



LINTON | INDIANA

SINGLE TENANT NET LEASE OPPORTUNITY



SHELburn | INDIANA



LEAD AGENTS



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LISTED IN CONJUNCTION
WITH INDIANA BROKER
DZ NET LEASE REALTY, LLC
LICENSE RC51200151.

DISCLAIMER

Horvath & Tremblay and DZ Net Lease Realty, LLC have been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than Horvath & Tremblay and DZ Net Lease Realty, LLC and we make no representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all references to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a buyer. Buyers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change.



DOLLAR GENERAL®

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PORTFOLIO OFFERING LINTON & SHELburn | INDIANA

💰 **LIST PRICE:** **\$1,978,819**

📈 **CAP RATE:** **7.62%**

🏠 **NOI:** **\$150,734**

We are pleased to present the exclusive opportunity to acquire two net-leased Dollar General properties in southwest Indiana (the "Properties"). Constructed in 2010, both Properties were build-to-suit developments for Dollar General and have 6+ years of lease term remaining followed by five, 5-year renewal options with 10% rent increases.

- **CORPORATE LEASE/INVESTMENT GRADE CREDIT:** Dollar General has the highest credit rating among its peers and is the only "dollar store" with investment grade corporate credit – rated BBB by S&P and Baa2 by Moody's.
- **LEASE TERM:** Both Dollar Generals' have 6+ years remaining on their lease terms followed by five, 5-year renewal options with a 10% rent increase at the start of each option period.
- **UPCOMING RENT INCREASE:** Both leases have an upcoming 3% rent increase in 2020.
- **LOCATION, VISIBILITY & PARKING:** Both Properties are located on primary roadways that offer excellent visibility, convenient access and ample parking.
- **DOUBLE-NET LEASES:** Both leases are Double-Net with the Tenant responsible for reimbursing 100% of all CAM, Taxes and Insurance. The Tenant is also responsible for maintaining, repairing and replacing the HVAC. The Landlord is financially responsible solely for capital repairs to the roof and structure.

