


5580 North State Road 9, Howe, IN 46746 (Click to View Map)

15-Year Lease | 7 Years Remaining




Highlights

- 15-Year Lease With 7 Years Remaining | Three, Five-Year Options With 10 Percent Rent Increases
- Tenant is Nation's Largest Small-Box Discount Retailer With Over 15,000 Locations in 44 States
- Standard & Poor's Investment Grade (S&P. "BBB") Tenant | The Only Small-Box Retailer With Investment Grade Credit
- Dollar General Has \$23.5 Billion in Sales Volume and is Ranked #123 in Fortune 500
- Strong Traffic Counts | 8,500 Cars Per Day | More Than Double of What Dollar General Looks for in a Location - 4,000 Cars Per Day
- State Route 9 is one of Indiana's Main North-South Thoroughfares Running from Columbus, Ohio up to Sturgis, Michigan
- Howe Residents Work at One of the Multiple Manufacturing Plants Nearby
- Dollar General has Proven Successful in Blue-Collar Towns as Evident in their Rapid Expansion Recently into Similar Markets



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Pricing

Price	\$955,300
Cap Rate	7.60%
Approximate Building Square Footage	9,026 SF
Year Built	2011
Approximate Lot Size	1.61 Acres

Financing Options

Multiple financing options are available based on buyer requirements. Please contact listing agents to discuss options in detail.

3-Year Fixed	5.06% - 5.20%
5-Year Fixed	5.13% - 5.28%
7-Year Fixed	5.22% - 5.37%
10-Year Fixed	5.27% - 5.42%

Annualized Operating Data

Lease Year	Annual Rent	Monthly Rent
Year 1 - 10	\$72,608	\$6,051
Year 11 - 15	\$74,786	\$6,232
Option 1: Year 16-20	\$82,265	\$6,855
Option 2: Year 21 - 25	\$90,491	\$7,541
Option 3: Year 26 - 30	\$99,540	\$8,295
Net Operating Income	\$72,608	

Tenant Summary

Lease Commencement	2011
Lease Expiration	2026
Original Term	15-Year Lease
Option Term	Three, Five-Year Options
Increases	10 Percent Per Option Period. Fixed During Base
Guarantee	Corporate
Lease Type	Double Net
Lease Term Remaining	7 Years Left



Why Investors & Lenders *Love* DOLLAR GENERAL

Currently Dollar General could quite possibly be the most desired net leased investment. From 2015 to 2017, including portfolio sales, on average five newly constructed Dollar General locations were purchased by investors every week!

- Minimal Landlord Maintenance
- Multiple Competitive Financing Options
- \$23.5 Billion in Annual Revenue | More Than Starbucks and Very Close to McDonald's
- 28 Straight Years of Sales Growth | 79 Successful Years in Business
- Best in Class Industry Leader
- Direct Rent Payments
- Organized and Automated Landlord Communication



Dollar General Overview

Dollar General (NYSE: DG) is a chain of more than 15,000 discount stores in 44 states, primarily in the South, East, Midwest, and Southwest, offering basic household items, such as cleaning supplies, health, and beauty aids, apparel, and food. The target is low, middle, and fixed-income shoppers. One of Dollar General's main advantages is that it offers prices as low or lower than Walmart but in more convenient locations.

Founded	1939 (78 Years Ago)
Type	Public
Number of Locations	15,000+
Headquarters	Tennessee, United States
Website	www.dollargeneral.com

STANDARD
& POOR'S
Rating:
BBB

FORTUNE
500
Ranking:
#123

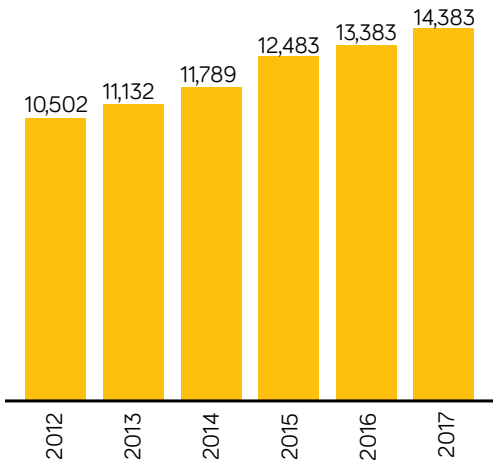
Revenue:
\$23.5 Billion (2017)

of Locations:
15,000+

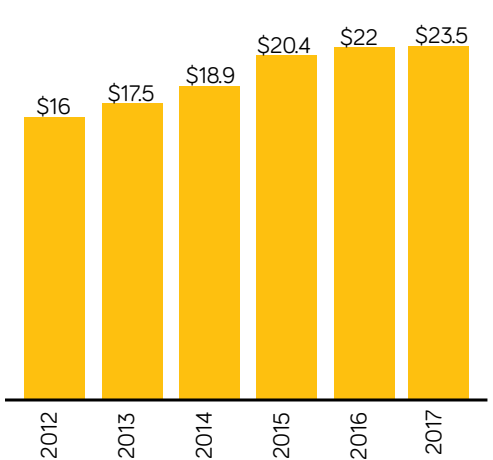
Dollar General Just Keeps on Growing

Dollar General has more locations than Target and Walmart Combined

Number of Units



Annual Revenue (In Billions)



Demographics

	3 Miles	5 Miles	10 Miles
Population	3,086	9,408	40,066
Households	1,005	3,298	13,632
Average Household Income	\$48,843	\$46,250	\$48,766

Nearest Competition



5 Miles Away
8-Minute Drive



5 Miles Away
7-Minute Drive



5 Miles Away
7-Minute Drive

