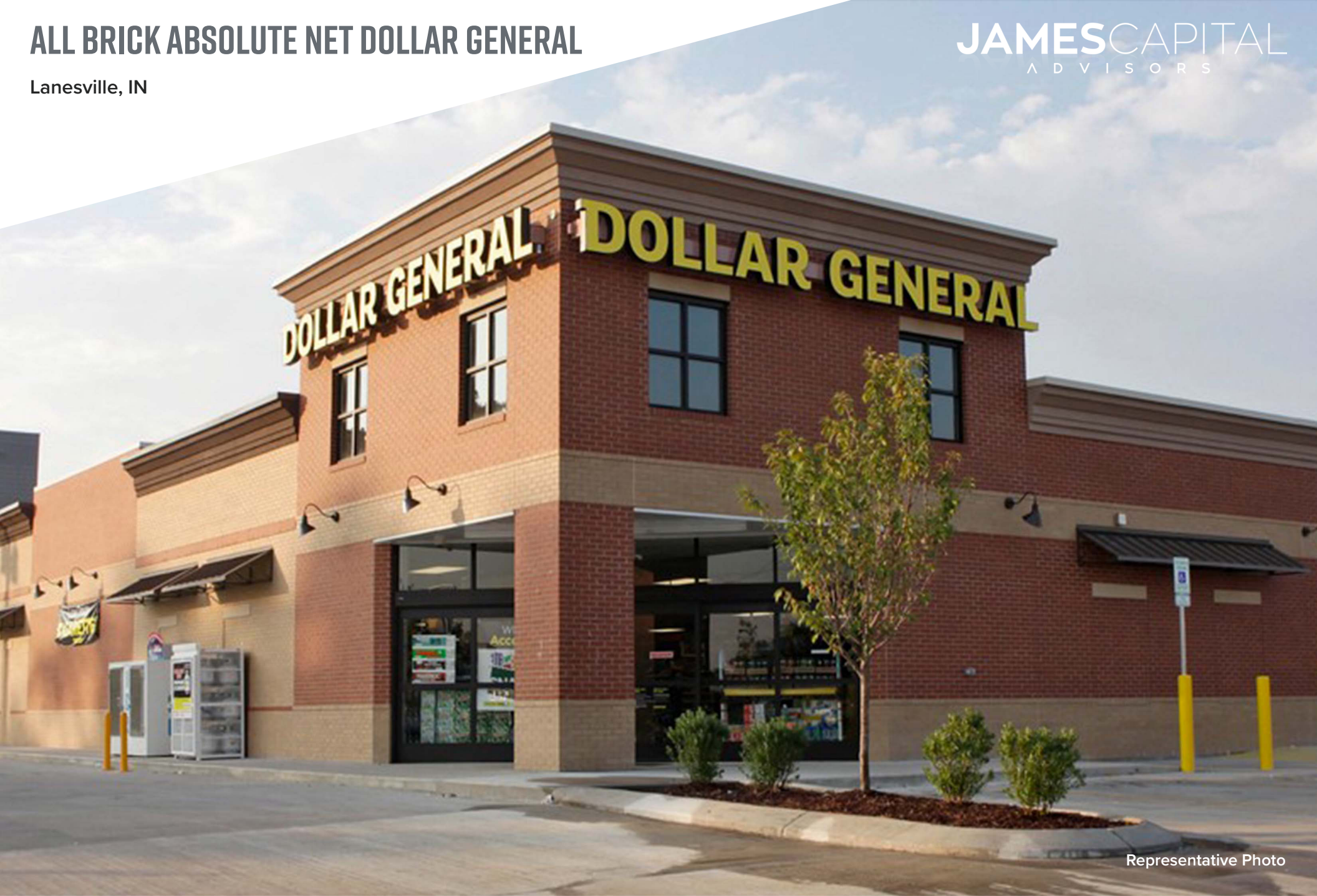


ALL BRICK ABSOLUTE NET DOLLAR GENERAL

Lanesville, IN

JAMESCAPITAL
ADVISORS



Representative Photo

James Capital Advisors
Marketing Package

Dollar General

7016 Main St NE, Lanesville, IN 47136

PROPERTY INFO

Tenant	Dollar General
Street Address	7016 Main St NE
City	Lanesville
State	IN
Zip	47136
APN	31-11-19-401-003.000-005
GLA	9,100 SF
Lot Size	2.624 AC
Year Built	2019



