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REAL ESTATE INVESTMENT AND CONSULTATION

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DOLLAR GENERAL

NET LEASE FIVE PROPERTY PORTFOLIO



Anderson, Alabama



Friendsville, Tennessee



Alcoa, Tennessee

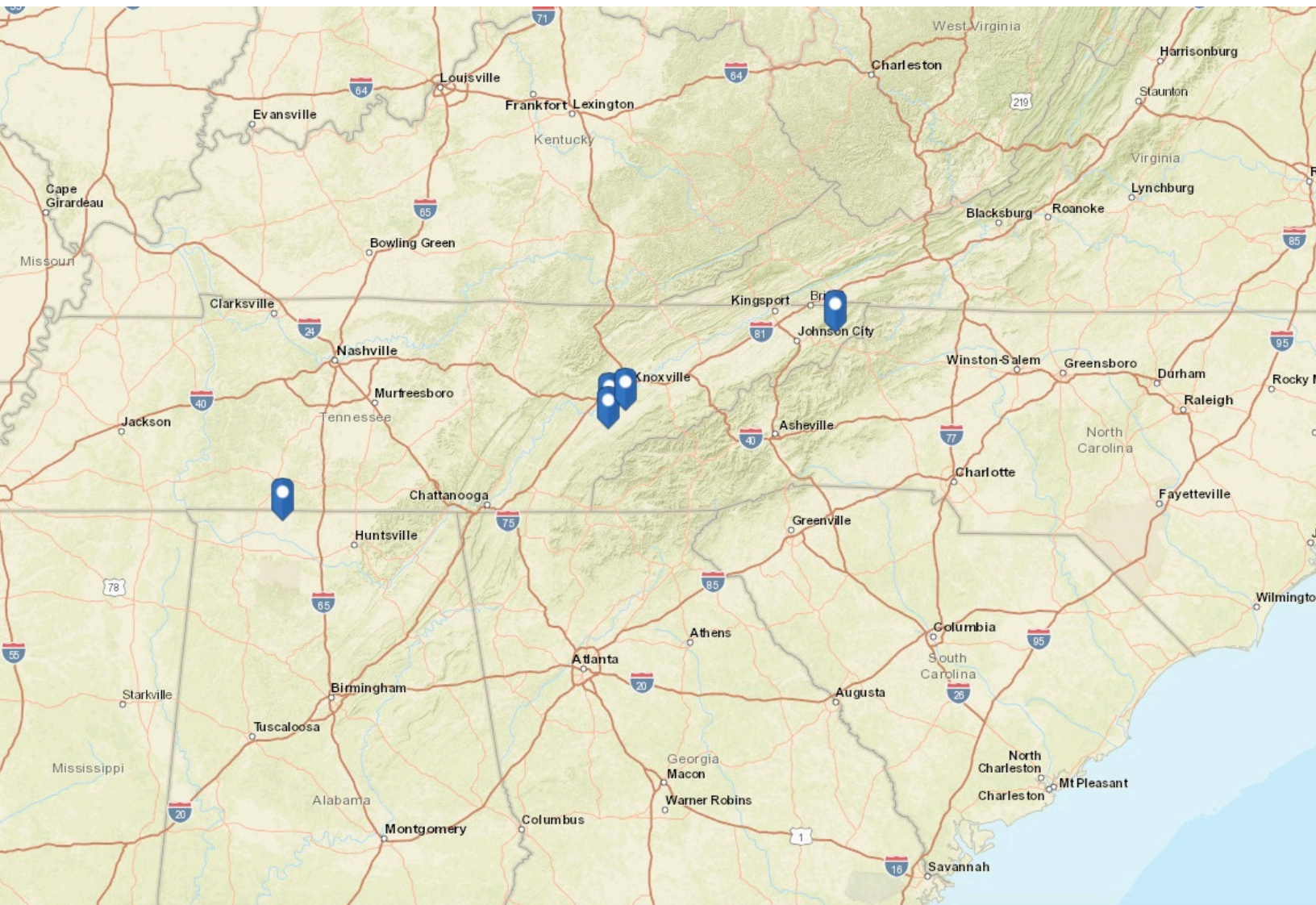


Greenback, Tennessee



Butler, Tennessee

DOLLAR GENERAL NET LEASE PORTFOLIO PROPERTY LOCATION MAP



FIVE PROPERTY PORTFOLIO

FINANCIALS:

Current Rent: Anderson, Alabama	\$71,095 per annum
Current Rent: Alcoa, Tennessee	\$79,512 per annum
Current Rent: Butler, Tennessee	\$81,437 per annum
Current Rent: Friendsville, Tennessee	\$69,744 per annum
Current Rent: Greenback, Tennessee	\$92,508 per annum
Total Rent:	\$394,296 per annum
Price:	\$5,257,280
Cap Rate:	7.50%

DOLLAR GENERAL®

Save time. Save money. Every day!®

Dollar General Corporation (NYSE: DG) 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, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 15,000 plus stores in 44 states. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

Dollar General is rated investment grade credit rating by S&P and Moody's.

