



Under
Construction

**DOLLAR
GENERAL**



NEW DEVELOPMENT MISSOURI DOLLAR GENERAL

HWY 101, BAKERSFIELD, MO 65609

\$1,138,843
7.0% CAP

TRINITYREIS.COM

Similar Store Prototype

**DOLLAR
GENERAL**

BAKERSFIELD, MO

\$1,138,843 | 7.0% CAP

- Brand New Absolute NNN Lease Dollar General - Rent to Commence April 2019
- Build to Suit Development With Zero Landlord Responsibilities
- Adjacent to the Largest Public School in Bakersfield
- Very Limited Competition for Area - Has Significant Need for Retail
- Dollar General has Same Credit Rating as CVS and Walgreens (BBB)

EXCLUSIVELY MARKETING BY:

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PROPERTY DETAILS:

Building Area:	7,489 SF
Land Area:	2.2 AC
Year Built:	2018
Guarantor:	Dollar General Inc. (NYSE: DG)
Price (Psf):	\$152.07

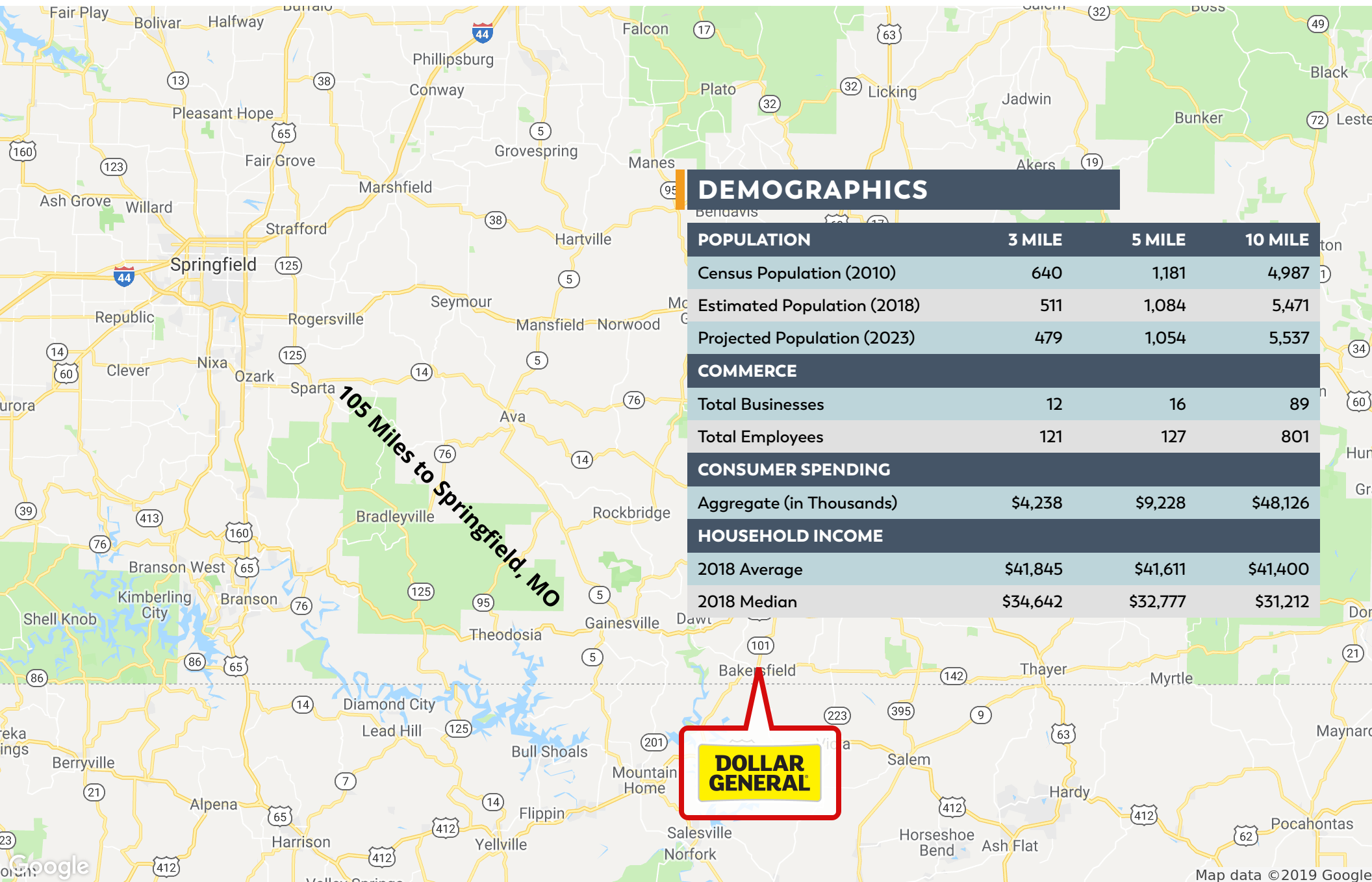
LEASE OVERVIEW:

Remaining Lease Term:	15 Years
Rent Commencement:	4/30/2019
Lease Expiration:	5/1/2034
Base Annual Rent:	\$79,719
Lease Type:	NNN
Scheduled Rent Increases:	None
Options & Increases:	Five (5), 5-Year; 10%
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	REIMBURSED BY Tenant
Roof & Structure:	PAID BY Tenant
HVAC:	PAID BY Tenant



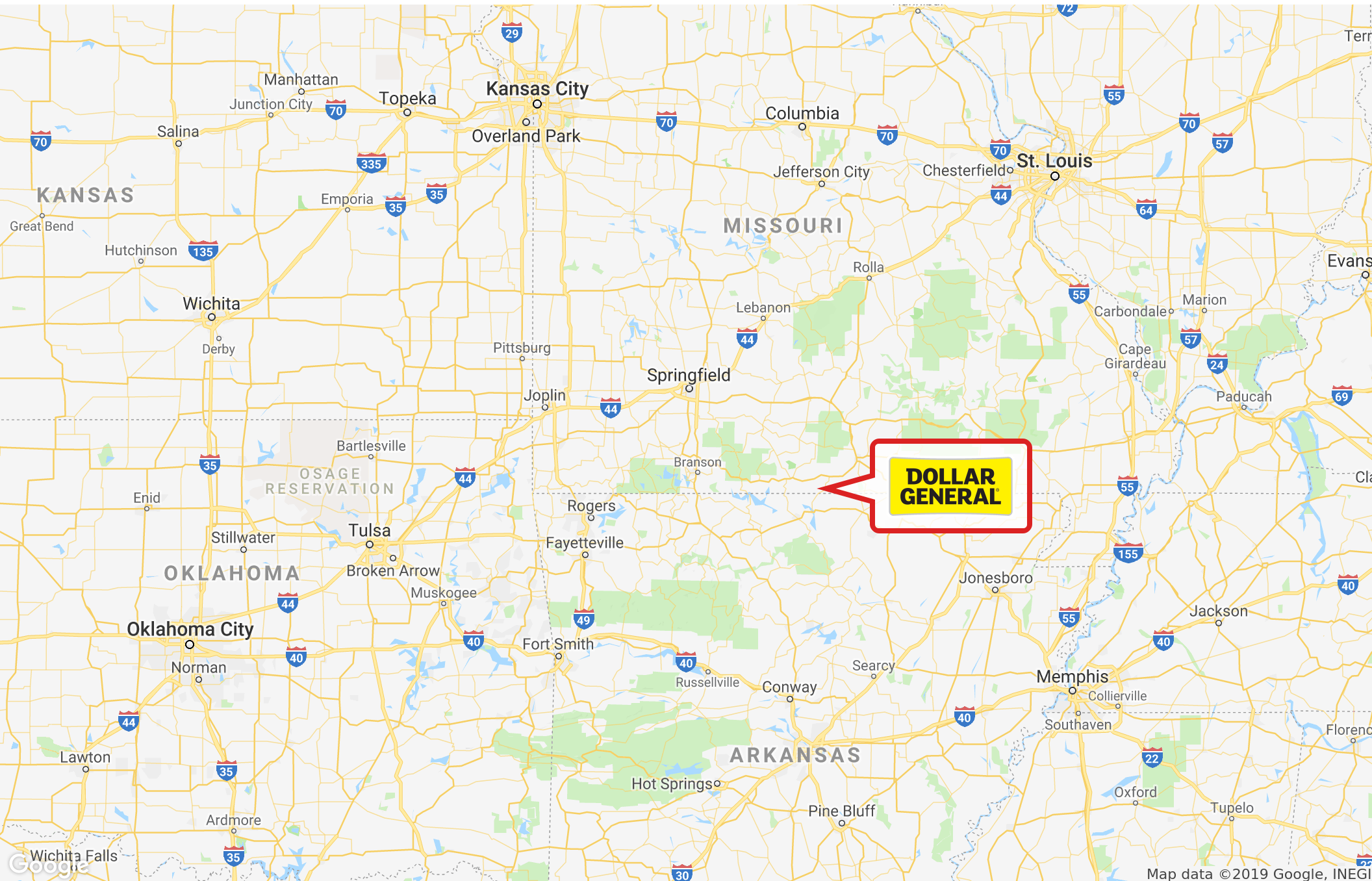
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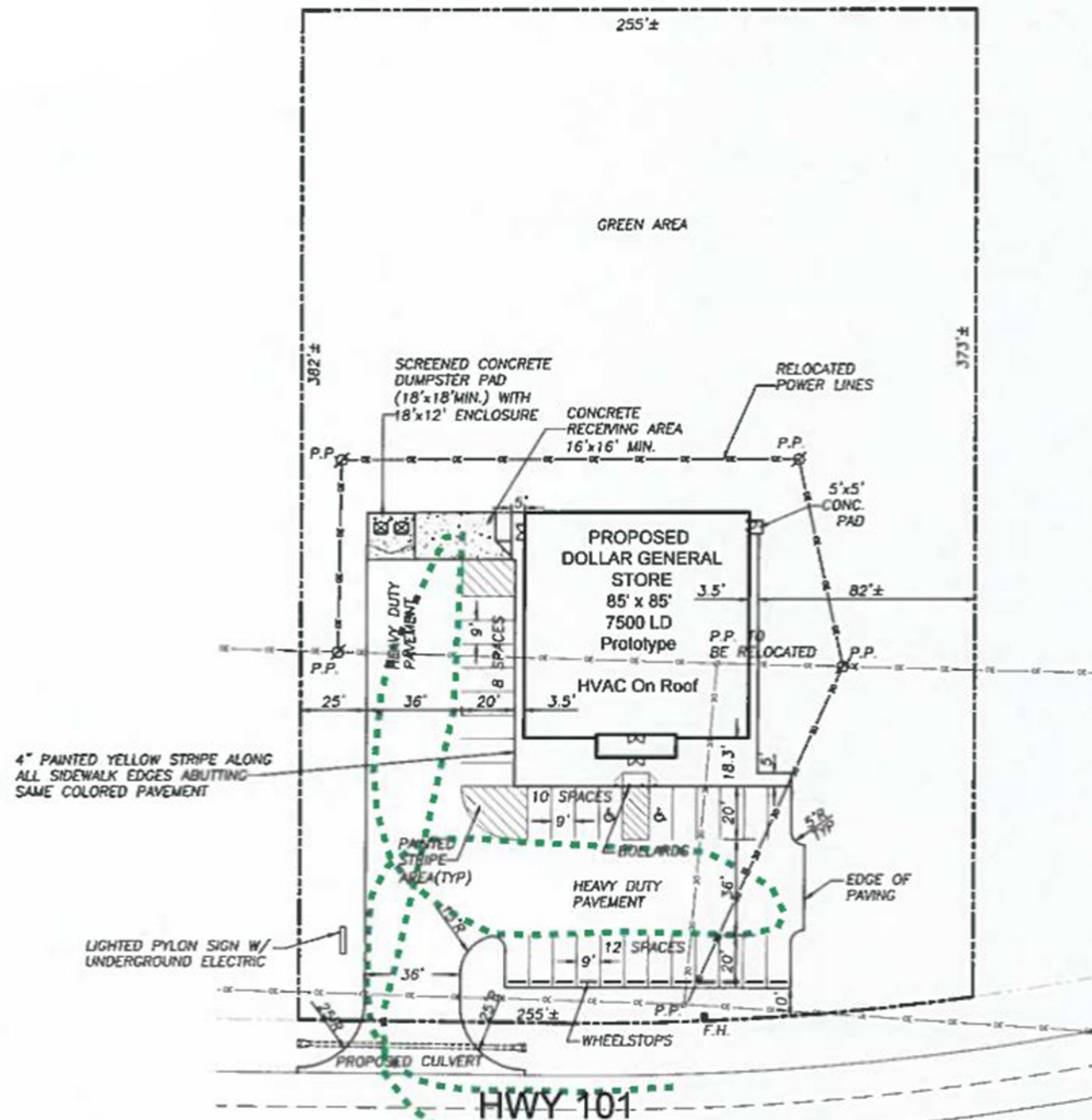




DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	10 MILE
Census Population (2010)	640	1,181	4,987
Estimated Population (2018)	511	1,084	5,471
Projected Population (2023)	479	1,054	5,537
COMMERCE			
Total Businesses	12	16	89
Total Employees	121	127	801
CONSUMER SPENDING			
Aggregate (in Thousands)	\$4,238	\$9,228	\$48,126
HOUSEHOLD INCOME			
2018 Average	\$41,845	\$41,611	\$41,400
2018 Median	\$34,642	\$32,777	\$31,212





- Bakersfield, MO is a village in SE Ozark County, located 1.5 miles N of the Missouri-Arkansas state line.
- Bakersfield is located 105 miles SE of Springfield, MO. Springfield is the third-largest city in the state of Missouri and also the principal city of the Springfield MSA (462,360+).
- The Springfield Public School District is the largest district in the state of Missouri, including five public high schools and eight private high schools throughout the city.
- Springfield is known as the "Birthplace of Route 66", touching upon its central location both statewide and nation.
- Springfield is home to three universities: Missouri State University, Drury University and Evangel University. Missouri State is the second-largest university in the state, with over 26,000+ students currently enrolled.
- Springfield's economy makes up 6.7% of the Gross State Product of Missouri, comprising primarily of health care, manufacturing, retail, education and tourism industries.
- Springfield is known as the "Birthplace of Route 66", touching upon its central location, both statewide and nationwide.

BAKERSFIELD **10 MILE RADIUS** KEY DEMOGRAPHICS



5,471

2018 Total
Population



\$41,400

2018 Average
Household Income



801

2018 Total
Number of
Employees

TENANT SUMMARY

Dollar General Corporation 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, clothing for the family, housewares and seasonal items at low everyday prices in convenient neighborhood locations. Dollar General operated 14,000 stores in 44 states as of August 19, 2017. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola.

STRATEGY

Dollar General sells similar products as wholesale retailers Wal-Mart (WMT) and Target (TGT), but typically at lower prices. Because of this, during harsh economic conditions, many consumers may make the change of shopping at Dollar General instead of a regular wholesale retailer.

Dollar General's (DG) business strategy revolves around driving profitable top line growth while enhancing its low-cost operator position and capturing new growth opportunities. The company attempts to drive profitable top line growth through strategies like improving the in-stock position of its stores and continuously offering products at competitive prices.



TENANT DETAILS:

Tenant Name:	Dollar General
Tenant Type:	Net-Leased Dollar Store
Parent Company Trade Name:	Dollar General
Ownership:	Public (NYSE: DG)
No. of Locations:	15,000 (as of June 2018)
Website:	dollargeneral.com
Year Founded:	1939
Credit Rating (S&P):	BBB
No. of Employees:	127,000+
Headquartered:	Goodlettsville, Tennessee

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Representative Photo



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Representative Photo