

DOLLAR GENERAL Absolute NNN Mesquite, TX



- . Average Population at 1-Mile Radius: 15K+
- . Average HHI at 1-Mile Radius: \$76K+
- . NNN - No Landlord Responsibilities
- . 11K+ Average Daily Traffic Count in Immediate Vicinity

❖ The above information has been secured by sources deemed to be reliable, Tri-Oak Consulting Group makes no representations or warranties expressed or implied as to the accuracy of the above information. References to square footage or age are approximate. Purchaser must verify the accuracy of the above information and bears all risks for any inaccuracies. Above information is subject to



1220 Pioneer Road - Mesquite, TX 75149

Building Size: 9,026 Square Feet

Land Size: 1.32 Approx. Acres

Parking: Adequate

Area Tenants: Planet Fitness, Walgreens, CVS, Tom Thumb, Pizza Hut, H&R Block, Chase Bank

DOLLAR GENERAL — NNN Lease

PURCHASE PRICE: \$1,832,284
(CAP RATE 6.00%)



Current Annual NOI:	\$109,937.04 (\$12.18 per building SF)
Initial Rent Commencement:	February 11, 2015
Lease Expiration:	February 28, 2030
Initial Lease Term:	15-Year - NNN
Renewal Options:	Three (3) / 5 Year Renewals
Rent Increases:	10% in Options

Demographics:	1-MILE	3-MILE	5-MILE
Population:	15,891	87,462	201,161
Median Income:	\$63,616	\$58,026	\$52,901
Average Income:	\$76,244	\$72,862	\$67,592

Tenant Responsibility:	RE Taxes, Insurance, Structure, Roof, HVAC & Parking Lot Maintenance
Lessor Responsibility:	None – Triple Net
Lease Guarantor:	Dollar General Corporation NYSE: DG

CONTACT INFORMATION

Gregory Fitzgerald 
(800) 385-6421
www.tri-oak.com
gfitz@tri-oak.com

❖ The above information has been secured by sources deemed to be reliable, Tri-Oak Consulting Group makes no representations or warranties expressed or implied as to the accuracy of the above information. References to square footage or age are approximate. Purchaser must verify the accuracy of the above information and bears all risks for any inaccuracies. Above information is subject to verification and no liability for errors or omissions are assumed.

Aerial View of Site

DOLLAR GENERAL — NNN Lease

PURCHASE PRICE: \$1,832,284
(CAP RATE 6.00%)