15,000+ STORES

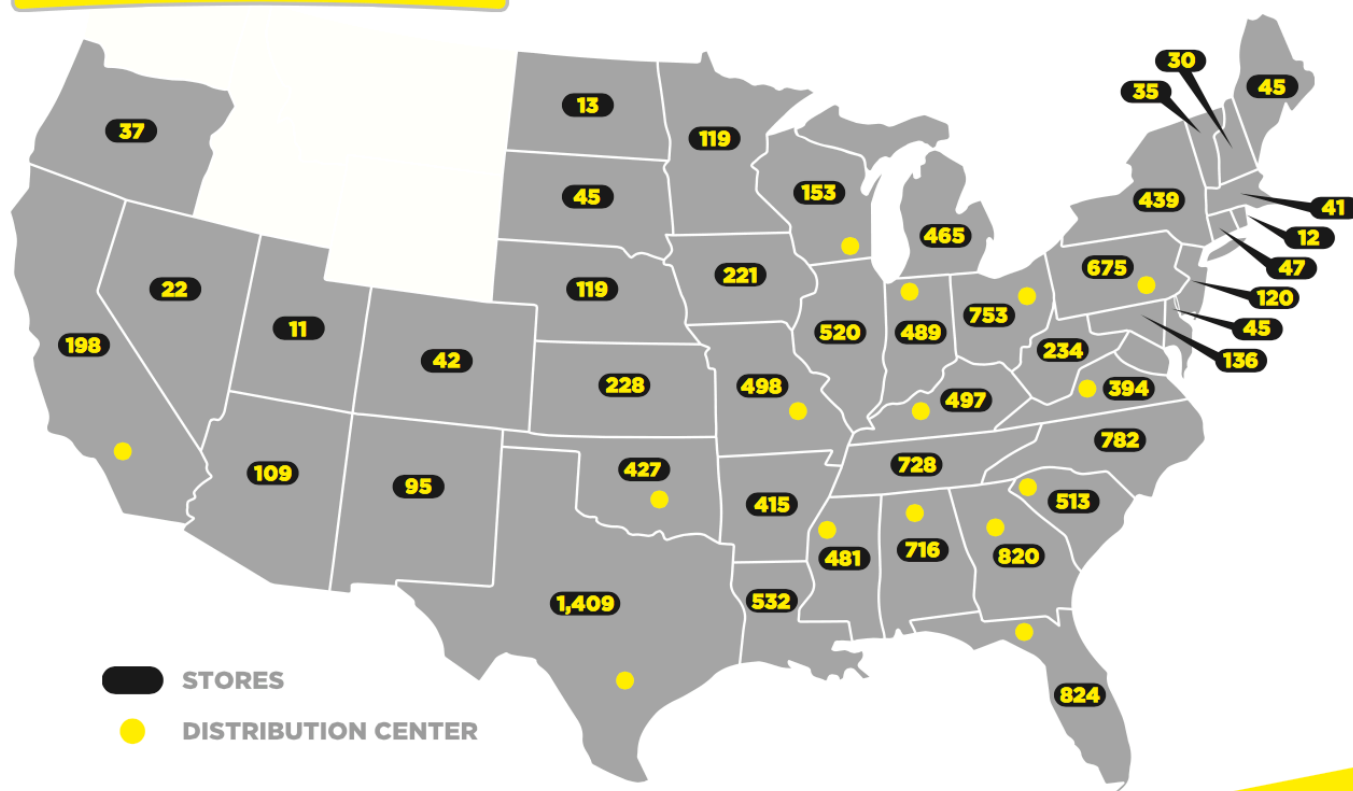
129,000+ EMPLOYEES

2 BILLION TRANSACTIONS

\$23 BILLION+ SALES

DOLLAR GENERAL®

IN 44 STATES



Dollar General Corporation Reports First Quarter 2018 Financial Results; Reiterates Financial Guidance for Fiscal Year 2018

GOODLETTSVILLE, Tenn.--(BUSINESS WIRE)-- Dollar General Corporation (NYSE: DG) today reported financial results for its fiscal year 2018 first quarter (13 weeks) ended May 4, 2018.

- 1 Net Sales Increased 9.0%; Same-Store Sales Increased 2.1%**
- 2 Diluted Earnings Per Share ("EPS") Increased 33.3% to \$1.36**
- 3 Cash Flows From Operations Increased 7.5% to \$549 million**
- 4 \$228 Million Returned to Shareholders through Share Repurchases and Cash Dividends**
- 5 Company Reiterates Fiscal Year 2018 Financial Guidance**
- 6 Board of Directors Declares Second Quarter 2018 Cash Dividend of \$0.29 per share**

"Our team delivered strong net sales growth, a solid same-store sales increase, and gross margin expansion, while continuing to execute our cost containment strategy," said Todd Vasos, Dollar General's chief executive officer. "We are proud of our execution and solid performance, particularly given the significant weather-related headwind we faced during the first quarter. We are pleased with the start of the second quarter, and based on our year-to-date performance and outlook for the remainder of 2018, we are reiterating our full-year guidance. We offer a unique value and convenience proposition that continues to resonate with customers, and we are excited about the initiatives we have in place."

First Quarter 2018 Highlights

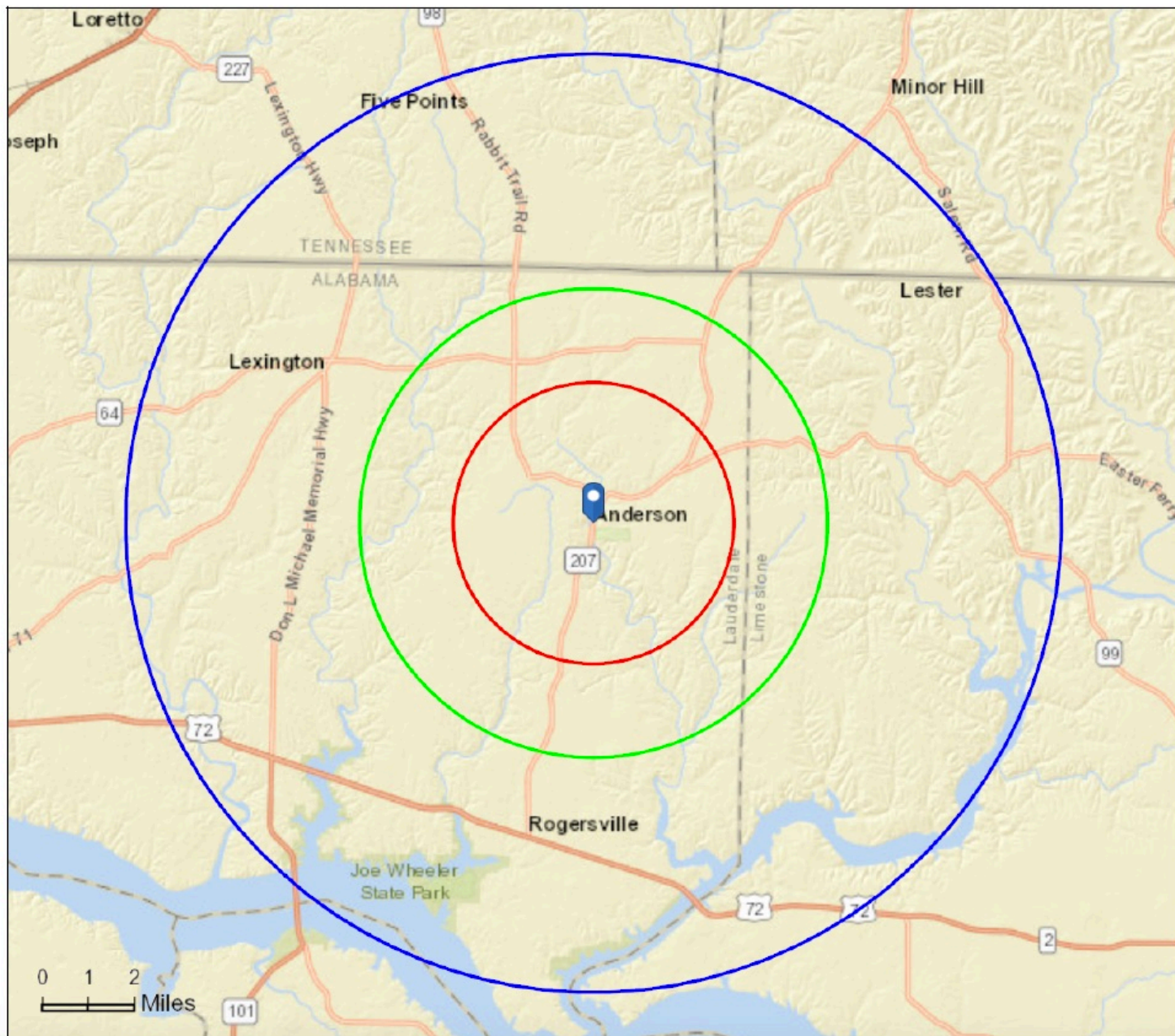
Net sales increased 9.0% to \$6.1 billion in the first quarter of 2018 compared to \$5.6 billion in the first quarter of 2017. The net sales increase in the first quarter of 2018 was positively affected by the sales contribution from new stores, modestly offset by the impact of store closures. Same-store sales increased 2.1% from the first quarter of 2017 due to an increase in average transaction amount, partially offset by a decline in customer traffic. Growth in same-store sales was driven by robust sales of consumables, partially offset by sales declines in the apparel, seasonal and home categories. The Company believes that the effect of unseasonably cold and damp weather on certain product categories negatively impacted same-store sales in the quarter.

