



REPRESENTATIVE IMAGE



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Dollar General
3510 S SR 104
La Porte, IN 46350

D O L L A R G E N E R A L

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IN COOPERATION WITH
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DOLLAR GENERAL

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DOLLAR GENERAL

INVESTMENT SUMMARY

We Are Pleased to Offer For Sale the 9,100 SF Dollar General Located at 3510 S SR 104 in La Porte, IN. This Opportunity Includes a Brand-New Construction Estimated to Be Completed in July 2020 With a 15 Year Absolute Triple Net Lease and Zero Landlord Responsibilities, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$1,422,900
CAP	6.60%
NOI	\$93,912
PRICE PER SF	\$156.36
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	3510 S SR 104 La Porte, IN 46350
COUNTY	La Porte
BUILDING AREA	9,100 SF
LAND AREA	1.15 AC
BUILT	2020



REPRESENTATIVE IMAGE

HIGHLIGHTS

- 15 Year Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities
- Brand New Construction - Opening in Q3 2020
- Corporate Guarantee From Investment Grade Tenant Dollar General Corporation (NYSE: DG)
- Five 5-Year Option Periods With 10% Rental Increases at Each Option
- Dollar General Has Been Committed to Servings Others Since the Company's Inception in 1939
- Dollar General Has Hired Over 50,000 New Employees to Help Support Operations Across It's Organization Amid the Heightened Demand to Meet Customers Essential Needs
- Wells Fargo Believes Dollar General is Best-Positioned For COVID-19 Economic Fallout; [Read More Here](#)
- Dollar General Makes a Compelling Investment Opportunity in Light of the Country's Current Economic Challenges; [Read More Here](#)
- Affluent Demographics Making an Average Household Income of \$75,517 Within a 5-Mile Radius
- The Michigan City-La Porte, IN MSA is Strategically Situated Within a One-Day's Drive of Half of the Population of the United States, With 22 Major Markets Located Within 600 Miles of the MSA
- Major Employers of La Porte County Consists of: IU Health La Porte Hospital, Blue Chip Casino, Saint Anthony Memorial Health Center, La Porte Community School Corporation, La Porte County Office and Alpha Baking Company