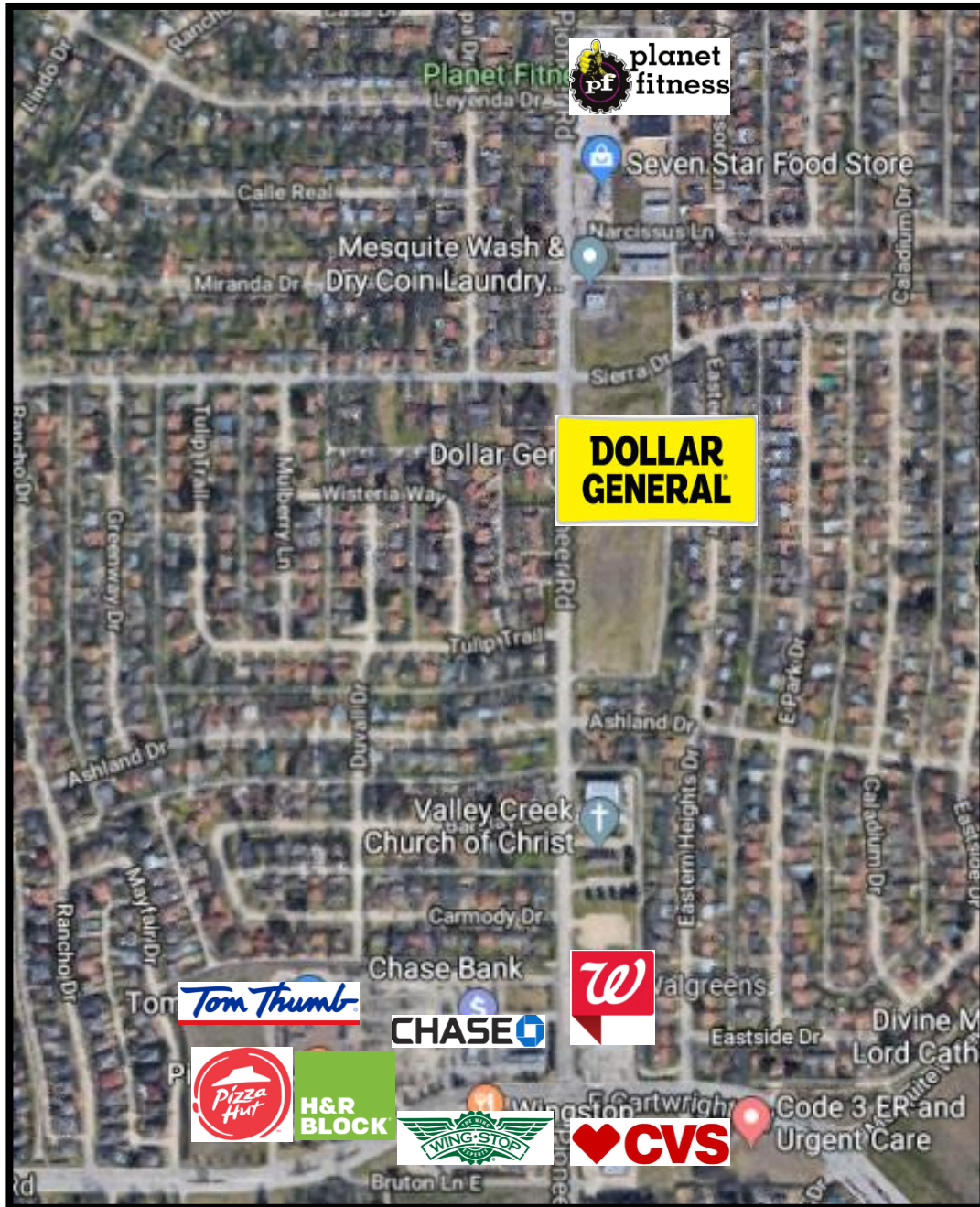


❖ The above information has been secured by sources deemed to be reliable, Tri-Oak Consulting Group makes no representations or warranties expressed or implied as to the accuracy of the above information. References to square footage or age are approximate. Purchaser must verify the accuracy of the above information and bears all risks for any inaccuracies. Above information is subject to verification and no liability for errors or omissions are assumed.

Aerial View With Aerial Tenants

DOLLAR GENERAL — NNN Lease

PURCHASE PRICE: \$1,832,284
(CAP RATE 6.00%)