FINANCIAL SUMMARY

Purchase Price	\$1,372,480
Cap Rate	6.50%
Net Operating Income	\$89,211
Price / SF	\$150.82
Rent / SF	\$9.80
Listing Agent	Tony Anderson
Phone Number	(424) 325-2615
Email	SUBMIT OFFER



INVESTMENT HIGHLIGHTS

New 15-Year Absolute Net Lease

This property is subject to a brand new 15-year Absolute Net (NNN) lease, which provides a 100% passive investment to the landlord.

Value-Focused Retailer with Decades of Success

Dollar General has reported growth for 29 consecutive years, most recently with a 4.1% increase in same-store sales in Q1 2019.

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.

National Brand Recognition

Dollar General is the largest small-box discount retailer in the United States, with more than 15,000 stores in 45 states and annual revenue of more than 23 billion.

Investment Grade Guarantee

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

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The Offering

Dollar General

7016 Main St NE, Lanesville, IN 47136



DOLLAR GENERAL

Lanesville, IN



LEASE SUMMARY

Lease Type	Absolute Net (NNN)
Type of Ownership	Fee Simple
Original Lease Term	15 Years
Commencement Date	February 22, 2019
Lease Expiration	February 21, 2034
Term Remaining	14.79 Years
Increases	10% Each Option
Options	Five, Five-Year Options
ROFR / ROFO	N/A

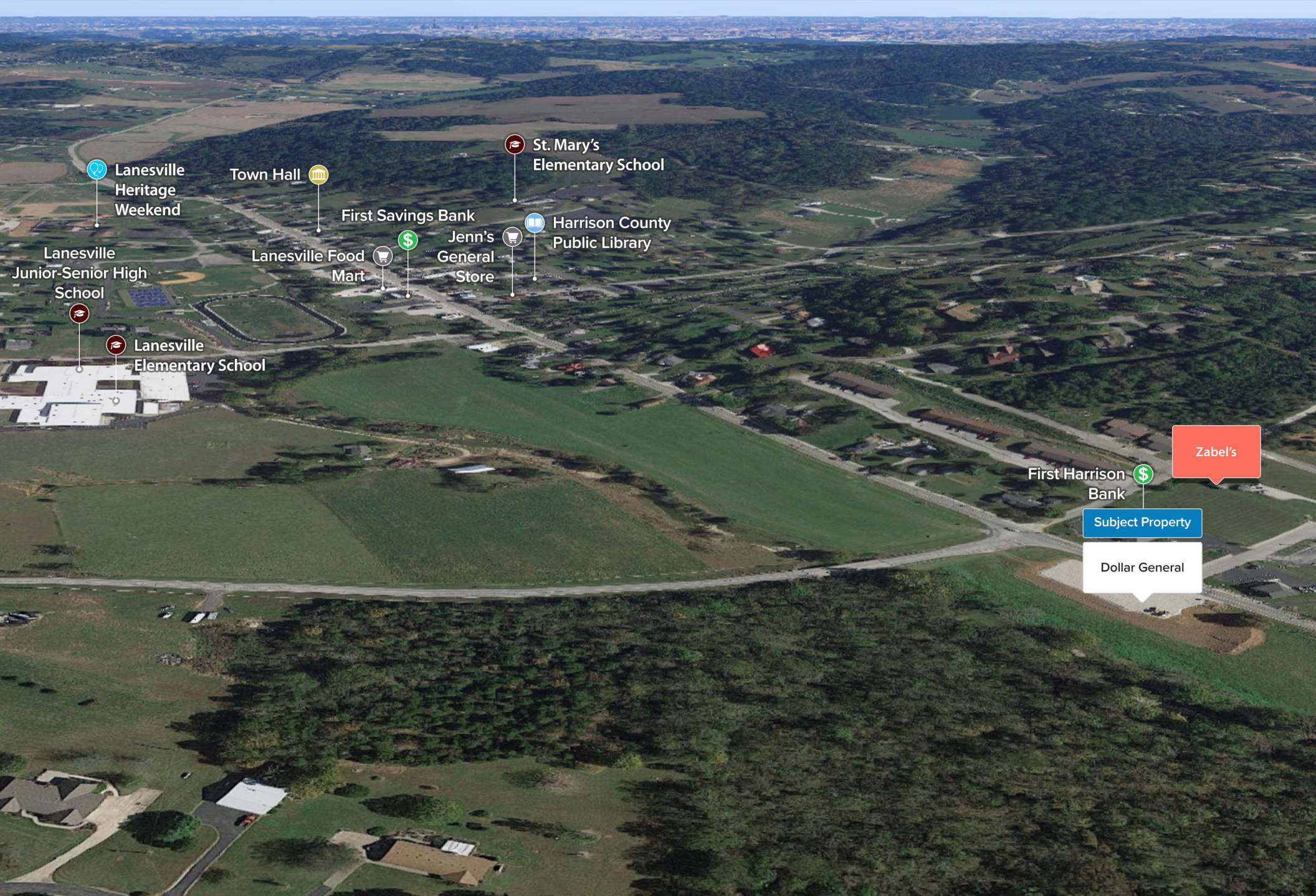
Real Estate Taxes	Tenant Reimburses
Insurance	Tenant Responsible
Repairs & Maintenance	Tenant Responsible
Lease Guarantor	Corporate
Company Name	Public
Ownership	Dollar General
Years in Business	80
Number of Locations	15,000

