



10 YEAR NN DOLLAR GENERAL BARBOURVILLE, KY

28 NORTH KY HIGHWAY 3438
BARBOURVILLE, KY 40906

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DOLLAR GENERAL

2167

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DOLLAR GENERAL®

Save time. Save money. **Every day!**®

Fast Facts

- \$25.6 billion in sales in fiscal 2018
- Over 15,300 retail locations in 44 states
- 15 distribution centers
- Approximately 135,000 employees
- Fortune 200 Company



About

Dollar General Corporation has been delivering value to shoppers for over 75 years. Helping shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, At everyday low prices in convenient neighborhood locations.



Mission

In Dollar General, you'll find a company that embraces substance and simplicity. Our mission is Serving Others, and we think our customers are best served when we keep it real and keep it simple.

We build and run convenient-sized stores to deliver everyday low prices on products our customers want. We have successfully done so for many years. We deliver a smarter, easier shopping solution accessible to more consumers. Our goal is to provide our customers a better life and our employees opportunity and a great working environment.



1 PROPERTY INFORMATION

28 North KY Highway 3438
Barbourville, KY 40906

Property Summary



OFFERING SUMMARY

Sale Price:	\$1,299,358
Cap Rate:	6.85%
NOI:	\$89,006
Year Built:	2019
Building Size:	9,100 SF
Price / SF:	\$142.79

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate and SVN Angelic are pleased to present this excellent 10-Year NN Dollar General investment opportunity in Barbourville, KY. The property is brand new retro-fit construction with the lease commencing February 2019. The NN lease structure includes Dollar General paying \$300.00 per month toward maintenance, and can be reconciled at the end of the year. There are five 5-year options with 10% rental increases with each option period.

PROPERTY HIGHLIGHTS

- Brand New 10 Year NN Lease
- 9,100sf Store
- 6.85% Cap Rate
- Lease Expiration - 02/28/2029
- Five 5-Year Options with 10% Rental Increases
- Part of a Larger Portfolio - Contact Agent for Details