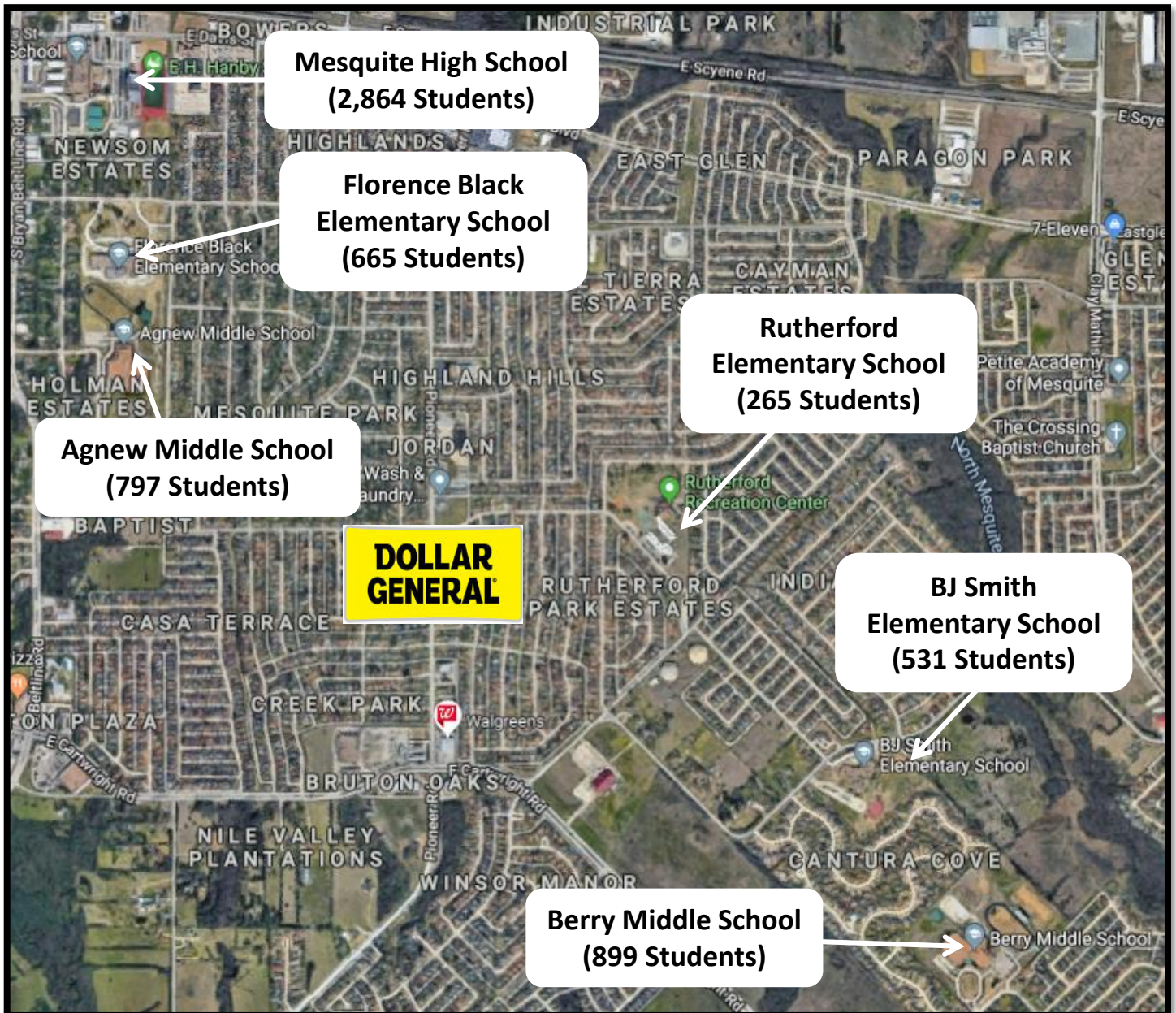


❖ The above information has been secured by sources deemed to be reliable, Tri-Oak Consulting Group makes no representations or warranties expressed or implied as to the accuracy of the above information. References to square footage or age are approximate. Purchaser must verify the accuracy of the above information and bears all risks for any inaccuracies. Above information is subject to verification and no liability for errors or omissions are assumed.

Aerial View with Aerial Tenants

DOLLAR GENERAL — NNN Lease

