

DOLLAR GENERAL

Dolgeville, NY

JAMESCAPITAL
ADVISORS



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Marketing Package

Dollar General

1 Stewart St, Dolgeville, NY 13329

PROPERTY INFO

Tenant	Dollar General
Street Address	1 Stewart St
City	Dolgeville
State	NY
Zip	13329
APN	213601 108.59-2-25
GLA	9,000 SF
Lot Size	0.64 AC
Year Built	2007

FINANCIAL SUMMARY

Purchase Price	\$916,645
Cap Rate	7.75%
Net Operating Income	\$71,040
Price / SF	\$101.85
Rent / SF	\$7.89
Listing Agent	Gil Meshulam
Phone Number	(424) 325-2612
Email	SUBMIT OFFER



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INVESTMENT HIGHLIGHTS

Recently Extended Lease

Tenant recently extended the base term for an additional 6 years showing long term commitment to the site.

Long Term Lease

The subject property operates under a 10-year Double-Net (NN) lease with minimal landlord responsibilities. The tenant reimburses for real estate taxes, insurance, and common area maintenance.

Bite-Sized Deal

The subject property is offered at an attractive price point of \$916,645 and a 7.75% Cap Rate, making it a desirable offering for those seeking a high return on investment.

Lease Guaranteed by Investment Grade Tenant

The lease is guaranteed by Dollar General Corporation (NYSE: DG), a Fortune 500 company with an investment grade rating of “BBB” (S&P).

Proximity to Major Traffic Artery

The subject property benefits from its proximity to Interstate 90 which runs from Seattle to Boston, which has daily traffic counts exceeding 21,700 vehicles per day.

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The Offering

Dollar General

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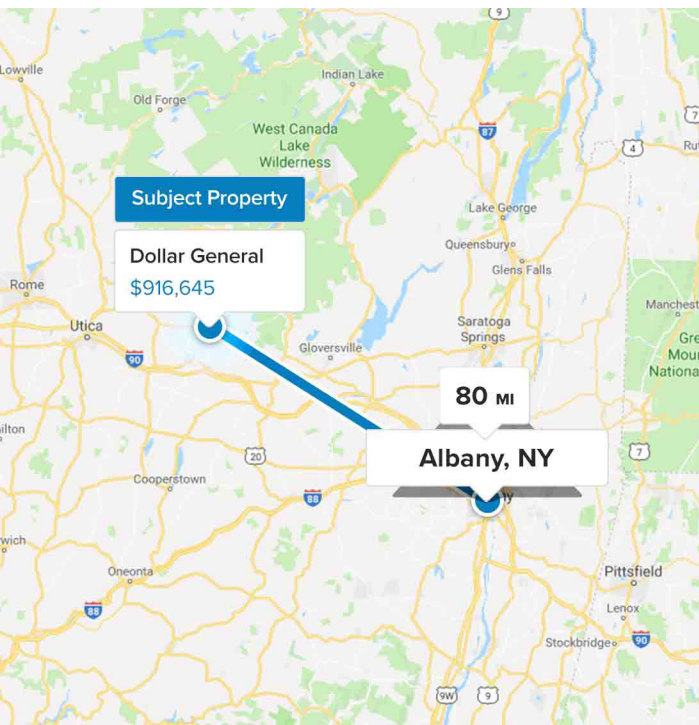
LEASE SUMMARY

Lease Type	Double-Net (NN)
Type of Ownership	Fee Simple
Original Lease Term	10 Years
Commencement Date	May 31, 2007
Lease Expiration	April 30, 2029
Term Remaining	10 Years
Increases	10% Each Option
Options	Two, Five-Year Options
ROFR / ROFO	N/A

Real Estate Taxes	Tenant Reimburses
Insurance	Tenant Reimburses
Repairs & Maintenance	Landlord Responsible
Lease Guarantor	Corporate
Company Name	Public
Ownership	Dollar General
Years in Business	51
Number of Locations	15,000+



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PROPERTY HIGHLIGHTS

Only Discount Store in Town

Dollar General faces minimal competition within Dolgeville, as it is the only dollar store in town. The sites serve as a one-stop shop for local consumers.

Excellent Site-Level Visibility

Ideally located right off Highway 167 on S Main St, this property garners the attention of the targeted local consumers within the geographic area.

Recession Resistant Tenant

Dollar General is a leader among low price-point retailers and thrives in middle-America markets where incomes may be modest and population density may be less infill.

Strong Appeal to Target Market

Merchandise sold by Dollar General includes consumables, seasonal, home products and apparel as a cost-effective price point that directly appeals to the demographics of this community.