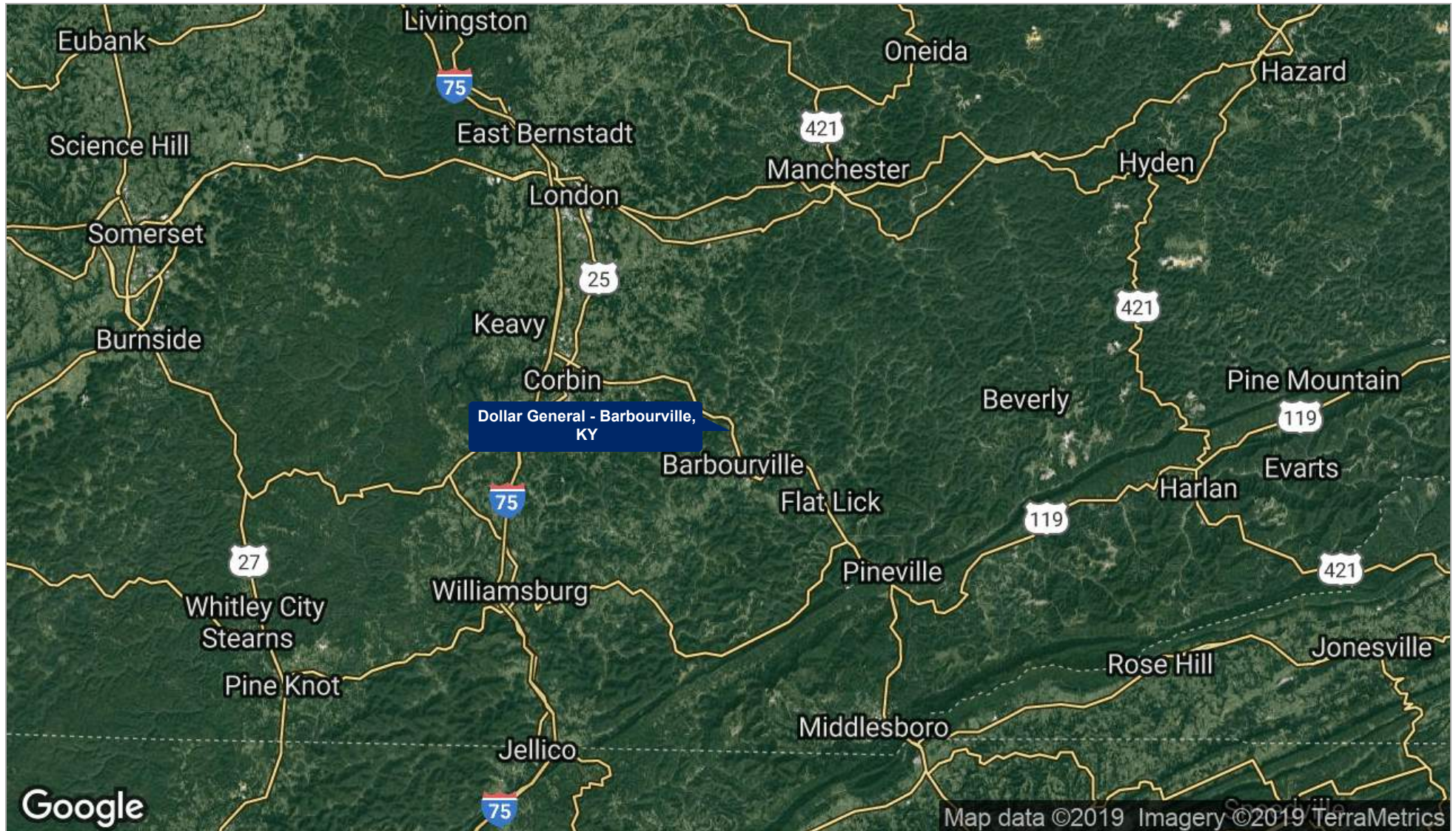
2 LOCATION INFORMATION

28 North KY Highway 3438
Barbourville, KY 40906

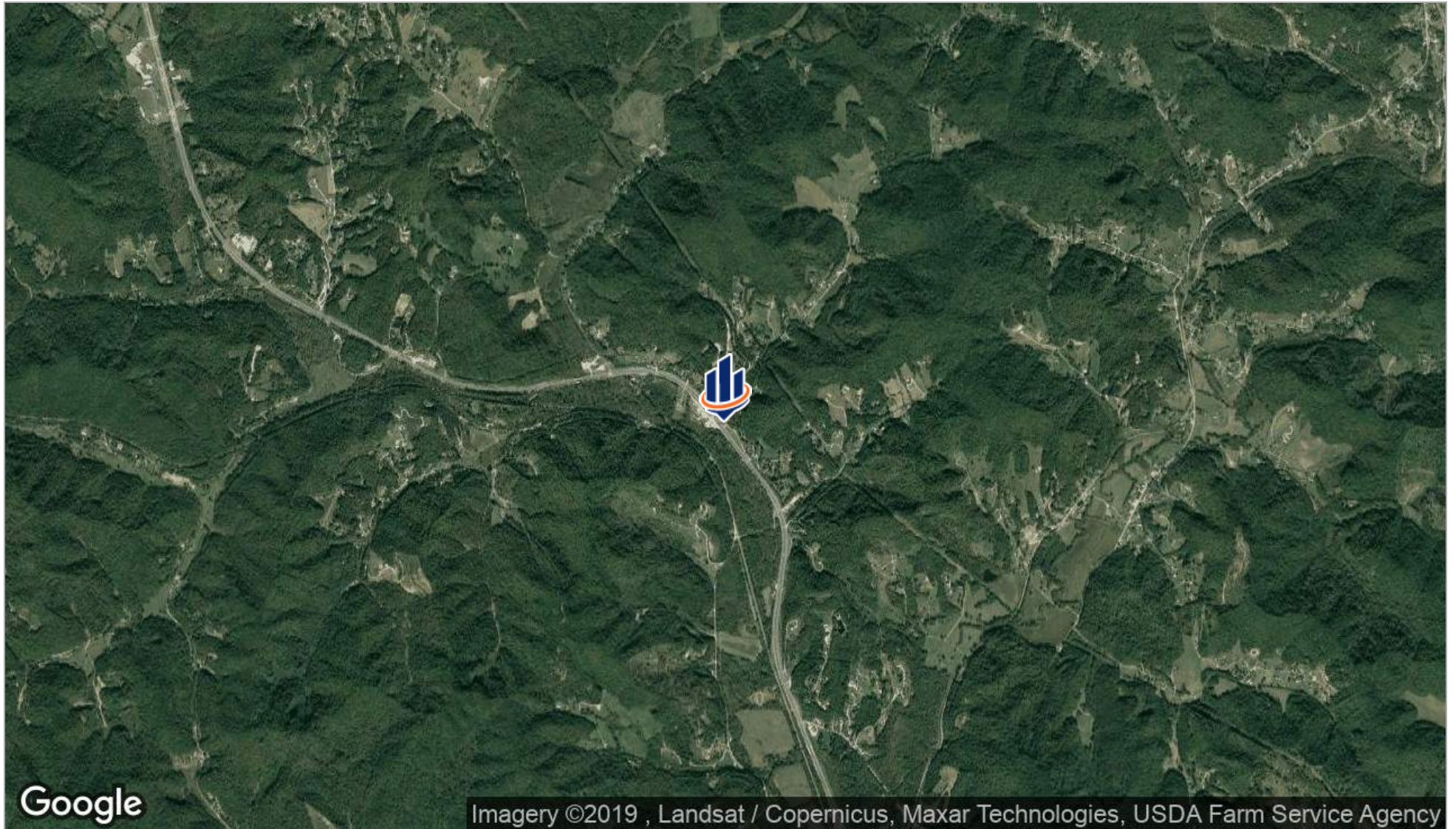
Aerial



Regional Map



Location Maps

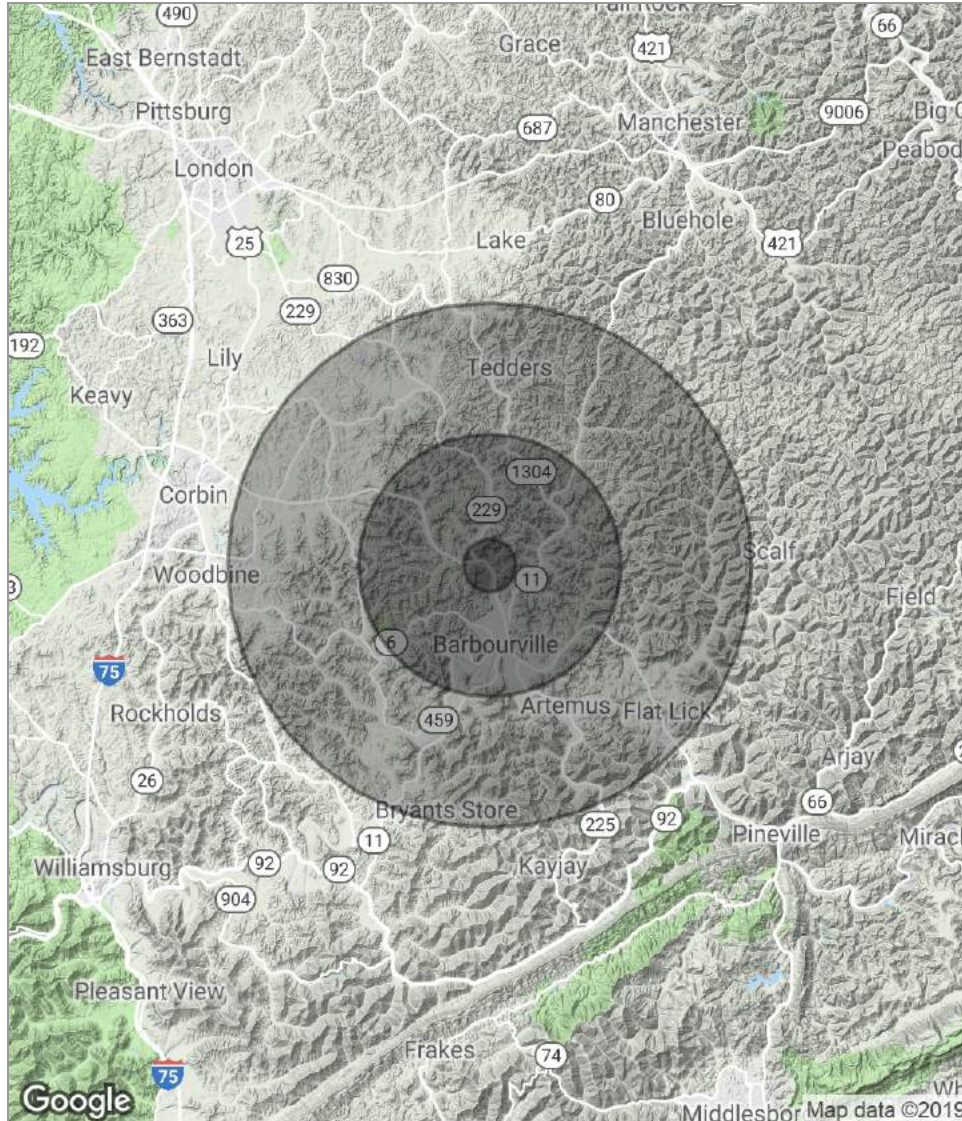


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DEMOGRAPHICS

28 North KY Highway 3438
Barbourville, KY 40906

Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	336	7,932	28,160
Median age	36.1	37.6	37.8
Median age [Male]	33.3	34.5	34.6
Median age [Female]	38.7	39.9	40.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	127	3,086	10,867
# of persons per HH	2.6	2.6	2.6
Average HH income	\$37,515	\$37,137	\$36,820
Average house value			\$61,603

** Demographic data derived from 2010 US Census*



DOLLAR GENERAL

4 LOAN QUOTE

28 North KY Highway 3438
Barbourville, KY 40906