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Lease Summary

Dollar General

7016 Main St NE, Lanesville, IN 47136





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RENT SCHEDULE

	PERIOD	ANNUAL RENT	MONTHLY RENT	INCREASE	RENT / SF	CAP RATE
02/22/2019-02/21/2034	Base Term	\$89,211.24	\$7,434.27	N/A	\$9.80	6.50%
02/22/2034-02/21/2039	1st Option	\$98,132.36	\$8,177.70	10%	\$10.78	7.15%
02/22/2039-02/21/2044	2nd Option	\$107,945.60	\$8,995.47	10%	\$11.86	7.87%
02/22/2044-02/21/2049	3rd Option	\$118,740.16	\$9,895.01	10%	\$13.02	8.65%
02/22/2049-02/21/2054	4th Option	\$130,614.18	\$10,884.51	10%	\$14.35	9.52%
02/22/2054-02/21/2059	5th Option	\$143,675.59	\$11,972.97	10%	\$15.79	10.47%

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Rent Schedule

Dollar General

7016 Main St NE, Lanesville, IN 47136

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	NUMBER OF STATES	2018 FORTUNE 500 RANKING
15,000+	45	#123



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.

PROPERTY HIGHLIGHTS

Brand New Build-to-Suit Location

This property is a rare, brand new, all brick, build-to-suit location.

Sizable Parcel

This Dollar General was constructed on a sizable, 2.624 Acre parcel, providing the investor with the benefit of more flexibility for redevelopment and an enhanced ability for future resale.

