

DOLLAR GENERAL®

2712 Ellwood Road
New Castle, PA 16101

PRICE
\$1,075,350

NOI
\$86,028

CAP RATE
8.00%

SQ FT
9,014

CURRENT LEASE
8/29/2009 to 8/31/2024
Two 5-Year Options



DOLLAR GENERAL®

TENANT OVERVIEW

General Information

- Nation's Fastest Growing Small-Box Discount Retailer
- Publicly Traded, BBB Credit Tenant
- 13,000+ Stores in 43 States
- 20.3+ Billion in Sales
- 26 Years of Consecutive Same-Store Sales Growth
- Net Sales Increase of 7.7%
- Profit Increase of 8.7%
- Opening 1,000 Stores Per Year
- Renovating 750+ Stores Per Year

LEASE TERMS

Dollar General

Current Term	August 29, 2009	to	August 31, 2019
1st Option	September 1, 2019	to	August 31, 2024
2nd Option	September 1, 2024	to	August 31, 2029
3rd Option	September 1, 2029	to	August 31, 2034

Rent Increases	Annual Rent	Monthly Rent
Current Term	\$78,216	\$6,518.00
1st Option	\$86,028	\$7,169.00
2nd Option	\$94,632	\$7,886.00
3rd Option	\$104,088	\$8,674.00

Dollar General pays for insurance, taxes and snow removal. Dollar General pays \$300/mth for parking lot maintenance contribution.

Dollar General pays up to \$1,000 minor repairs.



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PROPERTY HIGHLIGHTS

- Build-To-Suit in 2008

Income

Dollar General Rental Income	86,028.00
Maintenance Fee	3,600.00

Gross Effective Income	\$89,628.00
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Operating Expenses

Repairs and Maintenance	3,600.00
Insurance	0.00
Taxes	0.00

Total Operating Expenses	\$3,600.00
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NET OPERATING INCOME	\$86,628.00
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