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NEW CONSTRUCTION TOURIST DESTINATION DOLLAR GENERAL

681 MAIN ST, HILL CITY, SD 57745

\$1,538,504
6.35% CAP

TRINITYREIS.COM | JDS Real Estate Services, Inc.

Actual Property

**DOLLAR
GENERAL**

HILL CITY, SD

\$1,538,504 | 6.35% CAP

- Upgraded Construction New Development Dollar General - Tourist Location
- 3 Million Annual Tourist Visit Mount Rushmore - Population in Hill City Swells During Spring/Summer Months
- Hill City Provides Tourists Lodging, Food, and Entertainment for the 3 Million Annual Visitors
- Rare Wood/Stone Construction - Large Upgraded Concrete Parking Lot - Tremendous Visibility
- Largest City in Proximity to Mount Rushmore - 12 Miles West
- Desirable Non-Income Tax State of South Dakota

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PROPERTY DETAILS:

Building Area:	9,100 SF
Land Area:	.98 AC
Year Built:	2016
Guarantor:	Dollar General Inc. (NYSE: DG)
Price (Psf):	\$169.07

LEASE OVERVIEW:

Remaining Lease Term:	12.5+ Years
Rent Commencement:	11/3/2016
Lease Expiration:	11/30/2031
Base Annual Rent:	\$97,695
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:	PAID BY Tenant
Roof & Structure:	PAID BY Tenant
HVAC:	PAID BY Tenant





Actual Property







South Dakota



Hill City

11.5 Miles

Keystone



Mount Rushmore
National
Memorial

**Mount Rushmore is located in Keystone, South Dakota.
Mount Rushmore is the state's top tourist attraction.
Roughly three million people a year visit the sculpture.**



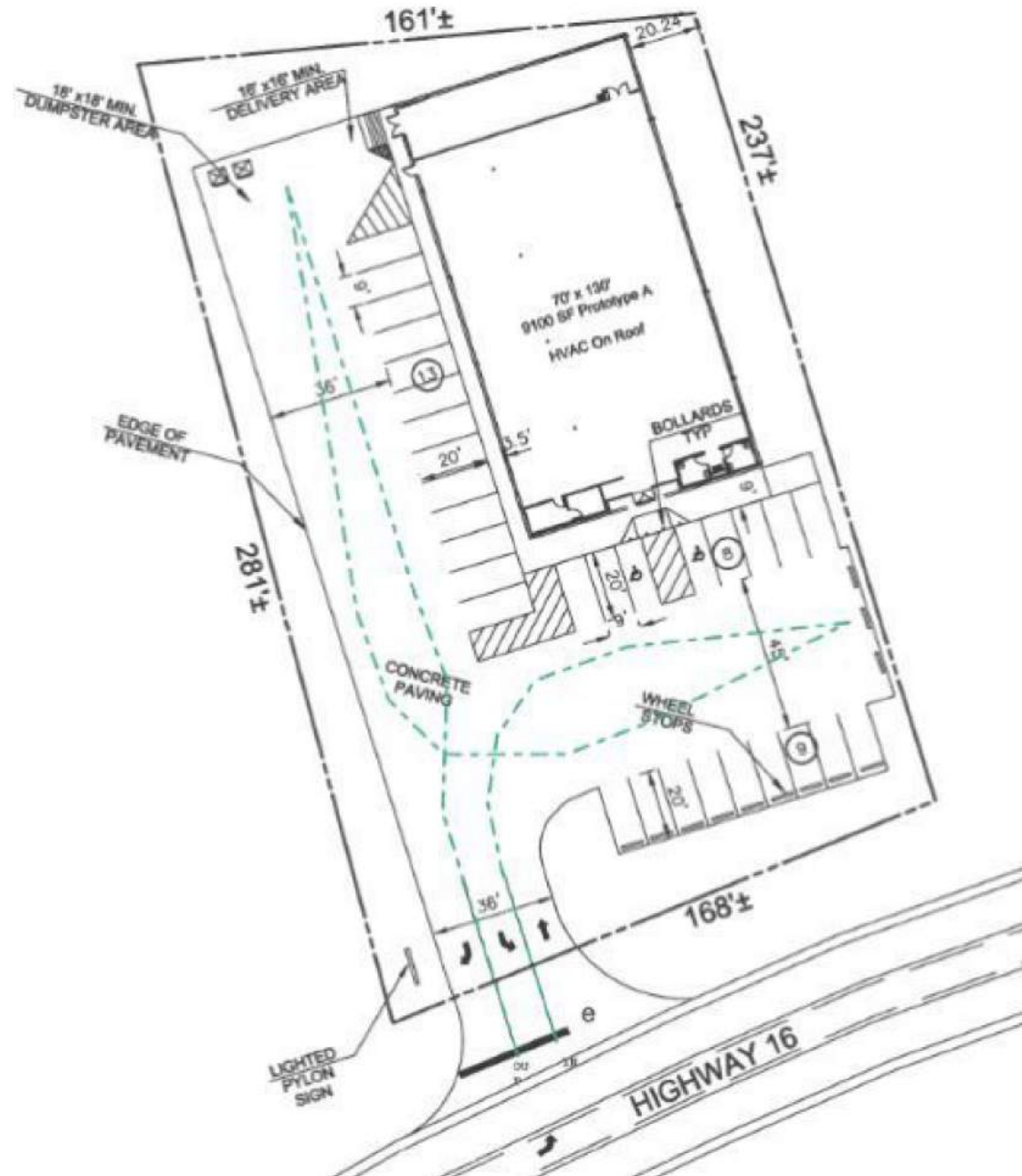
Hill City is the oldest existing city in Pennington County, SD.
Downtown Hill City is known for their rich history and proximity to Mount Rushmore.





SITE PLAN

681 MAIN ST | HILL CITY, SD



- Hill City, South Dakota, is the oldest existing city in Pennington County. The city is known as "Heart of the Hills", due to its geographic location near the Black Hills.
- Hill City is located 26 miles southwest of Rapid City on State Highway 16 and U.S. Route 385 that connects Deadwood to Hot Springs.
- Rapid City, SD, is the second most populous city in South Dakota and the county seat of Pennington County. It is commonly referred to as the "City of Presidents" because of the life-size bronze statues located downtown.
- Employment in Hill City is based on timber, tourism and telecommunications industries. Due to proximity to Mount Rushmore, Crazy Horse Memorial, and a multitude of local restaurants and attractions.
- Hill City is located 11.5 miles from Mount Rushmore, the most visited tourist attraction in the state of South Dakota. There are roughly 3 million visitors annually.
- Mount Rushmore is part of the National Park Services in which protect the ideals of freedom and democracy found within the National Memorial.

HILL CITY **3 MILE RADIUS** KEY DEMOGRAPHICS



1,114

2018 Total
Population



\$67,263

2018 Average
Household Income



2.78%

2018-2023
Growth/Yr:
Population

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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Actual Property



REAL ESTATE INVESTMENT SERVICES

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