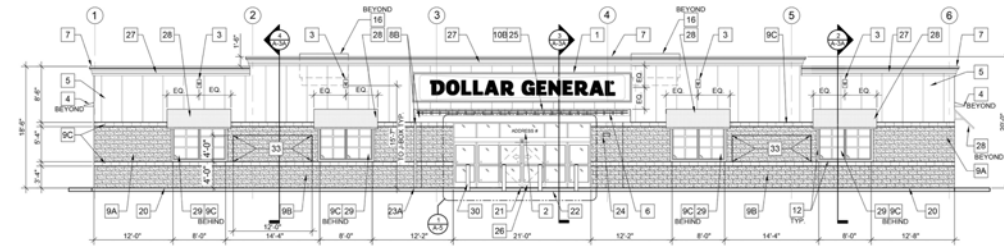
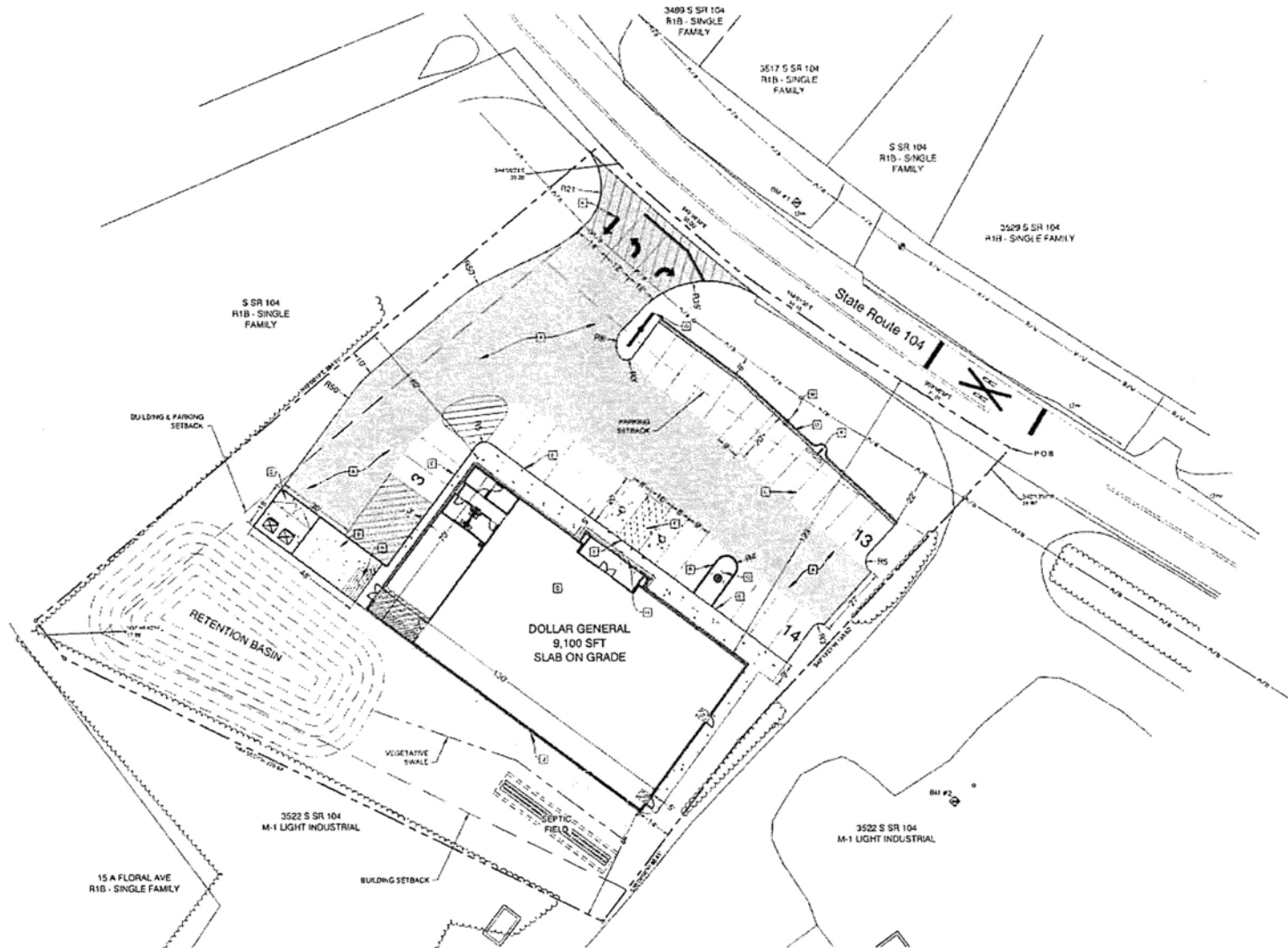
REPRESENTATIVE IMAGE

LEASE SUMMARY

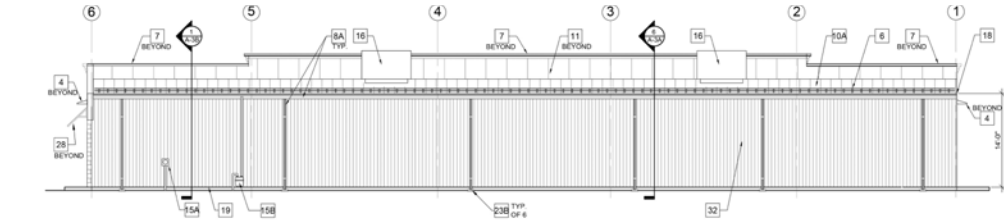
TENANT	Dollar General
PREMISES	A Building of Approximately 9,100 SF
DELIVERY DATE	July 14, 2020
LEASE COMMENCEMENT	The Earlier of 60 Days From the Delivery Date or on September 14, 2020
LEASE EXPIRATION	15 Years From Rent Commencement
LEASE TERM	15 Years
RENEWAL OPTIONS	5 x 5 Years
RENT INCREASES	10% at Option Periods
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Discount/Dollar Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
9,100 SF	\$93,912	\$10.32