	Dollar General Anderson, Alabama - Property Details
Location:	<p>7051 Alabama Highway 207 Anderson, Alabama 35610</p> <p>There is no retail competition to this site. Located on main North/South road from Anderson to Rogersville, Alabama. Located in Florence/Muscle Shoals MSA which has over 200,000 people. Anderson is located in Lauderdale County in the northwestern corner of Alabama. As of the 2010 Census, the population was 92,709. Its county seat is Florence. Its name is in honor of Colonel James Lauderdale of Tennessee. Lauderdale is part of the Florence-Muscle Shoals, AL MSA also known as The Shoals. The population is around 200,000 and an additional 410,000 commute to the Shoals daily for work, school, shopping, and more according to a recent Shoals publication called "Four Cities, Four Cultures". It has also been known as the Tri-Cities and the Quad-Cities by locals. The area is home to University of Northern Alabama, located in Florence. It is also home to a fairly large community college, Northwest Shoals Community College located in Muscle Shoals.</p>
Building Size:	9,014 SF
Land Size	1.19 acres
Lease Commencement:	January 25, 2010
Lease Expiration:	January 31, 2025
Options:	Five 5-year options with 10% increases
Rent: Years 1-10	\$71, 331
Rent Years 11-15	\$73,470.96
Expenses	NN Lease: landlord is responsible for CAM, yard, roof and structure. Dollar General reimburses for CAM and pays all taxes and insurance.
CAM Reimbursement	\$3,669.96

Anderson, Alabama:



Anderson, Alabama:



Anderson, Alabama: Demographics



Executive Summary

7051 AL-207, Anderson, Alabama, 35610
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 34.92158
Longitude: -87.26983

	3 miles	5 miles	10 miles
Population			
2000 Population	1,773	4,020	18,110
2010 Population	1,804	4,120	18,568
2018 Population	1,831	4,136	18,634
2023 Population	1,824	4,115	18,671
2000-2010 Annual Rate	0.17%	0.25%	0.25%
2010-2018 Annual Rate	0.18%	0.05%	0.04%
2018-2023 Annual Rate	-0.08%	-0.10%	0.04%
2018 Male Population	49.4%	49.5%	49.4%
2018 Female Population	50.6%	50.5%	50.6%
2018 Median Age	42.5	42.8	45.1

In the identified area, the current year population is 18,634. In 2010, the Census count in the area was 18,568. The rate of change since 2010 was 0.04% annually. The five-year projection for the population in the area is 18,671 representing a change of 0.04% annually from 2018 to 2023. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 42.5, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	98.1%	97.7%	95.2%
2018 Black Alone	0.4%	0.5%	2.6%
2018 American Indian/Alaska Native Alone	0.3%	0.4%	0.5%
2018 Asian Alone	0.2%	0.2%	0.2%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Other Race	0.1%	0.1%	0.3%
2018 Two or More Races	0.9%	1.1%	1.2%
2018 Hispanic Origin (Any Race)	1.0%	1.0%	1.0%

Persons of Hispanic origin represent 1.0% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 11.2 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	681	1,555	7,241
2010 Households	706	1,626	7,618
2018 Total Households	726	1,652	7,719
2023 Total Households	726	1,651	7,760
2000-2010 Annual Rate	0.36%	0.45%	0.51%
2010-2018 Annual Rate	0.34%	0.19%	0.16%
2018-2023 Annual Rate	0.00%	-0.01%	0.11%
2018 Average Household Size	2.52	2.50	2.41

Anderson, Alabama: Demographics



Executive Summary

7051 AL-207, Anderson, Alabama, 35610
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 34.92158
Longitude: -87.26983

	3 miles	5 miles	10 miles
Median Household Income			
2018 Median Household Income	\$50,603	\$50,577	\$48,156
2023 Median Household Income	\$54,865	\$55,148	\$54,683
2018-2023 Annual Rate	1.63%	1.75%	2.57%
Average Household Income			
2018 Average Household Income	\$59,264	\$59,695	\$60,598
2023 Average Household Income	\$67,883	\$68,587	\$70,937
2018-2023 Annual Rate	2.75%	2.82%	3.20%
Per Capita Income			
2018 Per Capita Income	\$23,866	\$23,957	\$25,065
2023 Per Capita Income	\$27,433	\$27,652	\$29,430
2018-2023 Annual Rate	2.83%	2.91%	3.26%

Households by Income

Current median household income is \$48,156 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$54,683 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$60,598 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$70,937 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$25,065 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$29,430 in five years, compared to \$36,530 for all U.S. households