PURCHASE PRICE: \$1,832,284
(CAP RATE 6.00%)



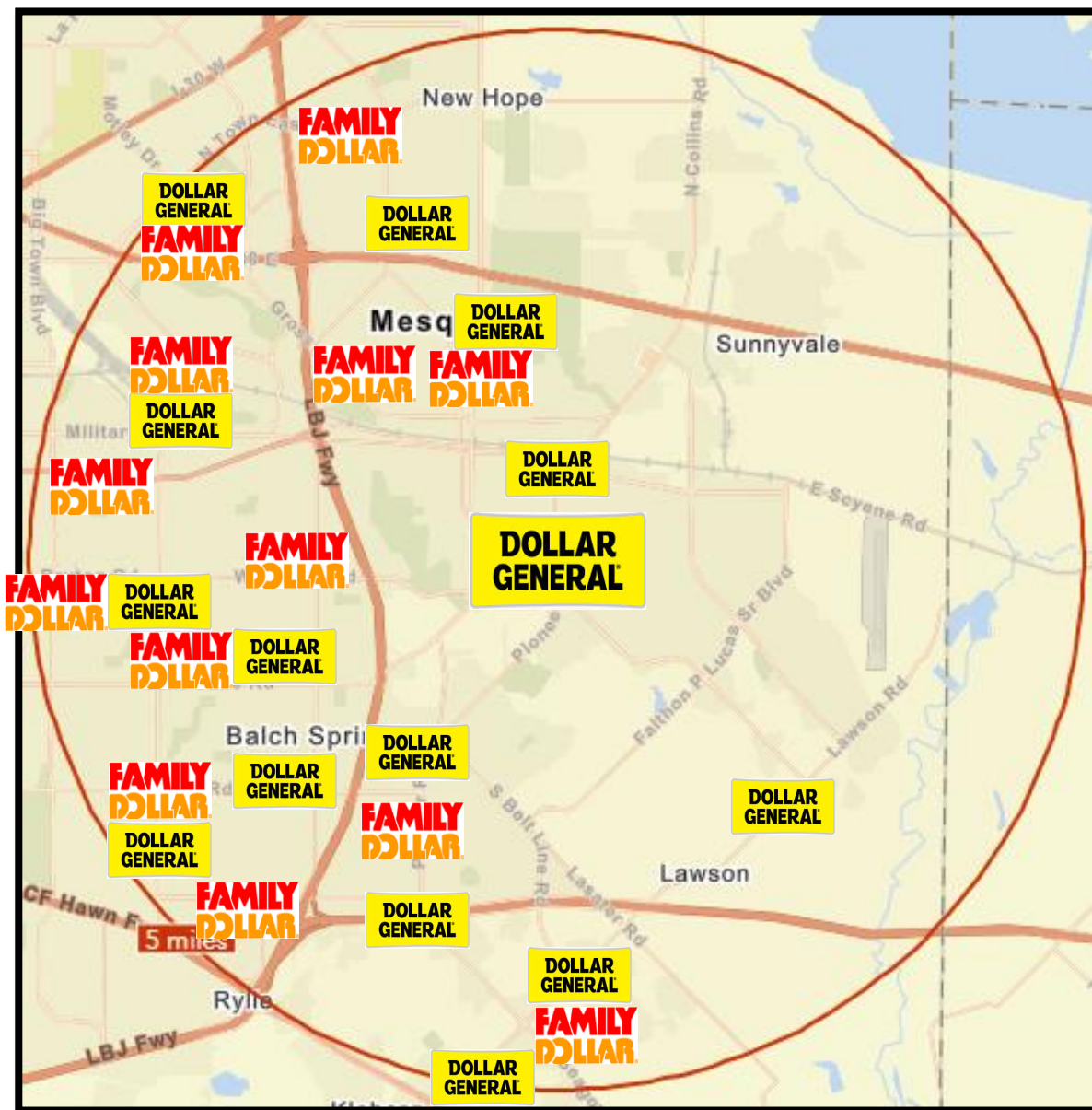
❖ The above information has been secured by sources deemed to be reliable, Tri-Oak Consulting Group makes no representations or warranties expressed or implied as to the accuracy of the above information. References to square footage or age are approximate. Purchaser must verify the accuracy of the above information and bears all risks for any inaccuracies. Above information is subject to verification and no liability for errors or omissions are assumed.