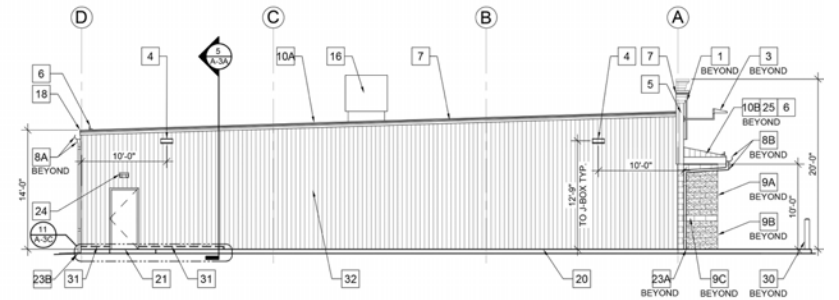
SITE PLAN & ELEVATIONS



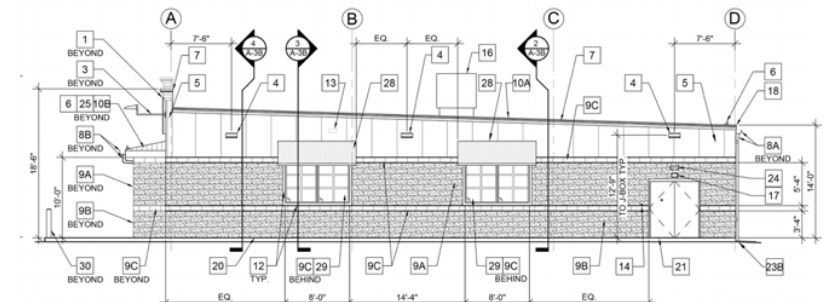
4 NORTHEAST ELEVATION
A-2 1/8" = 1'-0"



3 SOUTHWEST ELEVATION
A-2 1/8" = 1'-0"




1 SOUTHEAST ELEVATION
A-2 1/8" = 1'-0"




2 NORTHWEST (TRUCK SIDE) ELEVATION
A-2 1/8" = 1'-0"

Lake Michigan

DOLLAR GENERAL

 12 Min
7.7 Miles

 35 Min
25.1 Miles

INDIANA
104

Pleasant
Township Fire
Department

Bluhms
Garage

KFC Composite
Engineering



E Hupp Rd



925 Wholesale

Indian Trail
Elementary School

DOLLAR GENERAL





LA PORTE | LA PORTE COUNTY | INDIANA

La Porte is the county seat of La Porte County in the state of Indiana. Its population was estimated to be 21,610 people in 2018. It is one of the two principal cities of the Michigan City-La Porte, Indiana Metropolitan Statistical Area, which is included in the Chicago–Naperville–Michigan City, Illinois–Indiana–Wisconsin Combined Statistical Area. La Porte is located in northwest Indiana, east of Gary, and west of South Bend. The city is located 27 miles to South Bend and 70 miles to Chicago.

Due to the cities close proximity, South Bend's economy affects La Porte's. Since the 1960s, education, health care, and small business have come to the forefront of South Bend's economy. Nearby University of Notre Dame is a large contributor to the local economy. The university is the second largest employer in the city and in St. Joseph County, employing 6,086 people. Health care is another major contributor to the South Bend economy. In 2012, Memorial Health System announced that it was merging with Elkhart General Hospital, located in Elkhart County, to form Beacon Health System. Beacon is the largest employer in the city and in St. Joseph County, employing 7,088 people. Other notable businesses include Honeywell, Bosch, and PEI Genesis. AM General, Crowe Horwath, Tire Rack, and Martin's Super Markets all have corporate headquarters in South Bend.