1 Mile from Dolgeville Central School

Dollar General is one mile away from Dolgeville Central School (PK - 12) with nearly 1,000 students enrolled.

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Lease Summary

Dollar General

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RENT SCHEDULE

	PERIOD	ANNUAL RENT	MONTHLY RENT	INCREASE	RENT / SF	CAP RATE
03/15/2007 - 05/01/2018	Base Term	\$64,584	\$5,382.00	-	\$7.18	7.05%
05/01/2018 - 04/30/2029	Base Term	\$71,040	\$5,920.00	10%	\$7.89	7.75%
05/01/2029 - 04/30/2034	1st Option	\$78,144	\$6,512.00	10%	\$8.68	8.53%
05/01/2034 - 04/30/2039	2nd Option	\$85,956	\$7,163.00	10%	\$9.55	9.38%

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Rent Schedule

Dollar General

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ABOUT THE BRAND

Brand History

Founded in 1955, Dollar General has grown from a single wholesale store to the country's largest small-box retailer.

Brand Overview

Dollar General is proud to be America's neighborhood general store and is dedicated to providing life's necessities at an affordable price.

Dollar General's value-focused approach of providing customers with household necessities at a price 20-40% lower than competitors has allowed the company to excel in low-income markets.

Even in a hot economy, Dollar General's core customers remain loyal and do not trade up, which has contributed to the company's growth regardless of the state of the economy.

NATIONWIDE LOCATIONS

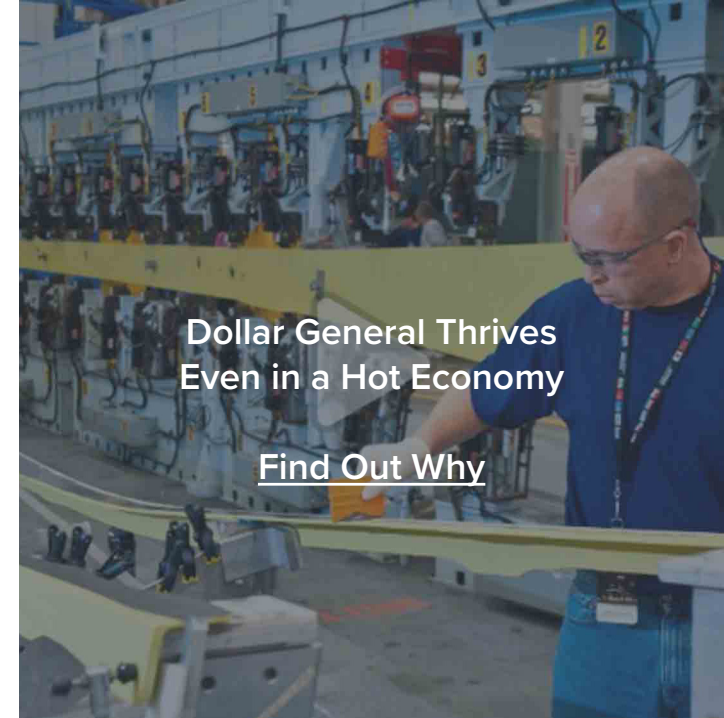
15,000+

NUMBER OF STATES

45

2018 FORTUNE 500 RANKING

#123



**Dollar General Thrives
Even in a Hot Economy**

[Find Out Why](#)



RECENT NEWS

Strong Q2 in 2018

Dollar General's net sales increased 10.6% to \$6.4 billion in the second quarter of 2018 and same-store sales increased 3.7% from the previous year.

15,000th Store Milestone

On July 14, 2018, Dollar General celebrated the grand opening of the company's 15,000th store.

1,100 Stores Added in the Past Year

"These new store openings combined with our successful remodels and relocations have allowed us to extend our runway for long-term growth." - Todd Vasos, CEO of Dollar General.

