Dollar General Plus NE corner of State Road 135 & State Road 58 in Freetown Indiana, 47235

<u>10,640 sf store</u> (normal size is 9100 sf)

The store turns over to Dollar General on October 17, 2019 so available to Close on the new store any time after November 18, 2019.

The new Dollar General Plus is the only dollar store in Freetown and the surrounding area.

Freetown is in Jackson County Indiana and has population of 44,768 as of 2018 and has grown 5.64% since 2010. Freetown's zip code of 47235 has a population of 1860 as of 2018.

The store is available at a <u>6.6 % Cap Rate</u>, with an annual Net Operation Income (NOI) of \$89,439.96,483 and a Purchase Price of <u>\$1,355,100</u>.

This NNN Corporate Dollar General Lease is corporately guaranteed (which is investment grade credit with a "BBB" Standard & Poor's credit rating) and will have fixed rent for the 15-year primary term with 5 x 5-year options with 10% increases with each 5-year option. Dollar General has over 15,500 stores.

I have a buyer friendly contract that my developer is very familiar with if you have a buyer.

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