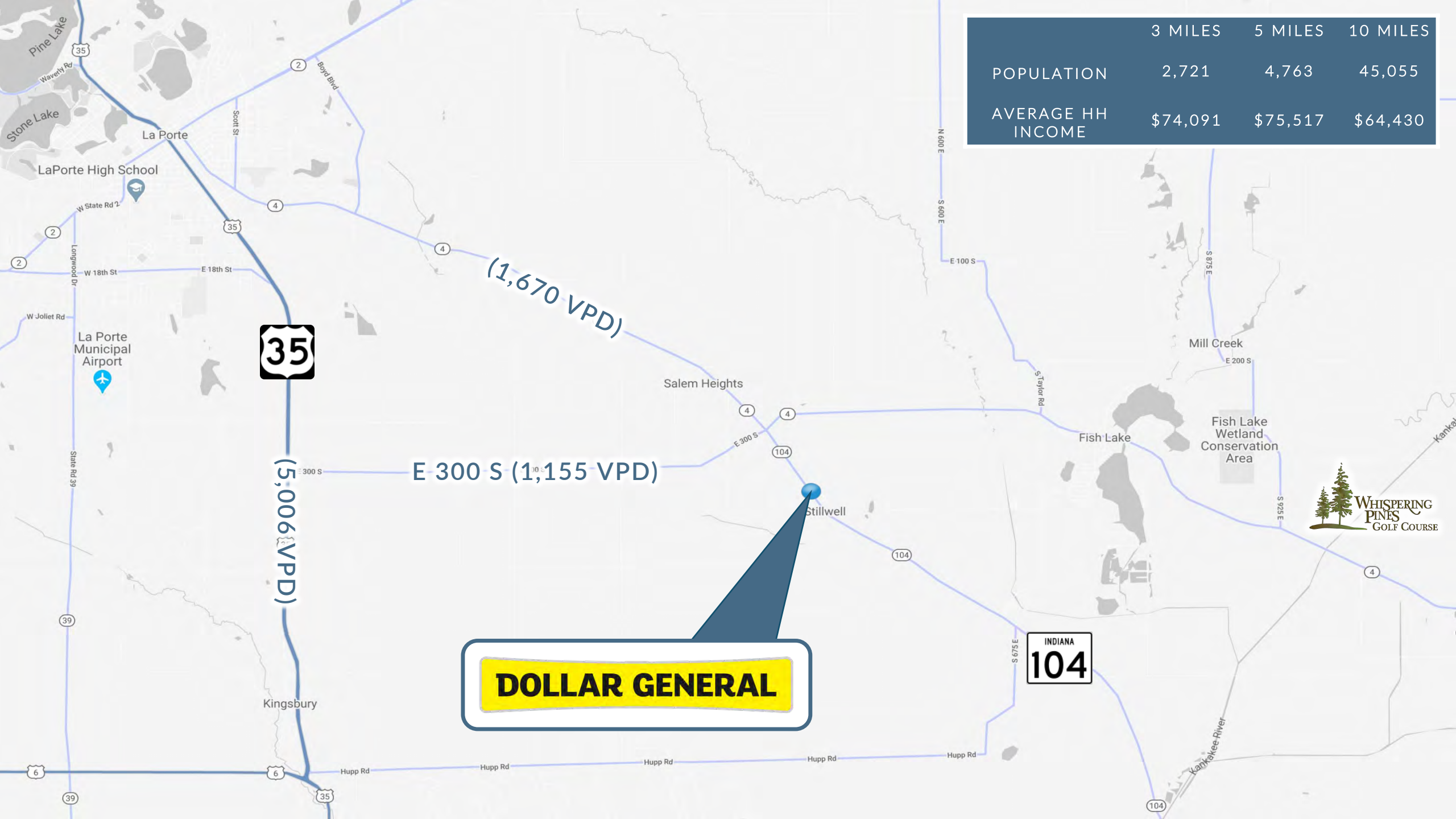
South Bend is less than a 30 minute drive from La Porte, which is the perfect place to spend the day. South Bend is known for being so close to the University of Notre Dame, with its gold-domed main building. In the city center, the Studebaker National Museum displays classic cars made by the now-defunct local company. The nearby History Museum has exhibits spotlighting aspects of regional life. The museum also owns 3 historic homes, including the 19th-century Oliver Mansion. The Potawatomi Zoo is a 23-acre zoological park founded in 1921, making it Indiana's oldest animal park. The zoo's mission is to inspire excellence in education, conservation, and improved animal quality of life. It features over 400 animals and is accredited by the Association of Zoos and Aquariums. The zoo has over 200,000 visitors each year.