2017 Sales

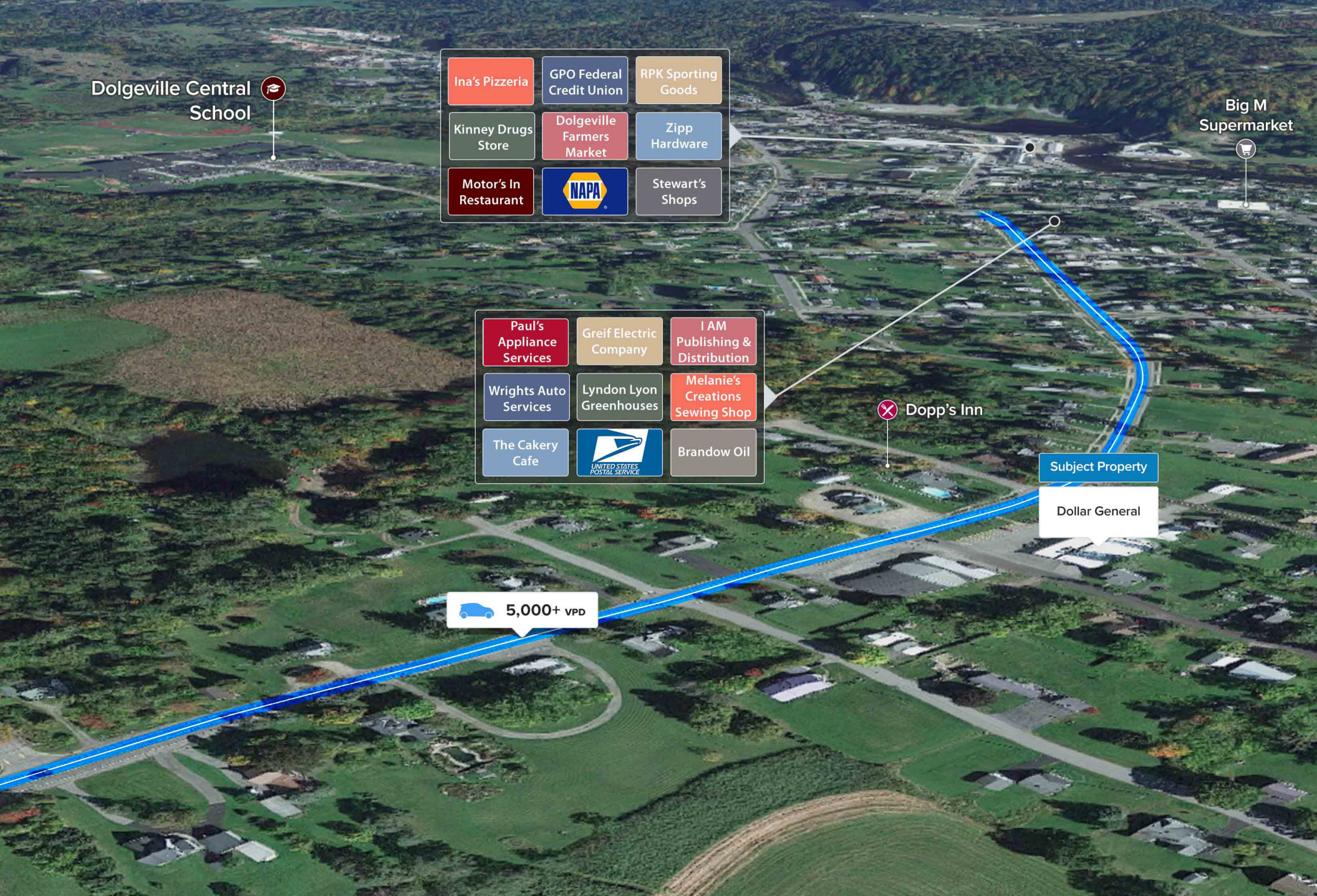
The Dollar General Corporation had a total of \$23.5 billion in sales in 2017.

