

NET LEASE OFFERING



DOLLAR GENERAL

NYSE: DG; S&P Rating BBB

2019 Aerial of Actual Property



3525 W. Gulf to Lake Hwy.
Lecanto, FL 34461
Exclusive Investment Offering

Property Information

Subject Dollar General is the only dollar store located in Lecanto (60 mi. North of Tampa), home to the second largest campus of College of Central Florida and 50,000 acres of Citrus Wildlife Management Area (WMA), one of seven large tracts that make up the Withlacoochee State Forest.

The Citrus WMA is managed in cooperation with Florida Forest Service and offers recreation activities such as hunting, fishing, camping, wildlife viewing, hiking, and horseback riding, to name a few. Lecanto is also notable in being home to Black Diamond Ranch, a #1 rated, world-renowned Tom Fazio-designed golf community in Florida.

Lecanto, FL is located on Route 44 which runs from New Smyrna Beach in East Florida to Crystal Bay near Gulf of Mexico. The property is situated near the entrance to the Citrus WMA. 22,586 VPD pass in front of subject property on Route 44 daily. Route 44 is a two-way four-lane roadway with a channelized left turn lane directly into subject property.



Population has increased by 18.2% since 2010, and home appreciation has increased 8.2% since last 10 years. Lecanto has its own Citrus County school district consisting of Lecanto Primary, Middle School, and High School.

| | | | |
|-----------------------------|--|---------------------------|---|
| PURCHASE PRICE | \$1,600,000 (6.75% Cap Rate) | LEASE COMMENCEMENT | January 28, 2011 |
| NET OPERATING INCOME | \$107,997 Year 1-10; \$111,237 Years 11-15 | LEASE EXPIRATION | January 27, 2026; Four (4) - 5 Yr Renewal Options |
| RENT INCREASES | 3% Years 11-15; 10% during Option Periods | LEASE GUARANTOR | Dollar General Corporation (NYSE: DG; S&P Rating BBB) |

Rent Schedule

| | Year | Monthly Rent | Annual Rent |
|---------------|--------------------|--------------|-------------|
| Initial Term | 1/28/11 - 1/27/21 | \$9,000 | \$107,997 |
| | 1/28/21 - 1/27/26 | \$9,270 | \$111,237 |
| Option Period | 1/28/26 - 1/27/31 | \$10,197 | \$122,364 |
| | 1/28/31 - 1/27/36 | \$11,216 | \$134,592 |
| | 1/28/36 - 1/27/41 | \$12,338 | \$148,056 |
| | 1/28/41 - 11/27/46 | \$13,518 | \$162,216 |

| | |
|---------------------------|--|
| LANDLORD RESPONSIBILITIES | None; RE Tax is Reimbursed by Tenant within 45 days from receipt of Paid Receipt |
| HVAC | Tenant |
| PARKING LOT | Tenant |
| BUILDING CONSTRUCTION | Block, Metal, Metal Roof |
| PARKING LOT CONSTRUCTION | Asphalt |
| YEAR BUILT | 2011 |
| BUILDING SF / LAND SIZE | 9,014 SF / 2.48 Acres |



Representative Photos



About the Tenant

The logo for Dollar General, featuring the words "DOLLAR GENERAL" in bold, black, uppercase letters on a bright yellow rectangular background with rounded corners.

Dollar General (NYSE: "DG") opened its first store in Tennessee as J.L. Turner & Son, Inc. in 1939. 16,000 stores (as of September 28, 2019) in 44 states and 80 years later, the company remains the top Dollar Store in the United States.

In 2018, Dollar General opened 900 new stores, remodeled 1,050 stores, and relocated 115 stores. Similarly, in 2019, Dollar General plans to open 975 new stores, remodel approximately 1,000 stores, and relocate 100 stores, representing its third straight year of similar expansion and remodeling plans.

Dollar General generated \$25.6 Billion in Sales in 2018, an increase of 9.2% compared to \$23.5 billion in 2017. The company's stock is traded on the NYSE under trade symbol "DG." The company stock is S&P rated 'BBB.' The company is based in Goodlettsville, Tennessee.



Aerial



Demographics and Map



Gulf to Lake Highway (Route 44) runs from New Smyrna Beach in East Florida to Crystal River on Gulf Shores

| 2019 | 3 Mile | 5 Mile | 7 Mile |
|------------------|----------|----------|----------|
| Population | 8,025 | 32,611 | 65,534 |
| Median Income | \$45,572 | \$43,391 | \$43,438 |
| Average Income | \$59,907 | \$59,439 | \$60,443 |
| Total Households | 3,123 | 14,407 | 28,933 |



For further information, please contact Owner's Exclusive Representative.



Kelly Huang - Principal

1177 Avenue of the Americas, 5th Floor

New York, NY 10036

Office 646.370.1883

kh@kelcoinvestments.com