Discount Retailers Within 5-Mile Radius

DOLLAR GENERAL — NNN Lease

PURCHASE PRICE: \$1,832,284
(CAP RATE 6.00%)

Red: 5 Mile Radius



❖ The above information has been secured by sources deemed to be reliable, Tri-Oak Consulting Group makes no representations or warranties expressed or implied as to the accuracy of the above information. References to square footage or age are approximate. Purchaser must verify the accuracy of the above information and bears all risks for any inaccuracies. Above information is subject to verification and no liability for errors or omissions are assumed.

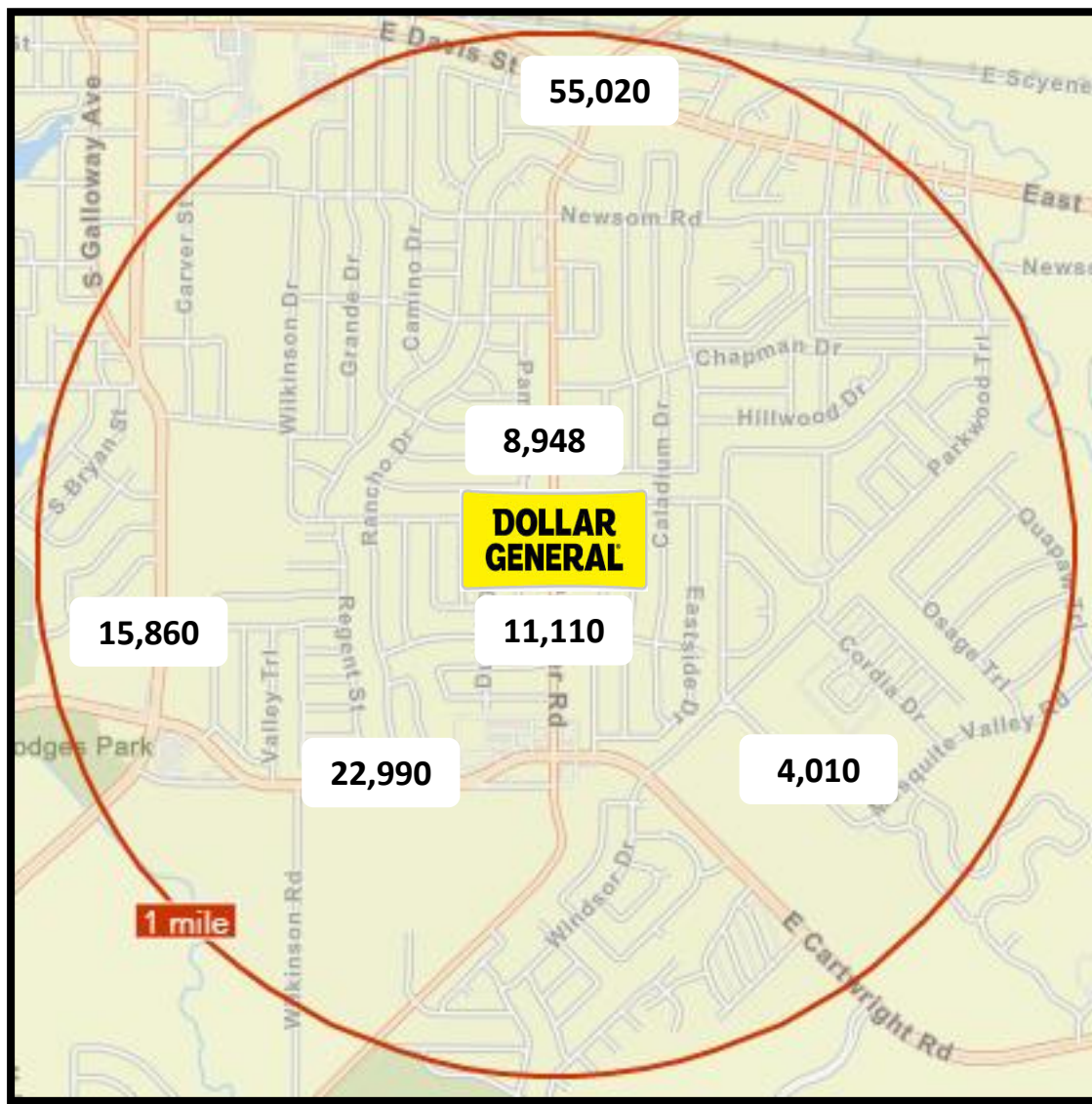
Traffic Counts

Data from: 2009

DOLLAR GENERAL — NNN Lease

PURCHASE PRICE: \$1,832,284
(CAP RATE 6.00%)

Red: 1 Mile Radius



❖ The above information has been secured by sources deemed to be reliable, Tri-Oak Consulting Group makes no representations or warranties expressed or implied as to the accuracy of the above information. References to square footage or age are approximate. Purchaser must verify the accuracy of the above information and bears all risks for any inaccuracies. Above information is subject to verification and no liability for errors or omissions are assumed.