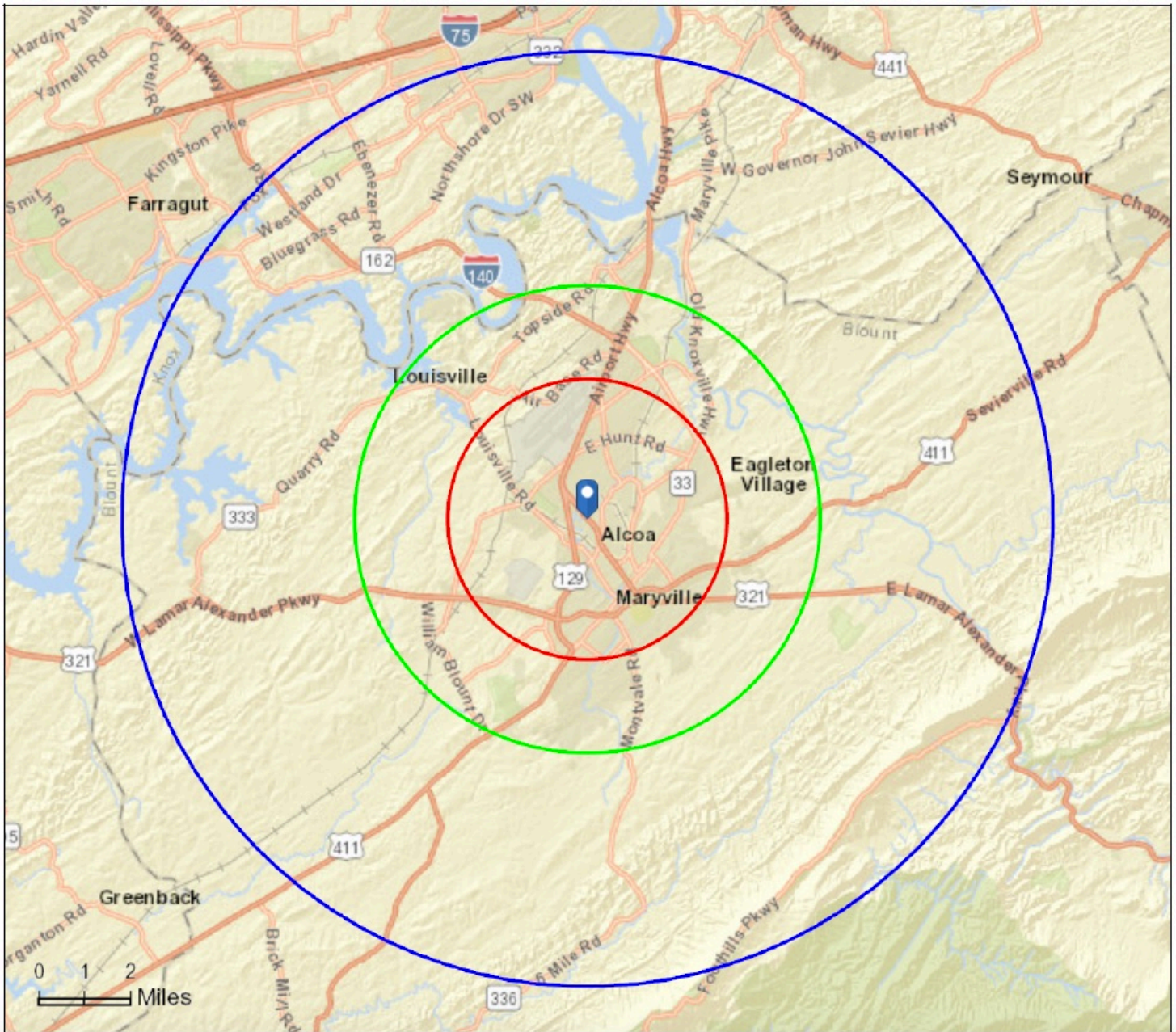
Housing			
2000 Total Housing Units	767	1,722	8,280
2000 Owner Occupied Housing Units	584	1,339	6,073
2000 Renter Occupied Housing Units	97	216	1,167
2000 Vacant Housing Units	86	167	1,040
2010 Total Housing Units	813	1,839	9,016
2010 Owner Occupied Housing Units	596	1,373	6,183
2010 Renter Occupied Housing Units	110	253	1,435
2010 Vacant Housing Units	107	213	1,398
2018 Total Housing Units	849	1,901	9,326
2018 Owner Occupied Housing Units	594	1,349	6,007
2018 Renter Occupied Housing Units	132	303	1,713
2018 Vacant Housing Units	123	249	1,607
2023 Total Housing Units	866	1,938	9,539
2023 Owner Occupied Housing Units	596	1,353	6,091
2023 Renter Occupied Housing Units	130	298	1,669
2023 Vacant Housing Units	140	287	1,779

	Dollar General Alcoa, Tennessee - Property Details
Location:	<p>901 N. Hall Road Alcoa, Tennessee 37701</p> <p>There are 68,000 people in the five-mile radius with population growth. Alcoa is part of Knoxville MSA and known for its Alcoa aluminum plant owned and operated by the Alcoa corporation.</p> <p>Hall Road/State Route 35 is a major thoroughfare with 25,000 ADT and 54,050 average daily traffic count at the nearby East Hunt Road intersection. The site is just a couple of blocks from the Holiday Inn Express, Main Stay Suites Knoxville Airport, Quality Inn and other surrounding retailers including Texas Roadhouse, O'Charley's Restaurant and SunTrust Bank. Within a 10 mile radius there are 167,000 people.</p>
Building Size:	9,125 SF
Land Size:	82,764 SF
Lease Commencement:	March 2017
Lease Expiration:	March 7, 2022
Options:	Three 5-year options with 10% increases
Rent:	\$79,512 per annum
Expenses	NN Lease: landlord is responsible for yard, parking lot, roof and structure. Dollar General reimburses for CAM and pays all taxes and insurance.
CAM Reimbursement	\$4,056.36

Alcoa, Tennessee:



Alcoa, Tennessee:



Alcoa, Tennessee: Demographics



Executive Summary

901 N Hall Rd, Alcoa, Tennessee, 37701
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 35.78081
Longitude: -83.98327

	3 miles	5 miles	10 miles
Population			
2000 Population	28,110	56,034	134,877
2010 Population	30,212	63,118	155,990
2018 Population	32,737	68,000	167,121
2023 Population	34,212	71,357	175,296
2000-2010 Annual Rate	0.72%	1.20%	1.46%
2010-2018 Annual Rate	0.98%	0.91%	0.84%
2018-2023 Annual Rate	0.89%	0.97%	0.96%
2018 Male Population	47.5%	47.7%	48.4%
2018 Female Population	52.5%	52.3%	51.6%
2018 Median Age	39.3	41.6	43.2

In the identified area, the current year population is 167,121. In 2010, the Census count in the area was 155,990. The rate of change since 2010 was 0.84% annually. The five-year projection for the population in the area is 175,296 representing a change of 0.96% annually from 2018 to 2023. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 39.3, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	86.4%	89.6%	91.5%
2018 Black Alone	7.2%	4.7%	3.1%
2018 American Indian/Alaska Native Alone	0.4%	0.4%	0.3%
2018 Asian Alone	1.0%	1.3%	1.8%
2018 Pacific Islander Alone	0.0%	0.0%	0.1%
2018 Other Race	2.3%	1.7%	1.3%
2018 Two or More Races	2.6%	2.3%	1.9%
2018 Hispanic Origin (Any Race)	5.6%	4.2%	3.4%

Persons of Hispanic origin represent 3.4% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 21.7 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	11,842	22,871	53,961
2010 Households	12,401	25,540	62,554
2018 Total Households	13,333	27,330	66,728
2023 Total Households	13,917	28,627	69,874
2000-2010 Annual Rate	0.46%	1.11%	1.49%
2010-2018 Annual Rate	0.88%	0.82%	0.79%
2018-2023 Annual Rate	0.86%	0.93%	0.93%
2018 Average Household Size	2.36	2.42	2.47

Alcoa, Tennessee: Demographics



Executive Summary

901 N Hall Rd, Alcoa, Tennessee, 37701
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 35.78081
Longitude: -83.98327

	3 miles	5 miles	10 miles
Median Household Income			
2018 Median Household Income	\$42,853	\$49,899	\$59,273
2023 Median Household Income	\$49,726	\$55,019	\$66,060
2018-2023 Annual Rate	3.02%	1.97%	2.19%
Average Household Income			
2018 Average Household Income	\$58,732	\$65,991	\$84,528
2023 Average Household Income	\$68,170	\$76,129	\$95,715
2018-2023 Annual Rate	3.03%	2.90%	2.52%
Per Capita Income			
2018 Per Capita Income	\$24,624	\$27,098	\$34,098
2023 Per Capita Income	\$28,419	\$31,091	\$38,484
2018-2023 Annual Rate	2.91%	2.79%	2.45%

Households by Income
Current median household income is \$59,273 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$66,060 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$84,528 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$95,715 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$34,098 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$38,484 in five years, compared to \$36,530 for all U.S. households