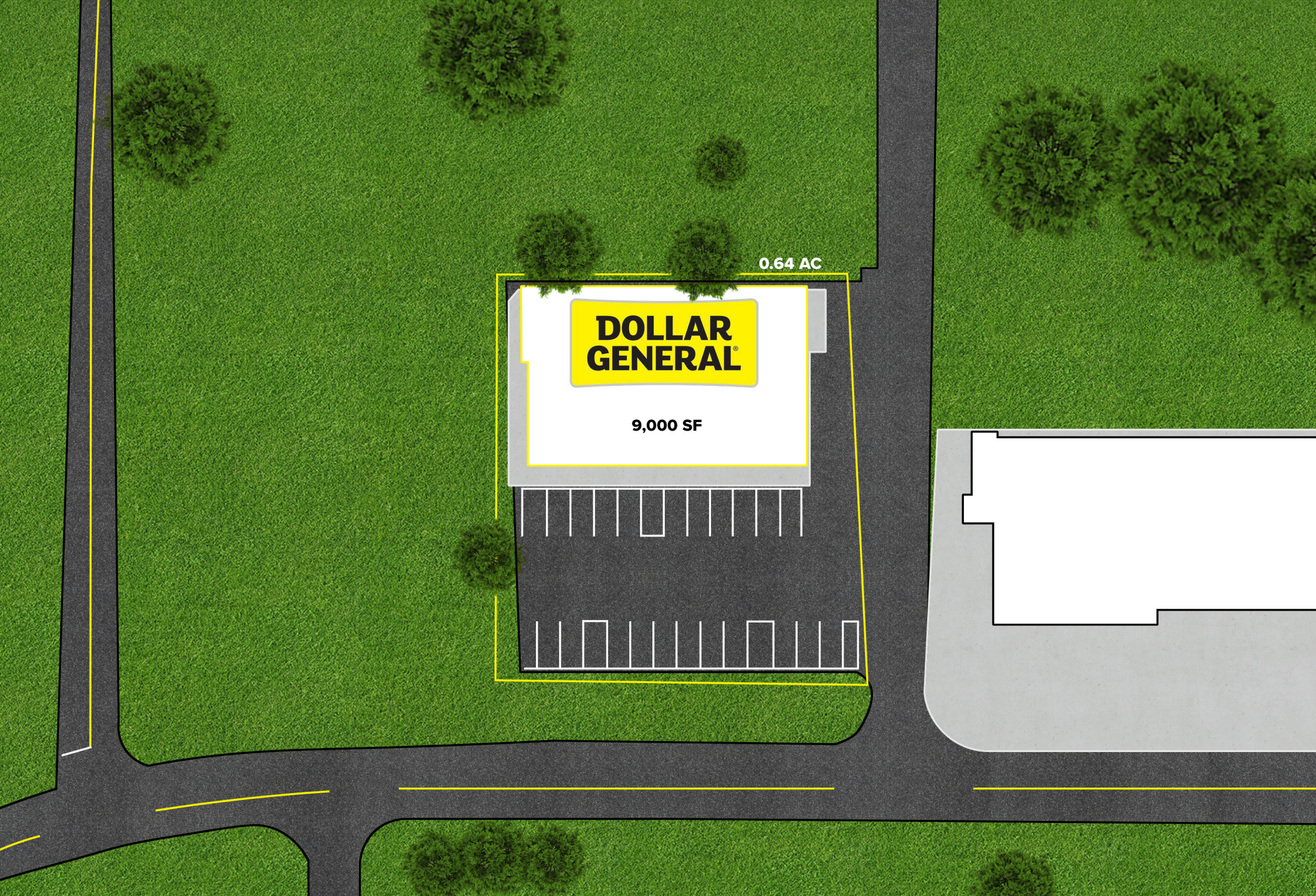
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About the Brand

Dollar General

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DEMOGRAPHICS

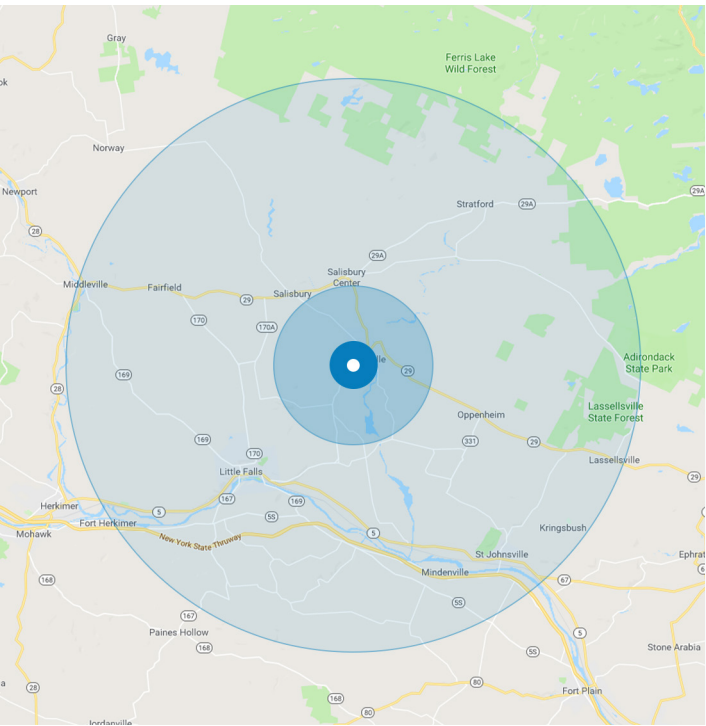
POPULATION	1 MILE	3 MILE	5 MILE	10 MILE
2023 Projection	1,924	3,519	7,600	19,130
2018 Estimate	1,960	3,565	7,736	19,413
2010 Census	2,066	3,695	8,175	20,263

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HOUSEHOLDS

2023 Projection

1 MILE	3 MILE	5 MILE	10 MILE
808	1,410	3,055	7,709
823	1,429	3,110	7,825
867	1,483	3,285	8,169

2018 Estimate

2010 Census

HOUSEHOLDS

Avg. HH Income

\$58,667	\$57,540	\$57,817	\$60,256
\$49,749	\$20,245	\$48,574	\$47,455

Med. HH Income

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