POTAWATOMI ZOO



LA PORTE COUNTY COURTHOUSE



	3 MILES	5 MILES	10 MILES
POPULATION	2,721	4,763	45,055
AVERAGE HH INCOME	\$74,091	\$75,517	\$64,430

DOLLAR GENERAL

D O L L A R G E N E R A L

TENANT PROFILE

Dollar General Corporation (NASDAQ: DG) was founded in 1939 and 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. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

Dollar General operated 16,368 stores in 45 states as of February 28, 2020 with 16 different distribution centers. For fiscal 2018, Dollar General executed approximately 2,000 real estate projects comprised of 900 new stores, 1,000 store remodels and 100 store relocations. For the 52-week fiscal year ending January 29, 2021 ("fiscal year 2020"), the company plans to execute nearly 2,600 real estate projects, including 1,000 new store openings, 1,500 mature store remodels, and 80 store relocations. The company continues to expect capital expenditures in the range of \$775 million to \$825 million.



COMPANY TYPE
NYSE: DG



FOUNDED
1939



OF LOCATIONS
16,368+



HEADQUARTERS
Goodlettsville, TN



WEBSITE
dollargeneral.com

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Latitude Commercial Realty, Inc. (LCR) in association with Sands Investment Group (SIG) and should not be made available to any other person or entity without the written consent of LCR & SIG.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, LCR & SIG has not verified, and will not verify, any of the information contained herein, nor has LCR & SIG conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release LCR & SIG and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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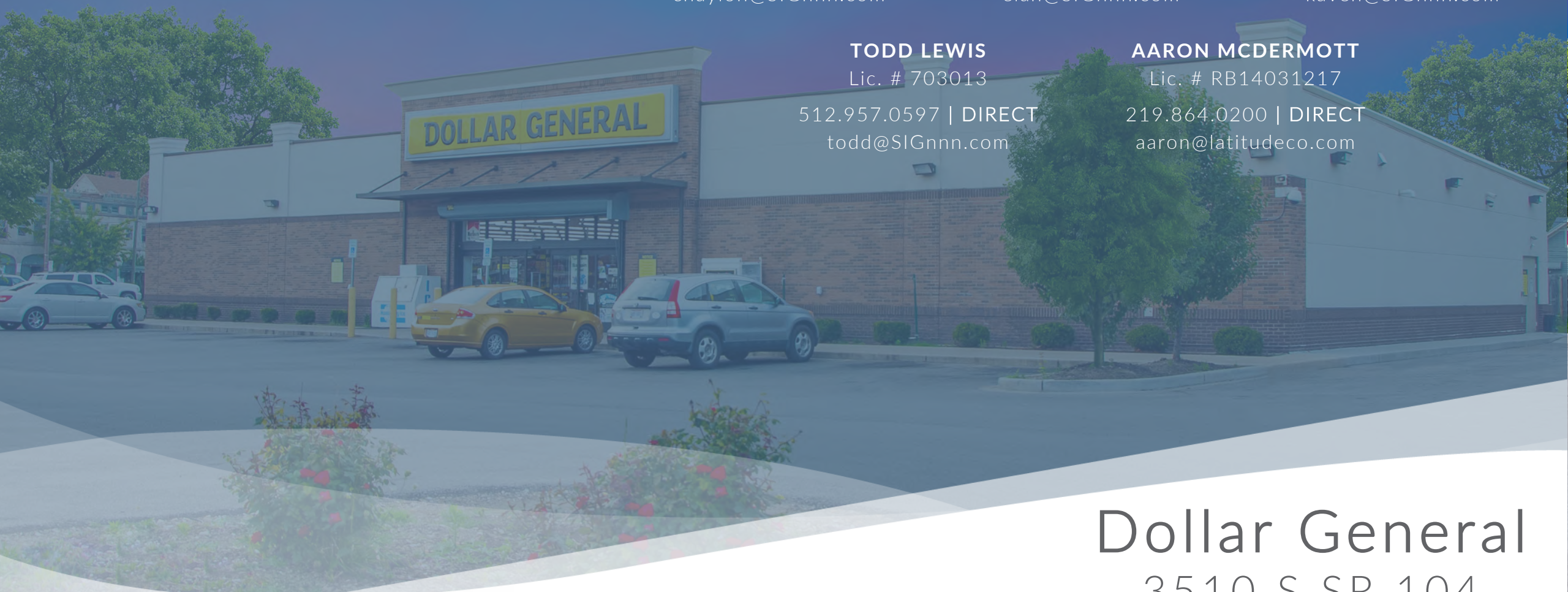
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