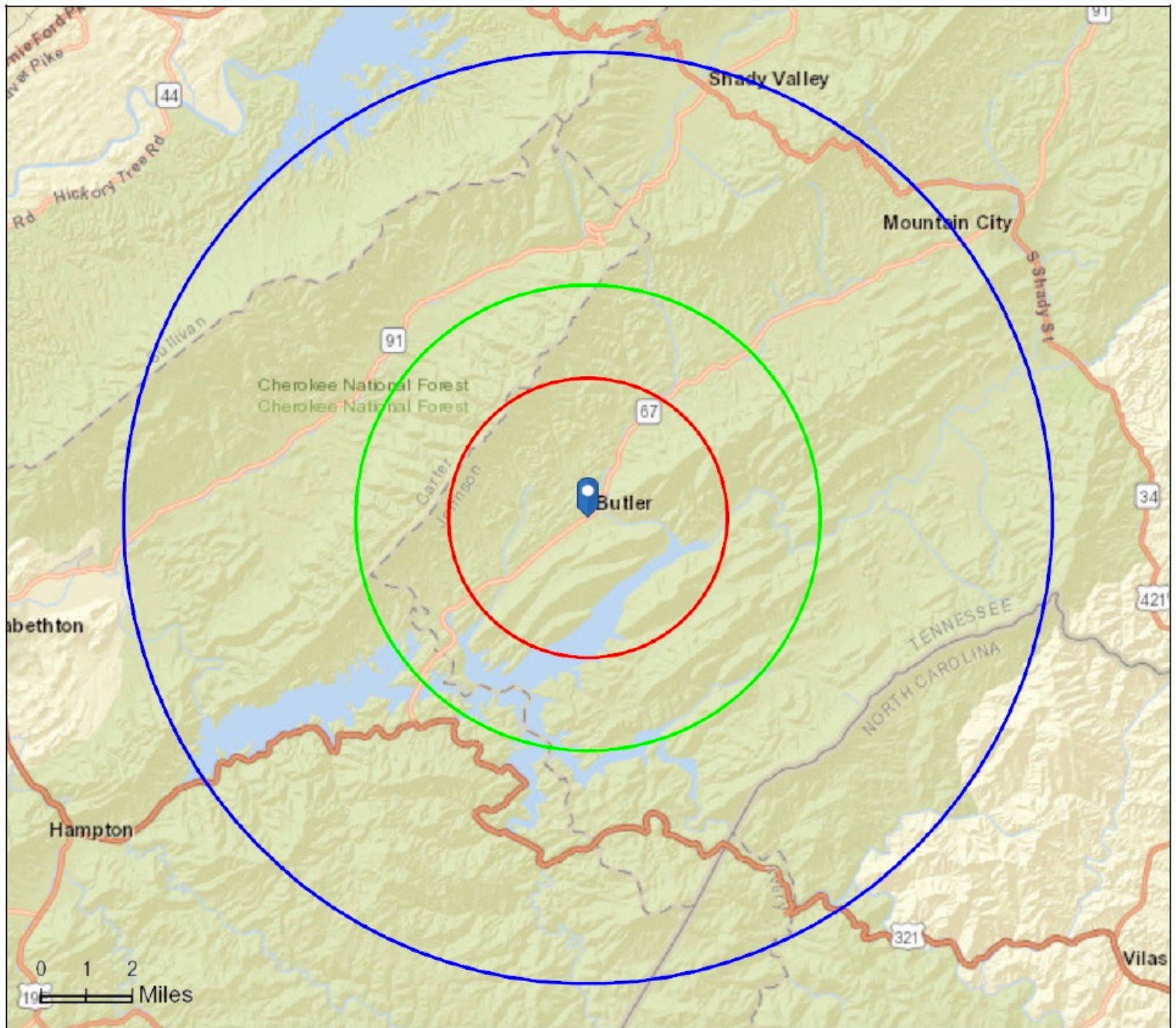
Housing			
2000 Total Housing Units	12,879	24,734	57,997
2000 Owner Occupied Housing Units	7,714	16,148	41,457
2000 Renter Occupied Housing Units	4,128	6,724	12,504
2000 Vacant Housing Units	1,037	1,862	4,036
2010 Total Housing Units	13,621	27,902	68,120
2010 Owner Occupied Housing Units	7,714	17,274	47,258
2010 Renter Occupied Housing Units	4,687	8,266	15,296
2010 Vacant Housing Units	1,220	2,362	5,566
2018 Total Housing Units	14,725	30,047	72,853
2018 Owner Occupied Housing Units	8,808	19,617	51,537
2018 Renter Occupied Housing Units	4,525	7,713	15,190
2018 Vacant Housing Units	1,392	2,717	6,125
2023 Total Housing Units	15,369	31,474	76,266
2023 Owner Occupied Housing Units	9,304	20,779	54,202
2023 Renter Occupied Housing Units	4,613	7,848	15,672
2023 Vacant Housing Units	1,452	2,847	6,392

	Dollar General Butler, Tennessee - Property Details
Location:	<p>12437 Highway 67 Butler, Tennessee 37640</p> <p>The property is near Lake Watauga. Many boaters, fishermen, jet skiers and white water rafters stop at this Dollar General on the way to Lake Watauga. Watauga Lake, nestled in the Appalachian Mountains and the Cherokee National Forest in northeastern Tennessee, enjoys the most stunningly beautiful lake and mountain views in the 'Volunteer State'. Butler is near the Tri-Cities market of Bristol VA/TN, Johnson City and Kingsport, Tennessee.</p>
Building Size:	9,100 SF
Land Size:	1.24 Acres
Lease Commencement:	April 1, 2010
Lease Expiration:	March 31, 2025
Options:	Five 5-year options with 10% increases
Rent: Years 1-10	\$81,437
Rent: Years 11-15	\$83,880
Expenses	NN Lease: landlord is responsible for CAM, yard, roof and structure. Dollar General reimburses for CAM and pays all taxes and insurance.
CAM Reimbursement	\$3,669.96

Butler, Tennessee:



Butler, Tennessee:



Butler, Tennessee: Demographics



Executive Summary

12437 TN-67, Butler, Tennessee, 37640
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 36.38521
Longitude: -81.97434

	3 miles	5 miles	10 miles
Population			
2000 Population	1,183	3,105	16,582
2010 Population	1,209	3,224	17,573
2018 Population	1,209	3,220	17,569
2023 Population	1,192	3,184	17,489
2000-2010 Annual Rate	0.22%	0.38%	0.58%
2010-2018 Annual Rate	0.00%	-0.02%	0.00%
2018-2023 Annual Rate	-0.28%	-0.22%	-0.09%
2018 Male Population	53.3%	53.7%	54.4%
2018 Female Population	46.7%	46.3%	45.6%
2018 Median Age	46.0	46.4	45.3

In the identified area, the current year population is 17,569. In 2010, the Census count in the area was 17,573. The rate of change since 2010 was 0.00% annually. The five-year projection for the population in the area is 17,489 representing a change of -0.09% annually from 2018 to 2023. Currently, the population is 54.4% male and 45.6% female.