LINTON | INDIANA



PROPERTY OVERVIEW

956 A STREET NW (STATE ROAD 54), LINTON, INDIANA 47441

 **NOI: \$78,734**

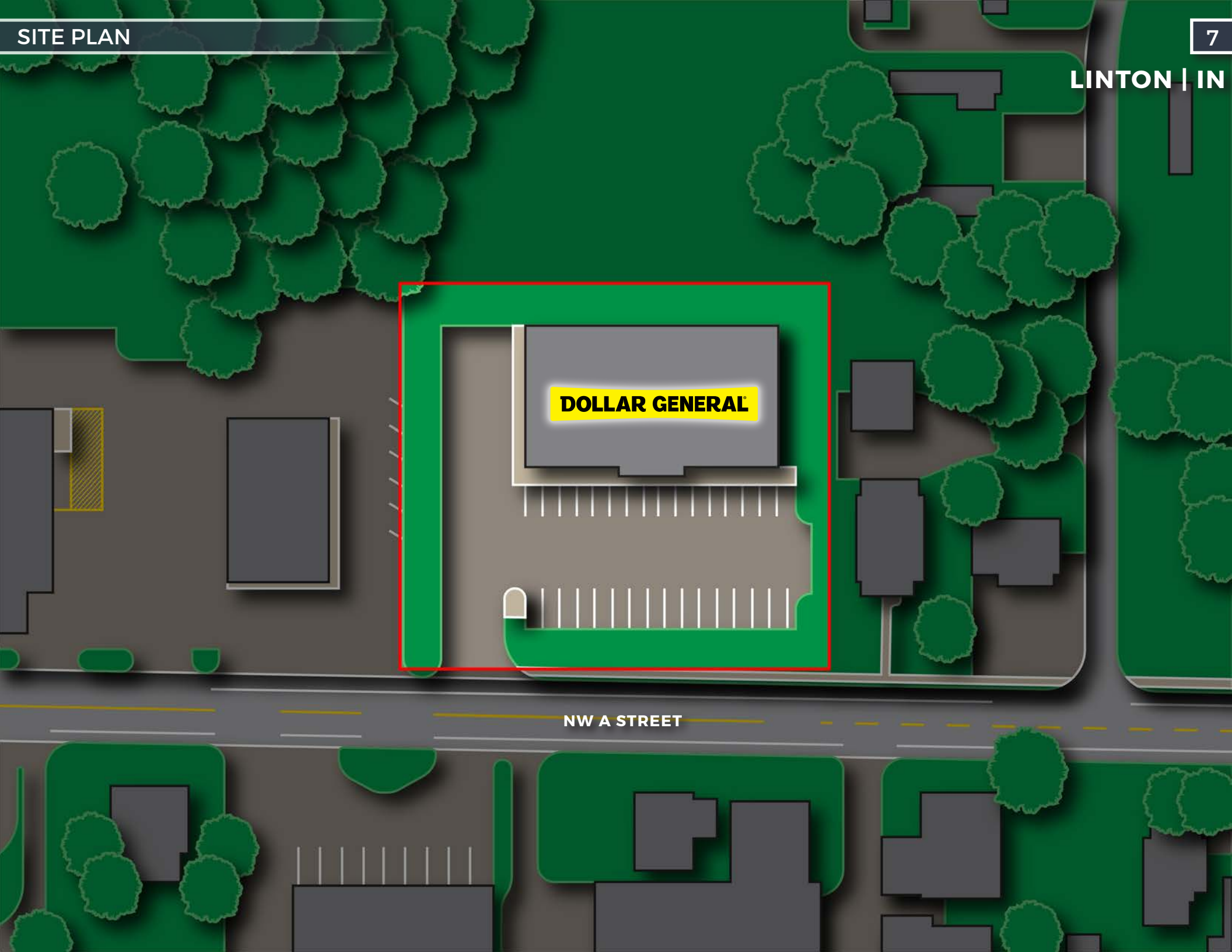
PROPERTY TYPE:	Single Tenant, Net Lease
TYPE OF OWNERSHIP:	Fee Simple
YEAR BUILT:	2010
BUILDING AREA:	9,014 SF
LOT SIZE:	1.24 Acres
LESSEE:	Dolgencorp, LLC
TRADE NAME/DBA:	Dollar General
GUARANTOR:	Corporate
LEASE TYPE:	Double Net
ROOF & STRUCTURE:	Landlord Responsibility
RENT COMMENCEMENT DATE:	06/14/2010
LEASE EXPIRATION DATE:	06/30/2025
LEASE TERM REMAINING:	6+ Years
RENEWAL OPTIONS:	5, 5-Year Options

ANNUALIZED OPERATING DATA				
START	END	TERM	RENT	% INC
06/14/2010 - 06/30/2020			\$78,734	
07/01/2020 - 06/30/2025			\$81,096	3%
07/01/2025 - 06/30/2030			\$89,124	10%
07/01/2030 - 06/30/2035			\$97,948	10%
07/01/2035 - 06/30/2040			\$107,645	10%
07/01/2040 - 06/30/2045			\$118,301	10%
07/01/2045 - 06/30/2050			\$130,013	10%

