

NET LEASE OFFERING



DOLLAR GENERAL

NYSE: DG; S&P Rating BBB

ACTUAL PROPERTY

740 North Lake Ave.
Twin Lakes, WI 53181
Exclusive Investment Offering



Property Information

Twin Lakes, WI is a village in Kenosha County known as a vacation, recreation destination. It is named for its location between two lakes, Lake Mary and Lake Elizabeth. Twin Lakes is approximately 50 miles Southwest of Milwaukee, WI and 70 miles North of Chicago, IL.

The village is home to 6,041 permanent residents with a third more spending part of the year in town. The village continues to grow at a steady pace and estimated to reach 9,980 population by 2023 within a 3-mile radius.



Twin Lakes Homes

Country Thunder, the premier Country Music Festival, has been held in Twin Lakes for the last 23 years since 1996. The festival has included huge country artists such as Toby Keith, Blake Shelton, Kenny Chesney, and Dolly Parton, just to name a few.

PURCHASE PRICE	\$1,027,000 (7.50% Cap Rate)
NET OPERATING INCOME	\$77,020 Year 1-10; \$79,331 Years 11-15
RENT INCREASES	3% Years 11-15; 10% during Option Periods
LEASE COMMENCEMENT	September 9, 2011
LEASE EXPIRATION	September 28, 2026; Five (5) - 5 Yr Renewal Options
BLDG SF / LAND SIZE	9,000 SF / 1.01 Acres
PRICE PER SF	\$114.11
LEASE GUARANTOR	Dollar General Corporation (NYSE: DG; S&P Rating BBB)



The above information has been secured by sources deemed to be reliable. KELCO Investments makes no representations or warranties expressed or implied as to the accuracy of the above information. Above information is subject to verification and no liability for errors or omissions are assumed.

Rent Schedule

Year	Monthly Rent	Annual Rent	Operating Expenses		
			RE Tax	Insurance	CAM*
Current - 2/28/21	\$6,418	\$77,020	Reimbursed	Direct	Reimbursed
3/1/21 - 2/28/26	\$6,611	\$79,331	Reimbursed	Direct	Reimbursed

* CAM Reimbursement is adjusted each year to reflect previously billed/paid EXP.

LANDLORD RESPONSIBILITIES	Landlord responsible for Roof, Structure, and Capital Improvements to the parking lot (Concrete Construction)
HVAC	Tenant Responsible for Maintenance and Replacement
PARKING LOT	Tenant Responsible for Landscaping, Snow Removal, Trash Removal, and Parking Lot Restriping and Resurfacing < \$1,000
BUILDING CONSTRUCTION	Block, Metal, Metal Roof
PARKING LOT CONSTRUCTION	Concrete
YEAR BUILT	2011



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About the Tenant

The logo for Dollar General, featuring the words "DOLLAR GENERAL" in bold, black, uppercase letters on a bright yellow rectangular background with rounded corners and a slight drop shadow.

Dollar General (NYSE: "DG") opened its first store in Tennessee as J.L. Turner & Son, Inc. in 1939. 15,471 stores (as of March 1, 2019) in 44 states and 80 years later, the company remains the top Dollar Store in the United States.

In 2018, Dollar General opened 900 new stores, remodeled 1,050 stores, and relocated 115 stores. Similarly, in 2019, Dollar General plans to open 975 new stores, remodel approximately 1,000 stores, and relocate 100 stores, representing its third straight year of similar expansion and remodeling plans.

Dollar General generated \$25.6 Billion in Sales in 2018, an increase of 9.2% compared to \$23.5 billion in 2017. The company's stock is traded on the NYSE under trade symbol "DG." The company stock is S&P rated 'BBB.' The company is based in Goodlettsville, Tennessee.