Median Age

The median age in this area is 46.0, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	97.3%	96.3%	95.6%
2018 Black Alone	1.1%	1.6%	2.3%
2018 American Indian/Alaska Native Alone	0.3%	0.5%	0.4%
2018 Asian Alone	0.1%	0.2%	0.2%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Other Race	0.3%	0.3%	0.5%
2018 Two or More Races	0.9%	1.1%	1.0%
2018 Hispanic Origin (Any Race)	1.2%	1.4%	1.6%

Persons of Hispanic origin represent 1.6% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 11.4 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	498	1,319	6,344
2010 Households	527	1,410	6,787
2018 Total Households	527	1,411	6,817
2023 Total Households	520	1,396	6,790
2000-2010 Annual Rate	0.57%	0.67%	0.68%
2010-2018 Annual Rate	0.00%	0.01%	0.05%
2018-2023 Annual Rate	-0.27%	-0.21%	-0.08%
2018 Average Household Size	2.20	2.14	2.35

Butler, Tennessee: Demographics



Executive Summary

12437 TN-67, Butler, Tennessee, 37640
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 36.38521
Longitude: -81.97434

	3 miles	5 miles	10 miles
Median Household Income			
2018 Median Household Income	\$34,176	\$35,341	\$37,373
2023 Median Household Income	\$36,716	\$38,324	\$41,811
2018-2023 Annual Rate	1.44%	1.63%	2.27%
Average Household Income			
2018 Average Household Income	\$46,192	\$47,822	\$48,811
2023 Average Household Income	\$51,824	\$54,118	\$56,162
2018-2023 Annual Rate	2.33%	2.50%	2.85%
Per Capita Income			
2018 Per Capita Income	\$19,373	\$20,123	\$20,158
2023 Per Capita Income	\$21,767	\$22,813	\$23,040
2018-2023 Annual Rate	2.36%	2.54%	2.71%

Households by Income

Current median household income is \$37,373 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$41,811 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$48,811 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$56,162 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$20,158 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$23,040 in five years, compared to \$36,530 for all U.S. households

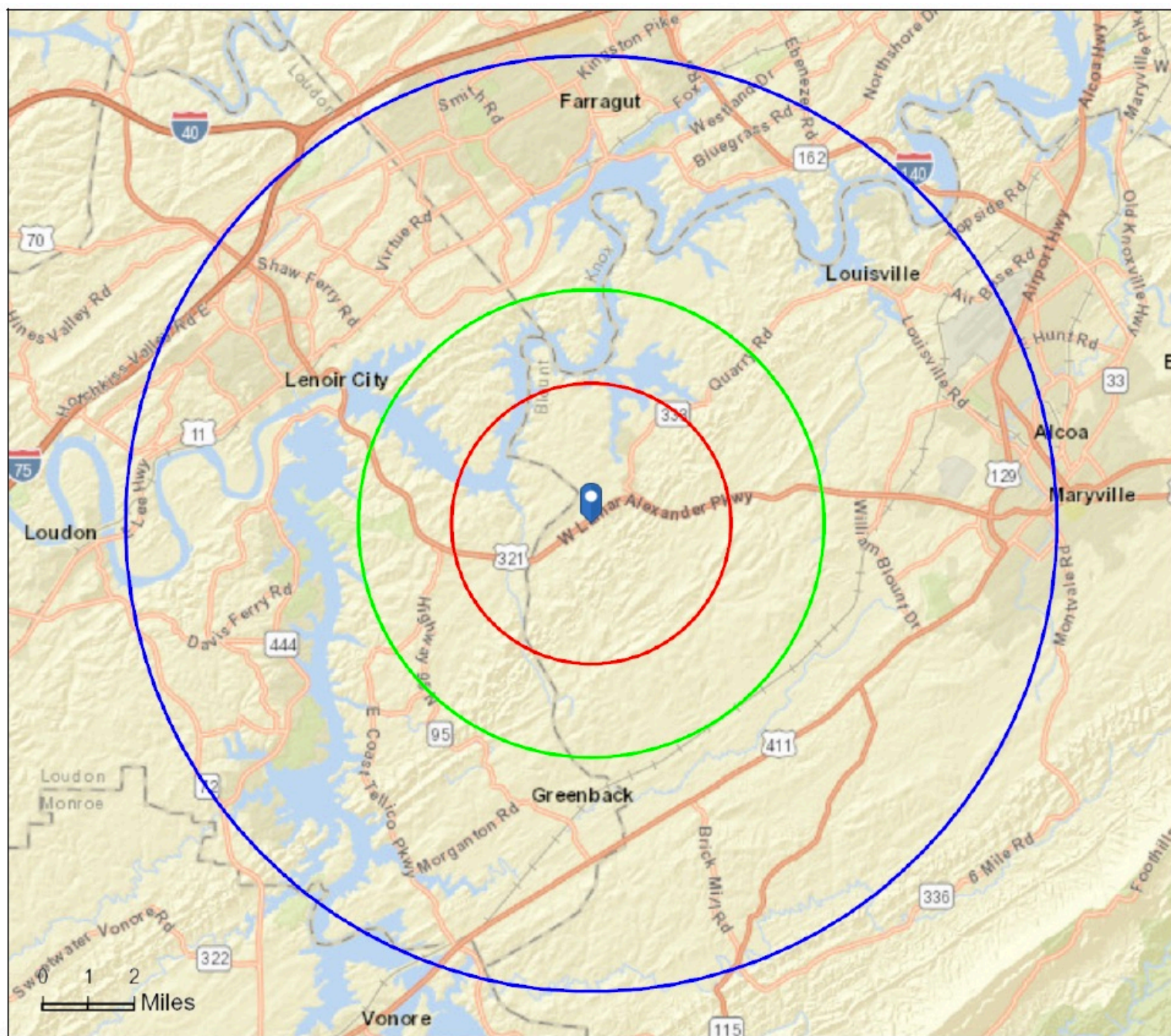
Housing			
2000 Total Housing Units	589	1,638	7,362
2000 Owner Occupied Housing Units	426	1,135	5,304
2000 Renter Occupied Housing Units	73	184	1,040
2000 Vacant Housing Units	90	319	1,018
2010 Total Housing Units	704	1,960	8,573
2010 Owner Occupied Housing Units	425	1,147	5,389
2010 Renter Occupied Housing Units	102	263	1,398
2010 Vacant Housing Units	177	550	1,786
2018 Total Housing Units	713	1,986	8,733
2018 Owner Occupied Housing Units	417	1,125	5,319
2018 Renter Occupied Housing Units	110	285	1,499
2018 Vacant Housing Units	186	575	1,916
2023 Total Housing Units	725	2,010	8,868
2023 Owner Occupied Housing Units	411	1,112	5,296
2023 Renter Occupied Housing Units	109	284	1,494
2023 Vacant Housing Units	205	614	2,078

