



DOLLAR GENERAL
122 South Main Street
Holland, New York

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DISCLAIMER STATEMENT:

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



**EXECUTIVE
SUMMARY:**

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Dollar General property located in Holland, New York. The Dollar General was built in 2014 and has ten years remaining on the lease which expires July 31, 2029. The lease features a rental escalations in year 11 and in each of the three 5-year renewal option periods. The property has upgraded construction featuring four sided concrete block building.

The 9,105 square foot property is strategically located along South Main Street (10,390 VPD), the primary north-south thoroughfare in the town. Dollar General serves as a primary shopping destination for residents in the area with limited competition. The subject property is located within close proximity to multiple residential communities, local businesses and schools. Holland is located approximately thirty miles south of Buffalo.

Dollar General offers both name-brand and generic merchandise including off-brand goods and closeouts of name-brand items. Although it has the word dollar in the name, Dollar General is not a dollar store. Many of its offerings are priced at more than one dollar. Dollar General is an investment grade rated company with a Standard & Poor's rating of BBB. Dollar General is publicly traded on the New York Stock Exchange (Symbol: DG) with a market capitalization in excess of \$31 billion. Dollar General operated more than 15,000 stores located in 45 states.



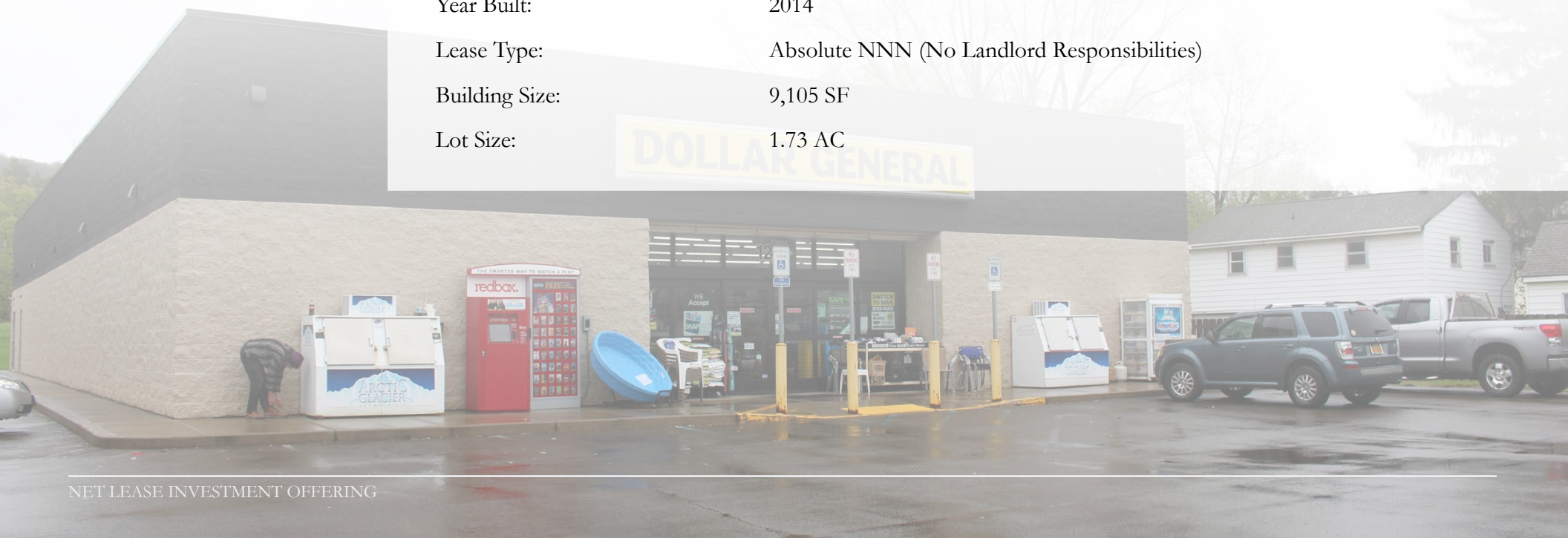
**INVESTMENT
HIGHLIGHTS:**

- Investment grade company with an S&P rating of BBB
- 10 years remaining on corporate lease
- 10% Rental escalation in year 11 of lease and in each renewal option period
- Strategically located along South Main Street (10,390 VPD), the primary north-south thoroughfare in the town
- Limited competition in the area
- Holland is located approximately thirty miles south of Buffalo
- Upgraded construction featuring four sided concrete block building