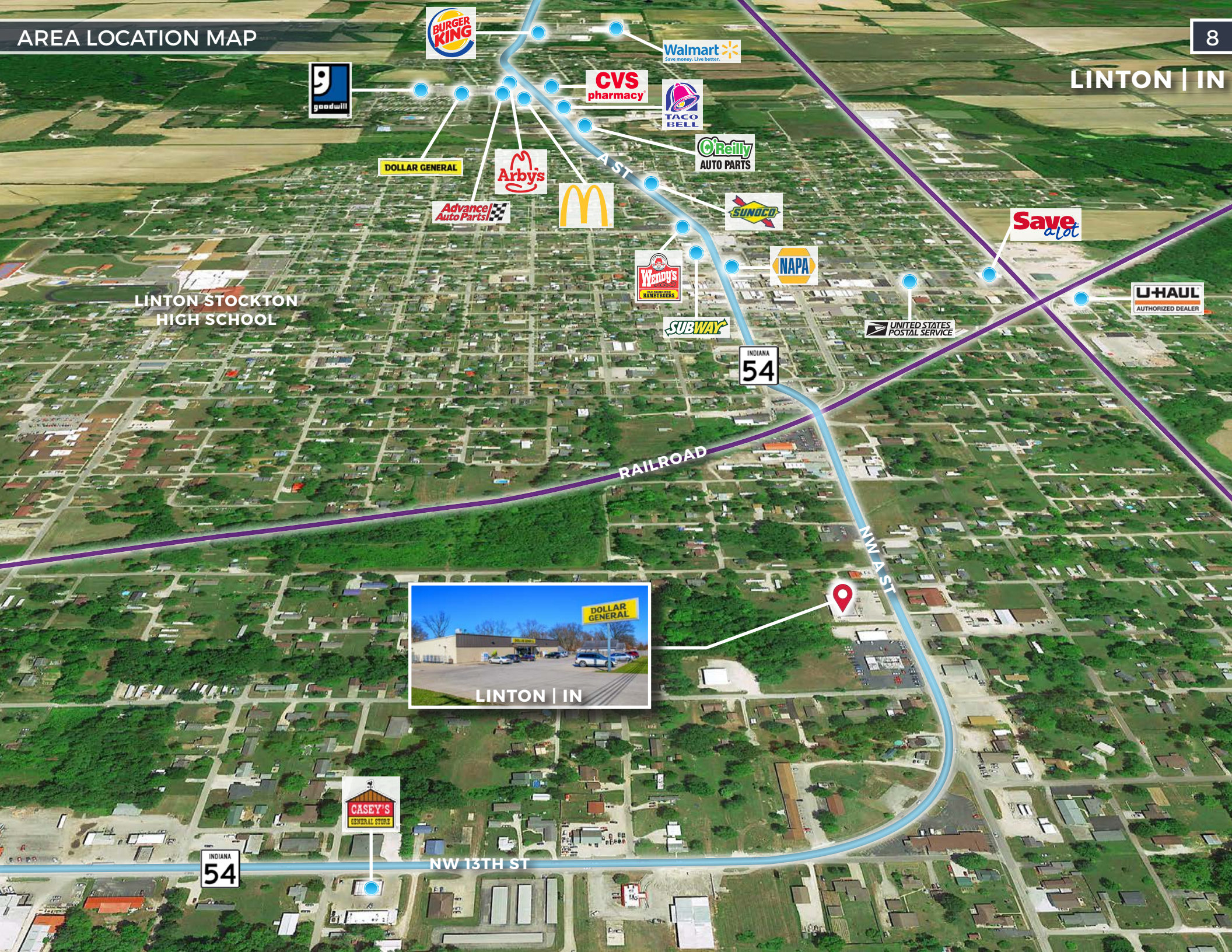


	3 MILES	5 MILES	10 MILES
POPULATION			
2018 Estimate	7,855	9,918	18,201
2023 Projection	7,992	10,032	18,321
BUSINESS			
2018 Est. Total Business	294	367	575
2018 Est. Total Employees	2,361	3,044	4,611
HOUSEHOLDS			
2018 Estimate	3,517	4,395	7,888
2023 Projection	3,597	4,470	7,984
INCOME			
Average Household Income	\$59,612	\$64,211	\$62,964
Median Household Income	\$48,553	\$52,115	\$52,493