Loan Quote

Property type: Retail
Dollar General
28 North KY Highway 3438
Barbourville, KY 40906



Date Priced: August 1, 2019

These terms do not represent a loan commitment, and are subject to further underwriting and approval on both a property-level basis and a borrower-level basis, and will also vary depending on the final price paid. Please contact the financial team members below for more details and to customize options.

	Option 1	Option 2
Max LTV:	65.00%	70.00%
Loan Term:	10 Years	10 Years
Interest Only:	10 Years	5 Years
Amortization:	None	30 Years (after I/O period)
Rate:	4.46% *	4.56% **
Min. DSCR:	1.70x	1.40x
Min. DY:	9.75%	9.25%
Ongoing CapEx Reserves:	Est. \$0.15/SF per year (collected monthly)	Est. \$0.15/SF per year (collected monthly)
Expense Cap:	\$25,000 ***	\$25,000 ***
Prepayment:	2-year lock out, defeasance thereafter; final three (3) months open at par	2-year lock out, defeasance thereafter; final three (3) months open at par
Recourse:	Non-Recourse ****	Non-Recourse ****

* Interest Rate is 2.50% + the greater of the 10-year Interest SWAP and the 10-year Treasury; 4.40% floor rate

** Interest Rate is 2.60% + the greater of the 10-year Interest SWAP and the 10-year Treasury; 4.50% floor rate

10-Year Interest Rate Swap at 1.89% at time of pricing

10-Year Treasury Rate at 1.96% at time of pricing

*** Includes Lender Legal & all 3rd party reports; excludes Title, Survey and Searches (can be waived if Org Chart is single owner / simple Borrower)

**** Except for standard carve outs and environmental indemnity (warm body carve out required)

For additional Information:

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