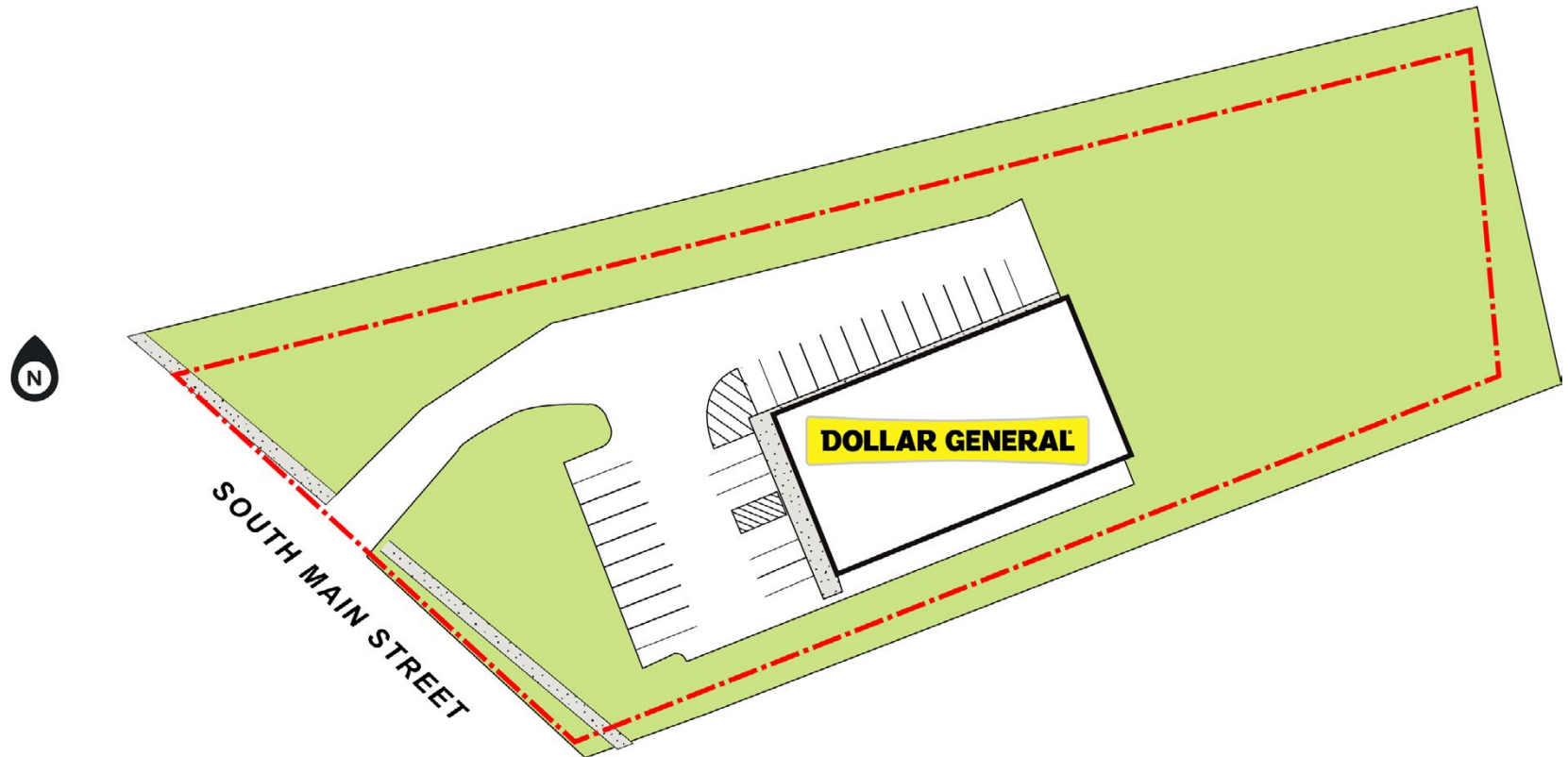


PROPERTY OVERVIEW:

Price:	\$1,373,697
Cap Rate:	7.25%
Net Operating Income:	\$99,593
Lease Expiration Date:	7/31/2029
Renewal Options:	Three 5-Year
Rental Escalations:	\$102,580 – August 1, 2024 \$112,838 – First Option \$118,480 – Second Option \$124,404 – Third Option
Guarantor:	Dollar General Corporation
Credit Rating:	Investment Grade – BBB (Standard & Poor's)
Year Built:	2014
Lease Type:	Absolute NNN (No Landlord Responsibilities)
Building Size:	9,105 SF
Lot Size:	1.73 AC









**DEMOGRAPHIC
REPORT:**

Population	1-Mile	3-Mile	5-Mile
Total Population	866	2,849	6,050
Total Households	379	1,162	2,419

Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$77,860	\$83,363	\$84,171



**MARKET
OVERVIEW:**

Holland, New York

Holland is a town in Erie County, New York, United States. The population was 3,401 at the 2010 census. The name is derived from the Holland Land Company, the original title-holder to most of the land of Western New York. Holland is one of the “Southtowns” of Erie County, located in the southeast part of the county, and to the southeast of Buffalo.