Aerial & Demographics

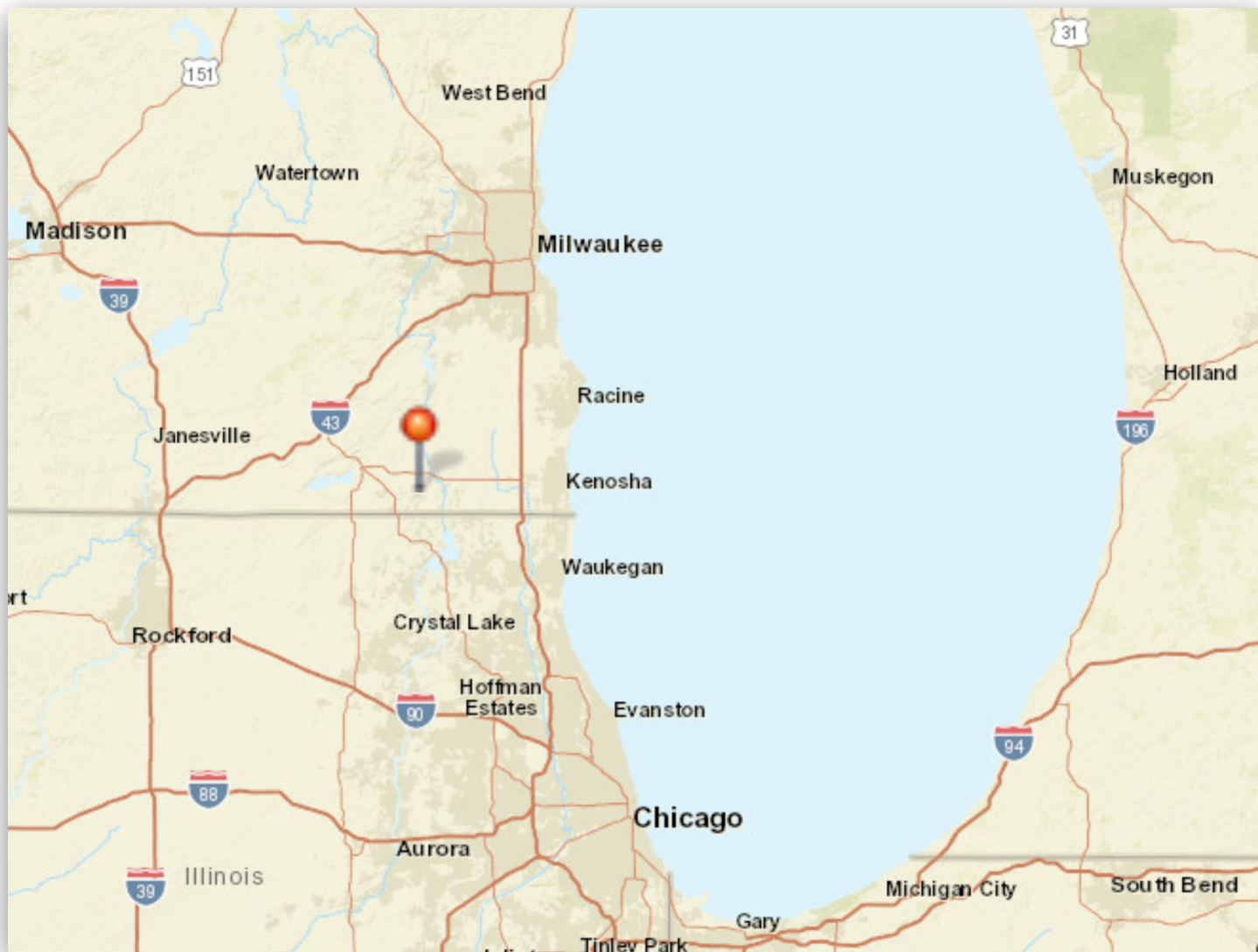


2018	1 Mile	3 Mile	5 Mile
Population	2,728	9,737	22,880
Median Income	\$64,223	\$74,857	\$73,540
Average Income	\$78,951	\$90,377	\$90,166
Total Households*	1,076	3,708	8,553



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Map



Twin Lakes, WI is 53 miles Southwest of Milwaukee, WI and 70 miles North of Chicago.

For further information, please contact Owner's Exclusive Representative.



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