	Dollar General Friendsville, Tennessee - Property Details
Location:	<p>205 Dunlap Hollow</p> <p>Friendsville, Tennessee, 37737</p> <p>Located just off W Lamar Alexander Parkway (State Route 73), a major roadway between Maryville and Lenoir City, the site has little retail competition in the surrounding area.</p> <p>Friendsville, which is part of the Knoxville MSA, has seen over 2% annual population growth in recent years. There are now 14,974 people within the five-mile radius and 143,644 people in the 10-mile radius.</p> <p>Knoxville is the largest city in eastern Tennessee and home to the University of Tennessee, serves as a gateway to the tourist and recreation destinations of the Great Smoky Mountain National Park to the southeast.</p>
Building Size:	9,014 SF
Land Size:	2 acres
Lease Commencement:	October 2007
Lease Expiration:	October 31, 2027
Options:	Three 5-year options with 10% increases
Rent:	\$69,744 per annum
Expenses	NN Lease: landlord is responsible for yard, parking lot, roof and structure. Dollar General reimburses for CAM and pays all taxes and insurance.
CAM Reimbursement	\$4,056.36

Friendsville, Tennessee:



Friendsville, Tennessee:



Friendsville, Tennessee: Demographics



Executive Summary

205 Dunlap Hollow Rd, Friendsville, Tennessee, 37737
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 35.74770
Longitude: -84.14720

	3 miles	5 miles	10 miles
Population			
2000 Population	3,677	10,769	105,069
2010 Population	4,204	13,878	131,315
2018 Population	4,303	14,974	143,644
2023 Population	4,412	15,761	152,054
2000-2010 Annual Rate	1.35%	2.57%	2.25%
2010-2018 Annual Rate	0.28%	0.93%	1.09%
2018-2023 Annual Rate	0.50%	1.03%	1.14%
2018 Male Population	49.1%	49.2%	49.0%
2018 Female Population	50.9%	50.8%	51.0%
2018 Median Age	47.2	46.2	45.7

In the identified area, the current year population is 143,644. In 2010, the Census count in the area was 131,315. The rate of change since 2010 was 1.09% annually. The five-year projection for the population in the area is 152,054 representing a change of 1.14% annually from 2018 to 2023. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 47.2, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	96.7%	96.0%	91.4%
2018 Black Alone	0.5%	0.8%	2.4%
2018 American Indian/Alaska Native Alone	0.4%	0.3%	0.3%
2018 Asian Alone	0.8%	0.8%	2.4%
2018 Pacific Islander Alone	0.2%	0.1%	0.1%
2018 Other Race	0.4%	0.5%	1.6%
2018 Two or More Races	1.0%	1.4%	1.8%
2018 Hispanic Origin (Any Race)	1.5%	1.7%	4.2%

Persons of Hispanic origin represent 4.2% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 23.2 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	1,442	4,141	40,968
2010 Households	1,679	5,404	51,619
2018 Total Households	1,711	5,789	56,093
2023 Total Households	1,749	6,067	59,190
2000-2010 Annual Rate	1.53%	2.70%	2.34%
2010-2018 Annual Rate	0.23%	0.84%	1.01%
2018-2023 Annual Rate	0.44%	0.94%	1.08%
2018 Average Household Size	2.51	2.59	2.55

Friendsville, Tennessee: Demographics



Executive Summary

205 Dunlap Hollow Rd, Friendsville, Tennessee, 37737
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 35.74770
Longitude: -84.14720

	3 miles	5 miles	10 miles
Median Household Income			
2018 Median Household Income	\$56,825	\$62,496	\$67,994
2023 Median Household Income	\$63,781	\$71,149	\$75,970
2018-2023 Annual Rate	2.34%	2.63%	2.24%
Average Household Income			
2018 Average Household Income	\$79,414	\$86,121	\$93,221
2023 Average Household Income	\$92,651	\$99,252	\$105,039
2018-2023 Annual Rate	3.13%	2.88%	2.42%
Per Capita Income			
2018 Per Capita Income	\$31,801	\$33,283	\$36,673
2023 Per Capita Income	\$36,986	\$38,184	\$41,160
2018-2023 Annual Rate	3.07%	2.79%	2.34%

Households by Income

Current median household income is \$67,994 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$75,970 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$93,221 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$105,039 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$36,673 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$41,160 in five years, compared to \$36,530 for all U.S. households

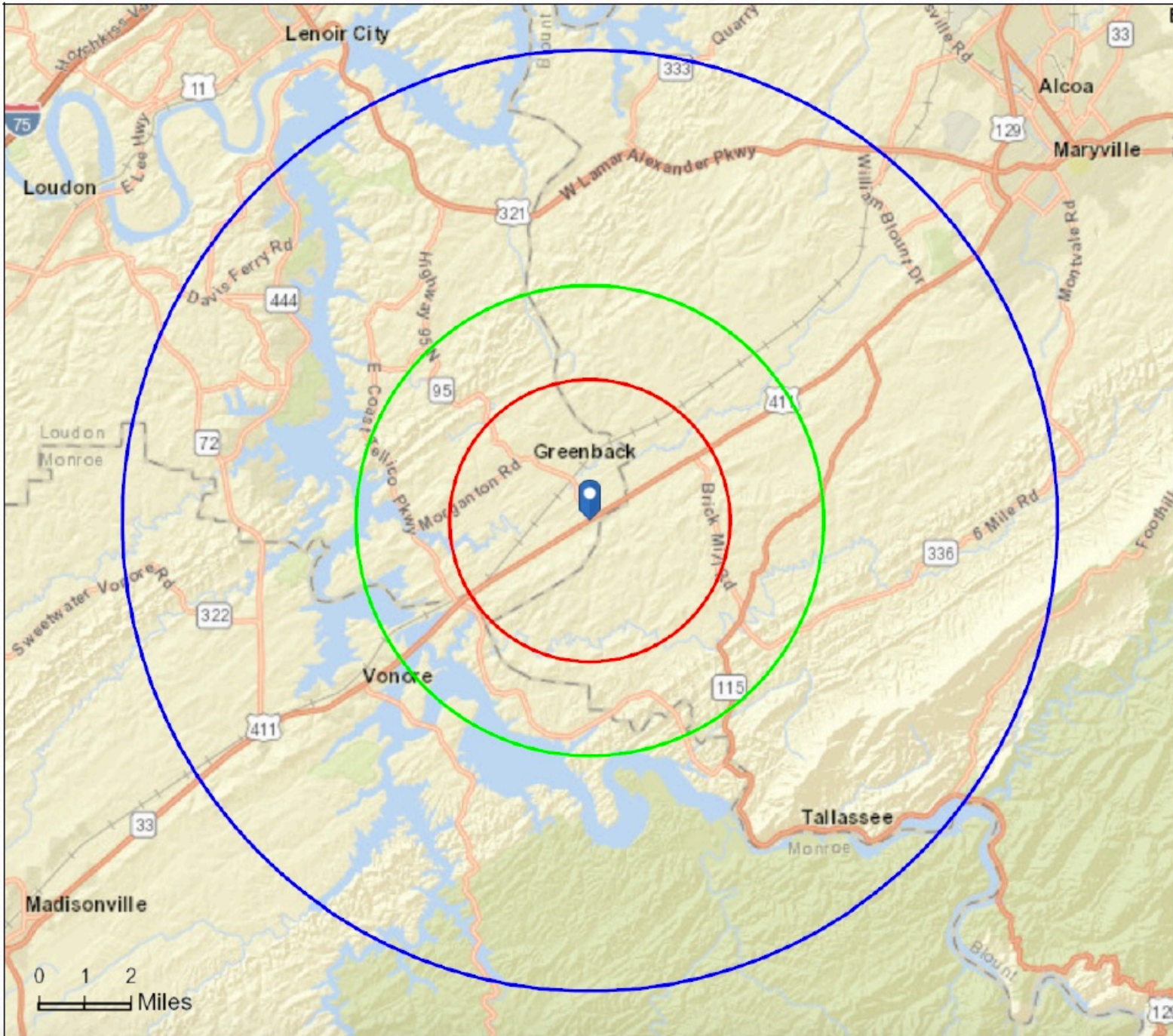
Housing			
2000 Total Housing Units	1,585	4,507	43,895
2000 Owner Occupied Housing Units	1,266	3,601	33,293
2000 Renter Occupied Housing Units	176	540	7,675
2000 Vacant Housing Units	143	366	2,927
2010 Total Housing Units	1,872	5,876	55,555
2010 Owner Occupied Housing Units	1,457	4,665	41,449
2010 Renter Occupied Housing Units	222	739	10,170
2010 Vacant Housing Units	193	472	3,936
2018 Total Housing Units	1,927	6,281	60,427
2018 Owner Occupied Housing Units	1,521	5,109	45,296
2018 Renter Occupied Housing Units	190	680	10,798
2018 Vacant Housing Units	216	492	4,334
2023 Total Housing Units	1,974	6,570	63,907
2023 Owner Occupied Housing Units	1,560	5,374	47,929
2023 Renter Occupied Housing Units	189	693	11,261
2023 Vacant Housing Units	225	503	4,717