TENANT OVERVIEW:

Dollar General

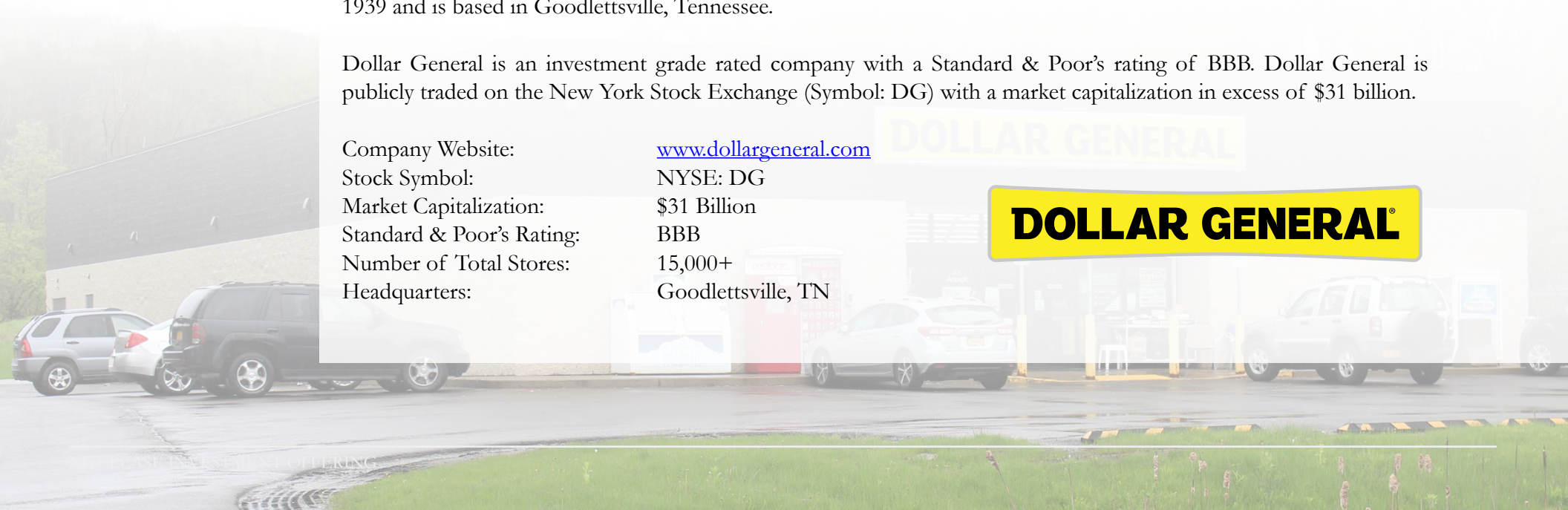
Dollar General Corporation is a discount retailer that provides various merchandise products in 45 states throughout the United States. The company offers consumable products, including paper and cleaning products comprising paper towels, bath tissues, paper dinnerware, trash and storage bags, and laundry and other home cleaning supplies; packaged food products, such as cereals, canned soups and vegetables, condiments, spices, sugar, and flour; perishables consisting of milk, eggs, bread, frozen meals, beer, and wine; snacks that comprise candies, cookies, crackers, salty snacks, and carbonated beverages; health and beauty products, such as over-the-counter medicines, as well as soap, body wash, shampoo, dental hygiene, and foot care products; pet products, which include pet supplies and pet food; and tobacco products. It also provides seasonal products, including decorations, toys, batteries, small electronics, greeting cards, stationery products, prepaid phones and accessories, gardening supplies, hardware products, and automotive and home office supplies; and home products consisting of kitchen supplies, cookware, small appliances, light bulbs, storage containers, frames, candles, craft supplies and kitchen products, beds, and bath soft goods. In addition, the company offers apparel for infants, toddlers, girls, boys, women, and men, as well as socks, underwear, disposable diapers, shoes, and accessories.

Dollar General operated more than 15,000 stores located in 45 states. The company was formerly known as J.L. Turner & Son, Inc. and changed its name to Dollar General Corporation in 1968. Dollar General Corporation was founded in 1939 and is based in Goodlettsville, Tennessee.

Dollar General is an investment grade rated company with a Standard & Poor's rating of BBB. Dollar General is publicly traded on the New York Stock Exchange (Symbol: DG) with a market capitalization in excess of \$31 billion.

Company Website:	www.dollargeneral.com
Stock Symbol:	NYSE: DG
Market Capitalization:	\$31 Billion
Standard & Poor's Rating:	BBB
Number of Total Stores:	15,000+
Headquarters:	Goodlettsville, TN

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