

**DOLLAR GENERAL®**

21236 Main Street  
Ranburne, AL 36273

PRICE  
**\$513,000**

NOI  
**\$41,040**

CAP RATE  
**8.00%**

SQ FT  
**9,014**

CURRENT LEASE  
**6/1/2015 – 5/31/2022**  
**Five 5-Year Options**

Built-to-suit in 2004



## 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

<b>Current Term</b>	<b>June 1, 2015</b>	<b>to</b>	<b>May 31, 2022</b>
1st Option	June 1, 2022	to	May 31, 2027
2nd Option	June 1, 2027	to	May 31, 2032
3rd Option	June 1, 2032	to	May 31, 2037
4th Option	June 1, 2037	to	May 31, 2042
5th Option	June 1, 2042	to	May 31, 2047

<b>Rent Increases</b>	<b>Annual Rent</b>	<b>Monthly Rent</b>
<b>Current Term</b>	<b>\$41,040</b>	<b>\$3,420.00</b>
1st Option	\$45,408	\$3,784.00
2nd Option	\$48,816	\$4,068.00
3rd Option	\$52,500	\$4,375.00
4th Option	\$56,400	\$4,700.00
5th Option	\$60,900	\$5,075.00

Dollar General fully reimburses real estate taxes and insurance. Dollar General contributes \$190.00/mth for parking lot maintenance.

