



5720 State Route 19A
Castille, NY 14427

INVESTMENT OFFERING

New York Broker of Record – LLD Enterprises – Lic. 1049120399

DISCLAIMER

PrincipalsherebyadviseallprospectivepurchasersofSingleTenantNetLeasedpropertyasfollows:

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As the Buyer of a single tenant property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Principals expressly deny any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a single tenant property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any single tenant property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Principals and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this single tenant property.

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PRICING & FINANCIAL ANALYSIS

LOCATION

5720 State Route 19A
Castille, NY 14427

Price	\$1,385,255
Rentable Square Feet	9,100 SF
Price/SF	\$152.23
CAP Rate	6.70%
Year Built /Renovated	2017
Lot Size	2.20 Acres
Type of Ownership	Fee Simple

ANNUALIZED OPERATING DATA

<u>Rent Increase</u>	<u>Annual Rent</u>
Years 2017 – 2032	\$92,812.00
<u>Option Periods</u>	
Years 2032 - 2037	\$102,093.20
Years 2037 – 2042	\$112,302.52
Years 2042 – 2047	\$123,532.77
Years 2047 – 2052	\$135,886.05
Years 2052 - 2057	\$149,474.65

Real Estate Taxes	Full Reimbursement
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Net Operating Income	\$92,812.00
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Total Return	6.70% \$92,812.00
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TENANT SUMMARY

Tenant Trade Name	Dollar General Corp.
Ownership	Public
Tenant	Corporate
Lease Guarantor	Corporate, Public, NYSE: DG
Lease Type	Triple Net Lease
Roof and Structure	Tenant Responsible
Lease Term	15 Years*
Lease Commencement Date	11/11/2017
Rent Commencement Date	11/11/2017
Lease Expiration Date	11/10/2032
Term Remaining on Lease	approx. 13.00 Years
Increases	10% Every Five Years during the Options Periods
Options	Five, Five-Year Options

*Please Request Lease Agreements for further clarification

INVESTMENT & LOCATION OVERVIEW

Highlights

- Corporate Guaranteed (\$23.47 Billion Sale/ \$25,141 Billion Market Value approximately)
- Dollar General: #123 in Fortune 500 – S&P BBB Rating – Investment Grade
- Amazon “Proof” Tenant
- DG Stocks up +/- 15 % Year to Date
- 9,100 SF – Larger Store Format – Desirable Wide & Shallow Floor Plan
- 2.20 Acres of Land
- Located at main thoroughfare with very little retail competition
- Castile borders the beautiful Letchworth State Park

The Dollar General # 17,666 is located at 5720 State Route 19A Castile, NY. The Dollar General sits at the intersection of State Route 19A and S Main Street – State Route 39, which runs parallel to the Genesee River. This site was selected by Dollar General as it sits on a main thoroughfare with virtually no competition in the local market.

The Dollar General property is a 9,100 Square Foot property built in 2017. The rent is a triple net lease offered at an 6.70% Cap Rate. Zero landlord maintenance is required except for payment and reimbursement of real estate taxes. There are 10% increases during the five, five-year options.

CORPORATE DESCRIPTION

Dollar General Corporation is the nation's largest small-box discount retailer. We make shopping for everyday needs simpler and hassle-free by offering a carefully edited assortment of the most popular brands at low everyday prices in small, convenient locations. Dollar General ranks among the largest retailers of top-quality brands made by America's most-trusted manufacturers, such as Procter & Gamble, Kimberly Clark, Unilever, Kellogg's, General Mills and Nabisco.

