11,767	11,767	11,767	12,943
Insurance Contribution	0	0	0	0	0	0	0	0	0	0
Percentage Rent	0	0	0	0	0	0	0	0	0	0
(-) Vacancy Factor	0	0	0	0	0	0	0	0	0	0
Gross Effective Income	96,355	96,355	104,921	104,921	105,998	105,998	105,998	115,421	115,421	116,597

Operating Expenses	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Taxes	0	0	0	0	0	0	0	0	0	0
Insurance	0	0	0	0	0	0	0	0	0	0
Repairs and Maintenance	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Capital Reserves	0	0	0	0	0	0	0	0	0	0
Total Operating Expenses	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)
NET OPERATING INCOME	94,855	94,855	103,421	103,421	104,498	104,498	104,498	113,921	113,921	115,097

Debt Service	(54,631)	(54,631)	(54,631)	(54,631)	(54,631)	(54,631)	(54,631)	(54,631)	(54,631)	(54,631)
---------------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------

PRETAX CASH FLOW	40,224	40,224	48,790	48,790	49,867	49,867	49,867	59,290	59,290	60,466
-------------------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------



PH 312.243.0100 | FX 866.717.2055 | netlease@in-commercial.com