NW A STREET



LINTON STOCKTON
HIGH SCHOOL



RAILROAD

NW A ST



NW 13TH ST



SHELburn | INDIANA



PROPERTY OVERVIEW

714 INDIANA EAST | SHELburn, INdIANA 47879

 **NOI: \$72,000**

PROPERTY TYPE:	Single Tenant, Net Lease
TYPE OF OWNERSHIP:	Fee Simple
YEAR BUILT:	2010
BUILDING AREA:	9,014 SF
LOT SIZE:	1.46 Acres
LESSEE:	Dolgencorp, LLC
TRADE NAME/DBA:	Dollar General
GUARANTOR:	Corporate
LEASE TYPE:	Double Net
ROOF & STRUCTURE:	Landlord Responsibility
RENT COMMENCEMENT DATE:	04/28/2010
LEASE EXPIRATION DATE:	04/30/2025
LEASE TERM REMAINING:	6+ Years
RENEWAL OPTIONS:	5, 5-Year Options

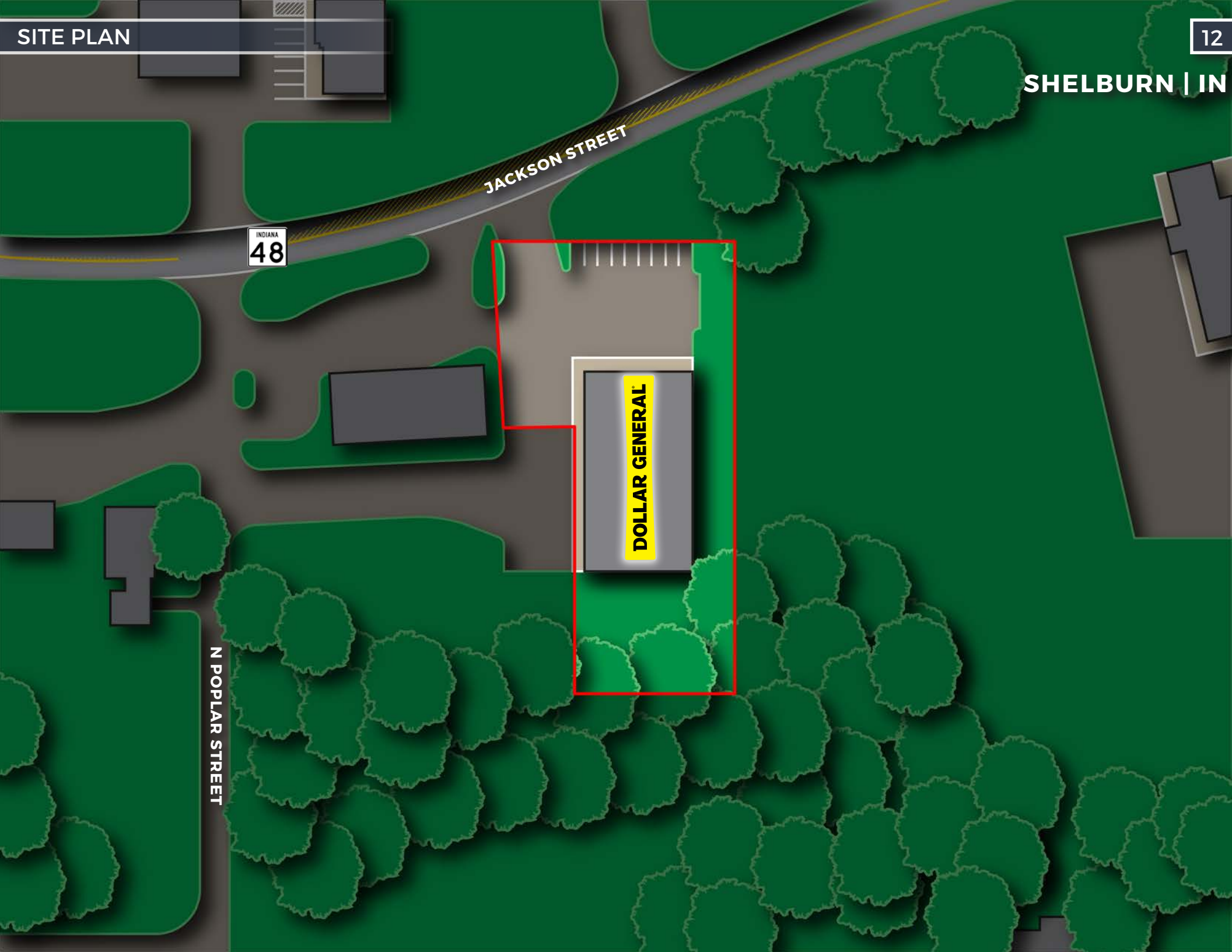
ANNUALIZED OPERATING DATA				
START	END	TERM	RENT	% INC
04/28/2010 - 04/30/2020			\$72,000	
05/01/2020 - 04/30/2025			\$74,160	3%
05/01/2025 - 04/30/2030			\$81,502	10%
05/01/2030 - 04/30/2035			\$89,571	10%
05/01/2035 - 04/30/2040			\$98,438	10%
05/01/2040 - 04/30/2045			\$108,183	10%
05/01/2045 - 04/30/2050			\$118,893	10%



