

DOLLAR GENERAL®

3422 Highway 30
Annville, KY 40402

PRICE
\$858,750

NOI
\$68,700

CAP RATE
8.00%

SQ FT
9,014

CURRENT LEASE
7/1/2014 – 6/30/2024
Four 5-Year Options

Built-to-suit in 2004



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PH 312.243.0100 | FX 866.717.2055 | netlease@in-commercial.com

DOLLAR GENERAL®

TENANT OVERVIEW

General Information

- Nation's Largest Small-Box Discount Retailer
- Publicly Traded, BBB Credit Tenant
- 12,000+ Stores in 43 States
- 20+ Billion in Annual Sales
- Same-Store Sales Increase of 6%
- Net Income Increase of 26%
- Profit Increase of 17%
- Opening 900 Stores
- Relocating or Renovating 550 Stores
- Opening 50 Stores in California

LEASE TERMS

Dollar General

Current Term	July 1, 2014	to	June 30, 2024
1st Option	July 1, 2024	to	June 30, 2027
2nd Option	July 1, 2027	to	June 30, 2032
3rd Option	July 1, 2032	to	June 30, 2037
4th Option	July 1, 2037	to	June 30, 2042

Rent Increases	Annual Rent	Monthly Rent
Current Term	\$68,700	\$5,725.00
1st Option	\$73,500	\$6,125.00
2nd Option	\$78,648	\$6,554.00
3rd Option	\$84,156	\$7,013.00
4th Option	\$90,036	\$7,503.00

Dollar General reimburses \$150.23/mth for real estate taxes and \$150.23/mth for insurance. Dollar General contributes \$450.70/mth for parking lot maintenance (increases in option periods).



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