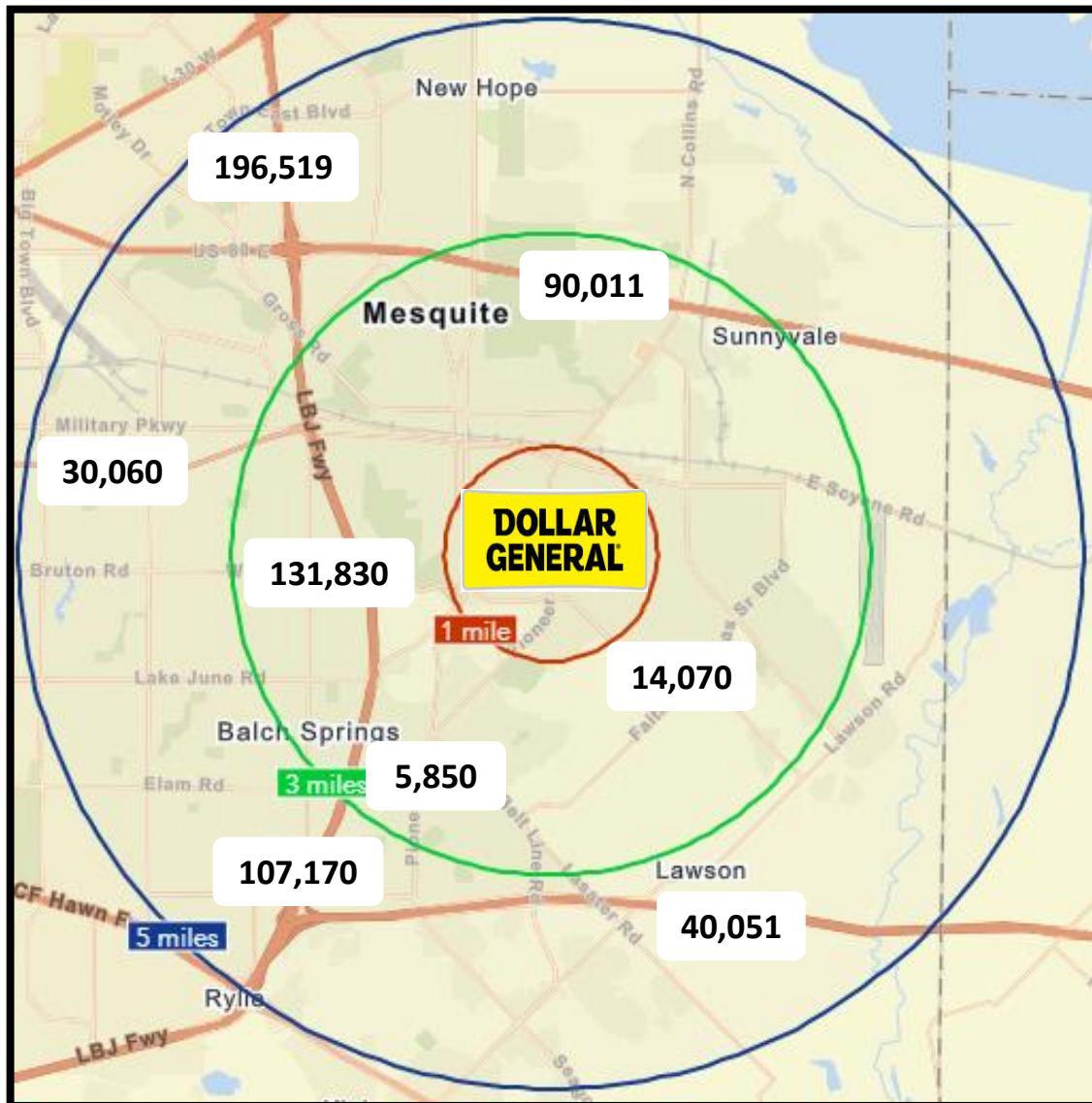
Traffic Counts

Data from: 2009

DOLLAR GENERAL — NNN Lease

PURCHASE PRICE: \$1,832,284
(CAP RATE 6.00%)

Red: 1 Mile Radius
Green: 3 Mile Radius
Blue: 5 Mile Radius

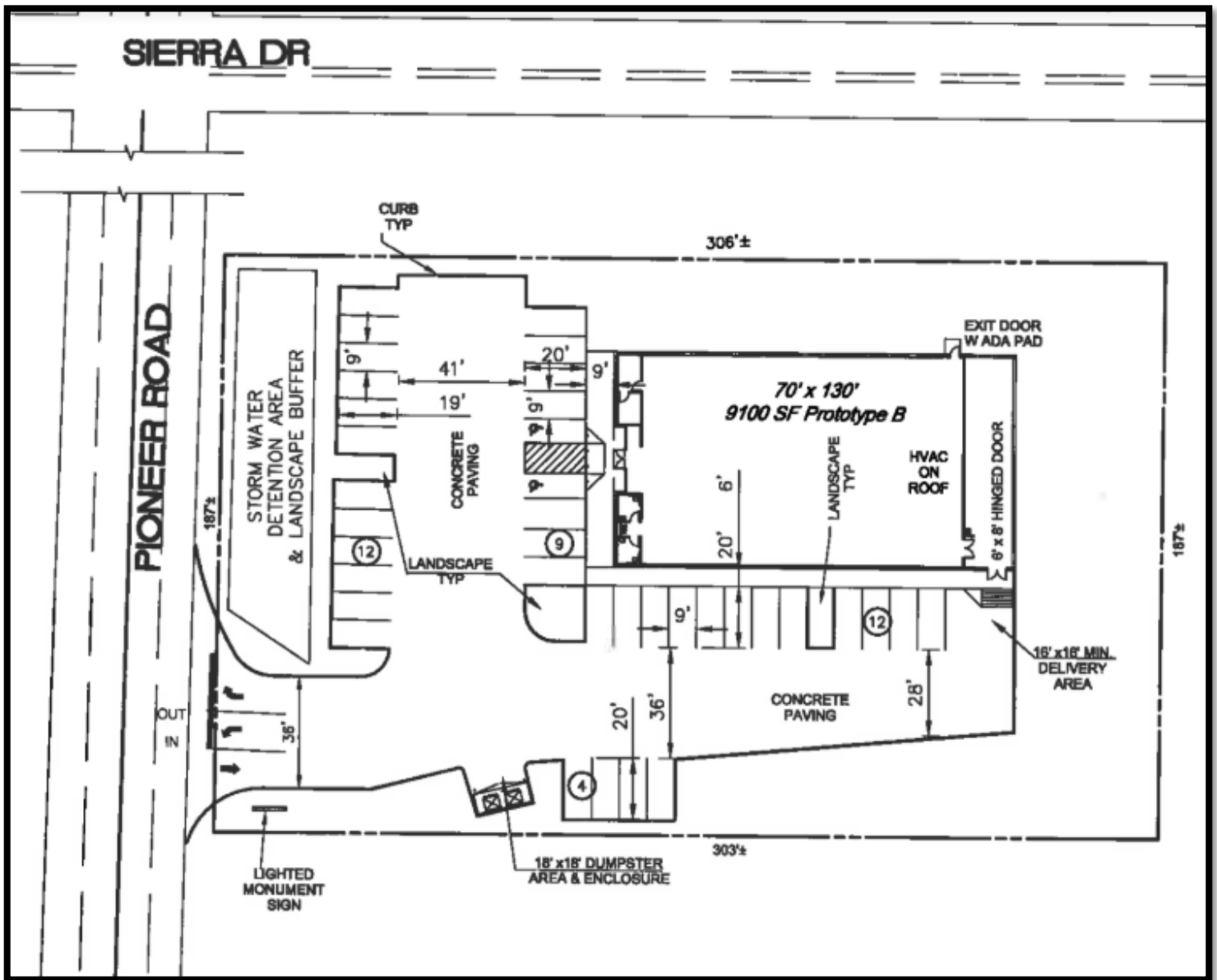


❖ The above information has been secured by sources deemed to be reliable, Tri-Oak Consulting Group makes no representations or warranties expressed or implied as to the accuracy of the above information. References to square footage or age are approximate. Purchaser must verify the accuracy of the above information and bears all risks for any inaccuracies. Above information is subject to verification and no liability for errors or omissions are assumed.