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	3 MILES	5 MILES	10 MILES
POPULATION			
2018 Estimate	2,358	5,682	16,772
2023 Projection	2,365	5,694	16,723
BUSINESS			
2018 Est. Total Business	50	200	560
2018 Est. Total Employees	352	1,905	5,314
HOUSEHOLDS			
2018 Estimate	982	2,402	7,159
2023 Projection	988	2,416	7,178
INCOME			
Average Household Income	\$49,425	\$58,401	\$63,719
Median Household Income	\$38,278	\$43,693	\$46,774



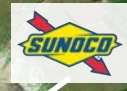
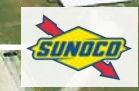




RAILROAD



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JACKSON ST



DOLLAR GENERAL



ABOUT THE TENANT

Dollar General Corporation is a chain of variety stores headquartered in Goodlettsville, Tennessee and, as of July 2018, operates 15,000 stores in 45 of the 48 contiguous States and 14 distribution centers in 14 states. The company first began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky by James Luther Turner and Cal Turner. In 1968 the name changed to Dollar General Corporation and the company went public on the New York Stock Exchange as DG. Fortune 500 recognized Dollar General in 1999 and in 2018 it reached #123. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$21 billion in 2017. Most Dollar General stores are located in small to mid-size communities.

Dollar General provides low-priced items from many different brand names as well as offering products under their own private brand names including: Clover Valley, True Living, DG Home, DG Baby, DG Health, DG Office, Comfort Bay, Bobbie Brooks, Smart and Simple, EverPet, Forever Pals, and more.

Since 1993, the Dollar General Literacy Foundation (DGLF) has awarded more than \$140 million in grants to nonprofit organizations that have helped more than nine million individuals learn to read, prepare for their high school equivalency test, or learn English. Dollar General has also supported disaster relief efforts and other initiatives through national partnerships including The American Red Cross, St. Jude Children's Research Hospital and the US Marine Corps Reserve Toys for Tots Foundation.





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REAL ESTATE DISCLOSURE FOR THE STATE OF INDIANA

This document is to be attached to marketing packages, listing agreements and offers revised 03.21.18

(Please put an X below in front of what is applicable)

The listing company DZ Net Lease Realty, LLC is:

There is no listing company.

An agent of the seller.

An agent of the buyer.

An agent of both the seller and buyer and is acting as a limited agent.

An "in-house agency relationship," involving two (2) or more clients who are represented by different licensees within the same broker company

Circle one: Seller or Buyer or Seller and Buyer are paying commission to the listing company

(Please put an X below in front of what is applicable)

The selling company _____ is:

There is no selling company.

An agent of the seller.

An agent of the buyer.

An agent of both the seller and buyer and is acting as a limited agent.

An "in-house agency relationship," involving two (2) or more clients who are represented by different licensees within the same broker company

Circle one: Seller or Buyer or Seller and Buyer are paying commission to the selling company

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