Excellent Site-Level Visibility

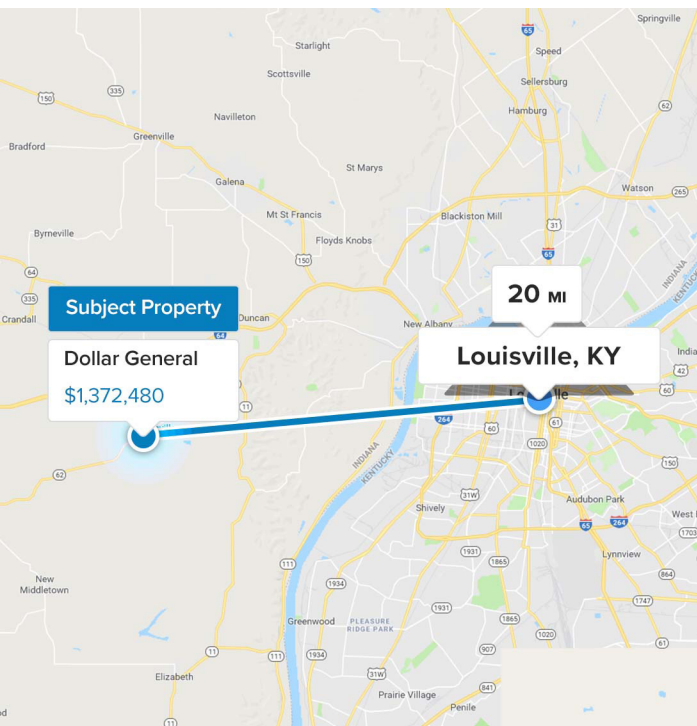
The property benefits from its location directly off of the 62 Highway, which is the main traffic artery in the town.

Close Proximity to the Only School in the Area

This Dollar General is ideally located less than a mile from the only Elementary School, Junior High School and High School in the area.



Representative Photo



LOCATION OVERVIEW

Louisville MSA

The subject property is located 20 minutes away from Louisville, KY, the 26th most populated city in the United States.

Above Average Middle-America Income

In 2018, the average household income in Lanesville was nearly \$85,000, which is 29% higher than the average middle American household's income.

Major Road Developments and Improvements

The subject property is located less than two miles from the road that will funnel from the 64 Interstate directly into the city of Lanesville. The 60-acre project is set to finish in July 2019.

Healthy Economic Drivers

In addition to being located only 12 miles from one of the largest growing cities in the country, Dollar General is also located only a mile and a half from a future Glass Fabrication Plant. Construction on the 50,000-square-foot Glass Fabrication Plant will be completed in early 2020, creating substantial job growth.

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Location Overview

Dollar General

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LOUISVILLE, KY

Expansive Population

The Greater Louisville Region, made up of five counties in Indiana and ten counties in Kentucky, has a population of more than 1.4 million people with nearly 600,000 households.

26th Largest City in the Nation

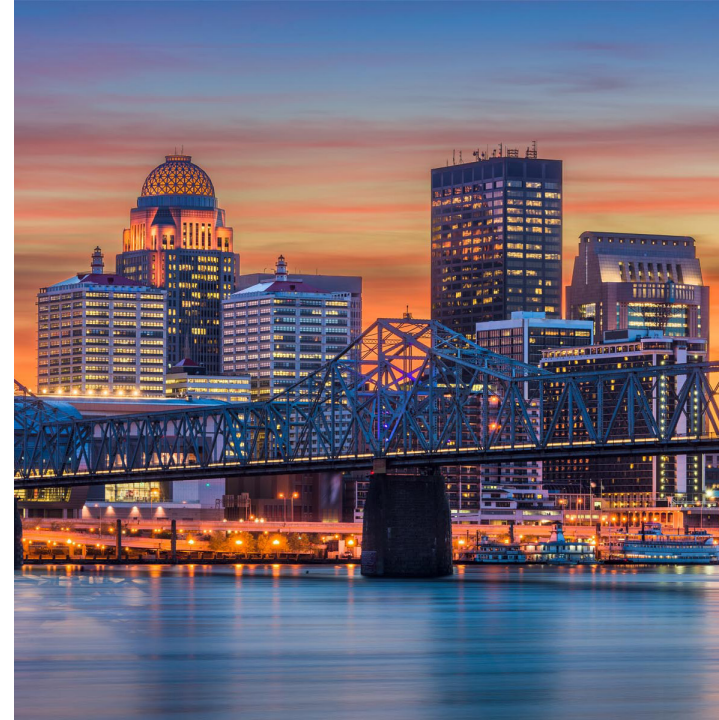
The City of Louisville maintains its dominant share of the region's population and is Kentucky's largest city, ranking 26th in the nation.