Site Plan

DOLLAR GENERAL — NNN Lease

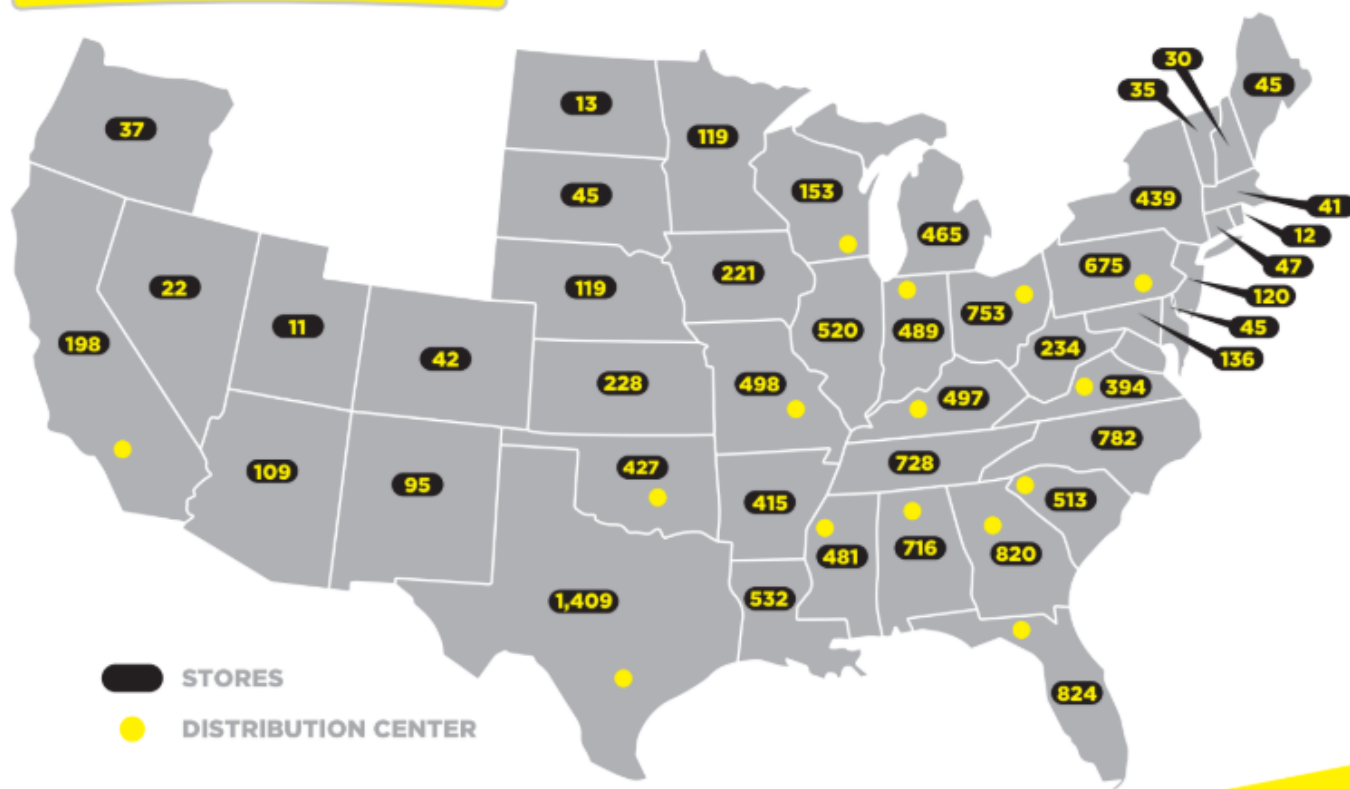
PURCHASE PRICE: \$1,832,284
(CAP RATE 6.00%)



❖ The above information has been secured by sources deemed to be reliable, Tri-Oak Consulting Group makes no representations or warranties expressed or implied as to the accuracy of the above information. References to square footage or age are approximate. Purchaser must verify the accuracy of the above information and bears all risks for any inaccuracies. Above information is subject to verification and no liability for errors or omissions are assumed.

14,534 STORES

DOLLAR GENERAL® IN 44 STATES



**Corporate
information**

Corporate Office

100 Mission Ridge
Goodlettsville, TN 37072
(615) 855-4000

Investor Relations



Dollar General Corporation has been delivering value to shoppers for over 75 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at low everyday prices in convenient neighborhood locations. Dollar General operated 13,000 stores in 43 states as of August 13, 2016. In addition to high quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo. For more information on Dollar General, please visit www.dollargeneral.com.