	Dollar General Greenback, Tennessee - Property Details
Location:	<p>6555 Highway 411</p> <p>Greenback, Tennessee, 37742</p> <p>There are 11,476 people in the five-mile radius and 54,385 people in the 10-mile radius, with population growth. Part of Knoxville MSA. Knoxville is the largest city in eastern Tennessee and home to the University of Tennessee, serves as a gateway to the tourist and recreation destinations of the Great Smoky Mountain National Park to the southeast. The 400-acre university campus with its 26,000 students is located along the waterfront just to the southwest of downtown, and adds a notable college-town element, particularly during football season. The economic base is a mix of the active university and Tennessee Valley Authority, which has its headquarters in Oak Ridge about 20 miles northwest. The manufacturing base has declined but the university and related health care facilities and the TVA and a few large corporate employers like Alcoa and Kimberly Clark have brought economic stability to the area.</p>
Building Size:	9,014 SF
Land Size:	1.40 acres
Lease Commencement:	March 2010
Lease Expiration:	February 18, 2025
Options:	Five 5-year options with 10% increases
Rent:	\$92,505 per annum
Expenses	NN Lease: landlord is responsible for yard, parking lot, roof and structure. Dollar General reimburses for CAM and pays all taxes and insurance.
CAM Reimbursement	\$3,669.96

Greenback, Tennessee:



Greenback, Tennessee:



Greenback, Tennessee: Demographics



Executive Summary

6555 US-411, Greenback, Tennessee, 37742
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 35.64218
Longitude: -84.14857

	3 miles	5 miles	10 miles
Population			
2000 Population	3,418	8,249	38,823
2010 Population	4,346	10,762	50,808
2018 Population	4,675	11,476	54,385
2023 Population	4,907	12,004	57,060
2000-2010 Annual Rate	2.43%	2.69%	2.73%
2010-2018 Annual Rate	0.89%	0.78%	0.83%
2018-2023 Annual Rate	0.97%	0.90%	0.96%
2018 Male Population	49.8%	49.8%	49.5%
2018 Female Population	50.2%	50.2%	50.5%
2018 Median Age	44.5	45.1	49.6

In the identified area, the current year population is 54,385. In 2010, the Census count in the area was 50,808. The rate of change since 2010 was 0.83% annually. The five-year projection for the population in the area is 57,060 representing a change of 0.96% annually from 2018 to 2023. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 44.5, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	96.4%	96.6%	95.6%
2018 Black Alone	0.6%	0.5%	0.8%
2018 American Indian/Alaska Native Alone	0.4%	0.3%	0.4%
2018 Asian Alone	0.3%	0.4%	0.7%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Other Race	1.0%	0.8%	1.1%
2018 Two or More Races	1.3%	1.3%	1.4%
2018 Hispanic Origin (Any Race)	2.3%	2.0%	2.5%

Persons of Hispanic origin represent 2.5% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 13.0 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	1,278	3,185	15,425
2010 Households	1,642	4,187	20,726
2018 Total Households	1,753	4,435	22,120
2023 Total Households	1,834	4,625	23,153
2000-2010 Annual Rate	2.54%	2.77%	3.00%
2010-2018 Annual Rate	0.80%	0.70%	0.79%
2018-2023 Annual Rate	0.91%	0.84%	0.92%
2018 Average Household Size	2.67	2.59	2.46

Greenback, Tennessee: Demographics



Executive Summary

6555 US-411, Greenback, Tennessee, 37742
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 35.64218
Longitude: -84.14857

	3 miles	5 miles	10 miles
Median Household Income			
2018 Median Household Income	\$50,752	\$53,697	\$56,617
2023 Median Household Income	\$57,971	\$61,682	\$63,312
2018-2023 Annual Rate	2.70%	2.81%	2.26%
Average Household Income			
2018 Average Household Income	\$64,621	\$67,621	\$75,341
2023 Average Household Income	\$76,420	\$79,173	\$86,960
2018-2023 Annual Rate	3.41%	3.20%	2.91%
Per Capita Income			
2018 Per Capita Income	\$24,847	\$26,182	\$30,516
2023 Per Capita Income	\$29,292	\$30,568	\$35,134
2018-2023 Annual Rate	3.35%	3.15%	2.86%
Households by Income			

Current median household income is \$56,617 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$63,312 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$75,341 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$86,960 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$30,516 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$35,134 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	1,383	3,445	16,779
2000 Owner Occupied Housing Units	1,084	2,701	13,205
2000 Renter Occupied Housing Units	193	484	2,220
2000 Vacant Housing Units	106	260	1,354
2010 Total Housing Units	1,813	4,602	22,801
2010 Owner Occupied Housing Units	1,337	3,433	17,379
2010 Renter Occupied Housing Units	305	754	3,346
2010 Vacant Housing Units	171	415	2,075
2018 Total Housing Units	1,948	4,894	24,477
2018 Owner Occupied Housing Units	1,454	3,727	18,946
2018 Renter Occupied Housing Units	299	708	3,173
2018 Vacant Housing Units	195	459	2,357
2023 Total Housing Units	2,044	5,108	25,701
2023 Owner Occupied Housing Units	1,529	3,906	19,917
2023 Renter Occupied Housing Units	305	719	3,236
2023 Vacant Housing Units	210	483	2,548