3rd Most Affordable Place to Live

Louisville has been ranked by Trulia.com as the 3rd Most Affordable Place to Live in the United States, making the City truly an ideal destination for all.

Top 10 Food City

Additionally, Louisville is named as a Top 10 Food City and has been recognized for having one of the Best Food Neighborhoods in America.



THE CITY

Favorable Business Climate

Louisville, once a hidden secret, is now known as one of the top emerging markets. The City has grown exponentially in the last decade and is widely known for being progressive and affordable with a favorable business climate.

Home of the Kentucky Derby

Louisville is home to the Kentucky Derby, iconic brands like KFC, Maker's Mark and Louisville Slugger, world-class companies like UPS, GE and Humana and more.

Kentucky International Convention Center Re-Opening

The Kentucky International Convention Center, located downtown, recently re-opened after a \$200+ million dollar renovation and expansion that reflects the vitality of Bourbon City.

Dedication to the City

Today, Louisville is a vibrant city on the move, investing millions of dollars to upgrade and renovate its attractions, hotels and new developments to make them all state-of-the-art and one-of-a-kind.

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Retail Aerial

Dollar General

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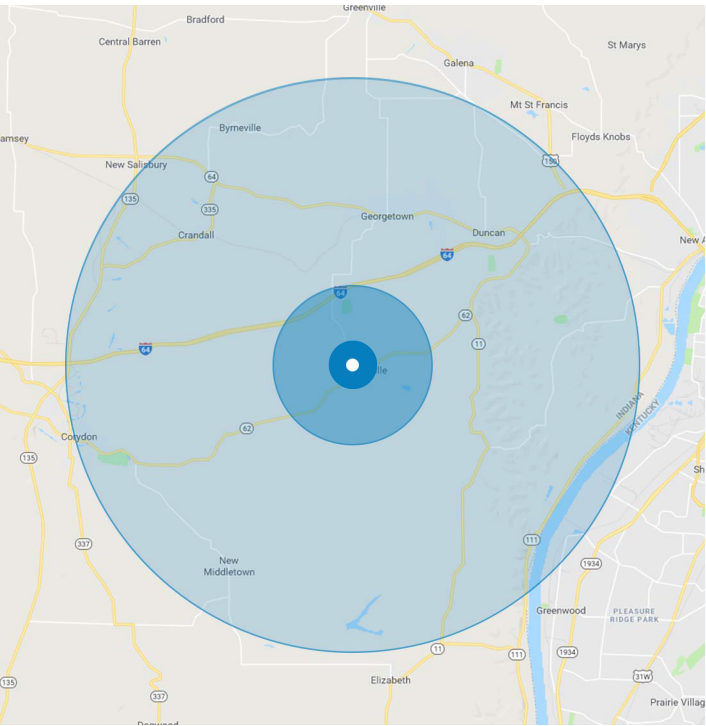


DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE	10 MILE
2023 Projection	756	4,057	10,279	129,843
2018 Estimate	749	4,115	10,083	127,670
2010 Census	801	4,186	9,995	124,022
Growth 2018 - 2023	0.93%	1.43%	1.94%	1.70%

Above Average Middle-America Income

In 2018, the average household income in Lanesville was nearly \$85,000, which is 29% higher than the average middle American household's income.



HOUSEHOLDS	1 MILE	3 MILE	5 MILE	10 MILE
2023 Projection	294	1,564	3,846	50,770
2018 Estimate	291	1,543	3,777	49,944
2010 Census	312	1,591	3,757	48,680
Growth 2018 - 2023	1.03%	1.36%	1.83%	1.65%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	10 MILE
Avg. HH Income	\$85,453	\$84,902	\$84,259	\$66,357
Med. HH Income	\$68,958	\$67,907	\$69,989	\$53,480



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James Capital Advisors

Dollar General

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