Source: <https://investor.shareholder.com/dollar/index.cfm>

❖ The above information has been secured by sources deemed to be reliable, Tri-Oak Consulting Group makes no representations or warranties expressed or implied as to the accuracy of the above information. References to square footage or age are approximate. Purchaser must verify the accuracy of the above information and bears all risks for any inaccuracies. Above information is subject to verification and no liability for errors or omissions are assumed.

DOLLAR GENERAL

Corporate Profile

Profile

Dollar General Corporation
100 Mission Ridge
Goodlettsville, TN 37072
United States - Map
Phone: 615-855-4000
Website: <http://www.dollargeneral.com>

Details

Index Membership:	N/A
Sector:	Services
Industry:	Discount, Variety Stores
Full Time Employees:	121,000

Business Summary

Dollar General Corporation, a discount retailer, provides various merchandise products in the southern, southwestern, midwestern, and eastern United States. The company offers consumable products, including paper and cleaning products comprising paper towels, bath tissues, paper dinnerware, trash and storage bags, and laundry and other home cleaning supplies; packaged food products, such as cereals, canned soups and vegetables, condiments, spices, sugar, and flour; perishables consisting of milk, eggs, bread, refrigerated and frozen food, beer, and wine; snacks that comprise candies, cookies, crackers, salty snacks, and carbonated beverages; health and beauty products, such as over-the-counter medicines, as well as soap, body wash, shampoo, dental hygiene, and foot care products; pet products, which include pet supplies and pet food; and tobacco products. It also provides seasonal products, including decorations, toys, batteries, small electronics, greeting cards, stationery products, prepaid phones and accessories, gardening supplies, hardware products, and automotive and home office supplies; and home products consisting of kitchen supplies, cookware, small appliances, light bulbs, storage containers, frames, candles, craft supplies and kitchen products, beds, and bath soft goods. In addition, the company offers apparel for infants, toddlers, girls, boys, women, and men, as well as socks, underwear, disposable diapers, shoes, and accessories. **As of August 19, 2017, it operated 14,000 stores located in 44 states.** The company was formerly known as J.L. Turner & Son, Inc. and changed its name to Dollar General Corporation in 1968. Dollar General Corporation was founded in 1939 and is based in Goodlettsville, Tennessee.

Dollar General Corporation (DG)

NYSE - Nasdaq Real Time Price. Currency in USD

☆ Add to watchlist

Visitors trend 2W ↑ 10W ↑ 9M ↑

160.64 +0.85 (+0.53%)

As of 1:28PM EST. Market open.

Buy

Sell

Summary

Company Outlook

Chart

Conversations

Statistics

Historical Data

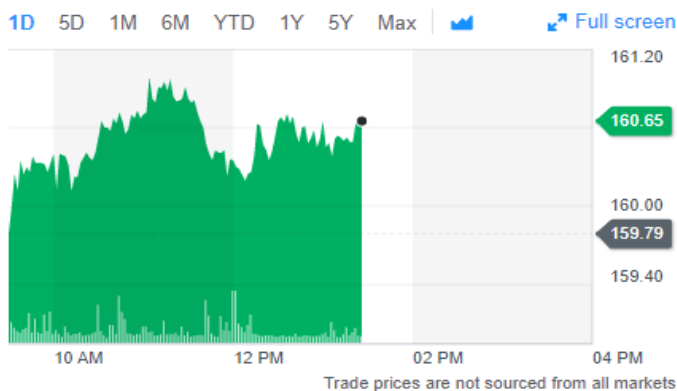
Profile

Financials **NEW**

Analysis

Options

Previous Close	159.79	Market Cap	41.284B
Open	159.89	Beta (3Y Monthly)	0.53
Bid	160.54 x 900	PE Ratio (TTM)	25.81
Ask	160.58 x 800	EPS (TTM)	6.22
Day's Range	159.75 - 161.00	Earnings Date	Dec 5, 2019
52 Week Range	98.08 - 166.98	Forward Dividend & Yield	1.28 (0.80%)
Volume	1,090,094	Ex-Dividend Date	2019-10-07
Avg. Volume	1,669,398	1y Target Est	169.68



As of: 11/25/2019 - Source: <http://finance.yahoo.com/q?s=dg>

❖ The above information has been secured by sources deemed to be reliable, Tri-Oak Consulting Group makes no representations or warranties expressed or implied as to the accuracy of the above information. References to square footage or age are approximate. Purchaser must verify the accuracy of the above information and bears all risks for any inaccuracies. Above information is subject to verification and no liability for errors or omissions are assumed.