\$23.47 billion in sales in fiscal 2017

14,000 stores in 40 states

About **12,000** core products from America's most-trusted manufacturers

9+ distribution centers

129,000+ employees

BBB Rating by Standard & Poor's

Headquarter are located at 100 Mission Ridge Goodlettsville, TN 37072

PICTURES OF PROPERTY



PICTURES OF PROPERTY



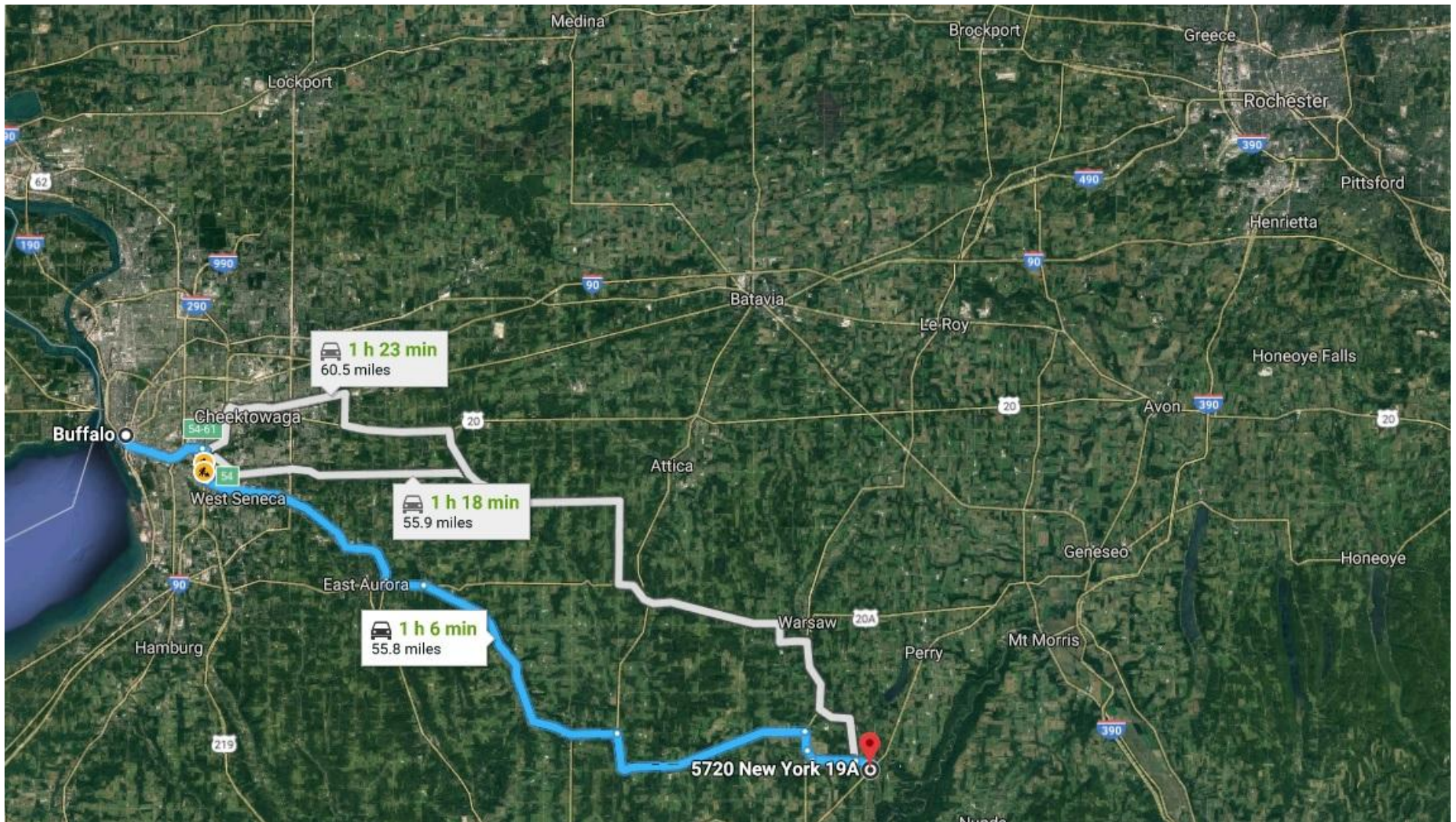
PICTURES OF PROPERTY



STREET VIEW



AERIAL



One Hour Drive from Buffalo or Rochester, NY

PICTURE OF PROPERTY



For further information, please contact:

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