

OFFERING MEMORANDUM



Dollar General in Iaeger, WV

5351 COAL HERITAGE ROAD, IAEGER, WV 24844



ESTB. 2010

InCommercial
Property Group



CHICAGO, IL

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Property Description

INVESTMENT OVERVIEW

InCommercial Property Group is pleased to exclusively market for sale a Dollar General property located in Iaeger, West Virginia. The 9,100 SF subject property is being offered at \$846,154 at an 7.15% cap rate. Dollar General's current lease runs through August 31, 2028, followed by three 5-year option periods. The property sits along Route 52, the area's main thoroughfare and primary shopping area. Dollar General is a credit tenant and is publicly traded on the New York Stock Exchange (Symbol: DG) with a market capitalization in excess of \$39 billion. Dollar General operates more than 15,000 stores located in 45 states.

INVESTMENT HIGHLIGHTS

- 9,100 SF building
- Frontage on US Route 52, the primary shopping area that services the Iaeger area
- Built-to-suit constructed in 2003
- Lease expiration date 8/31/2028
- Three 5-year options
- Credit rated tenant

\$846,154

PRICE

\$60,500

NOI

7.15%

CAP RATE

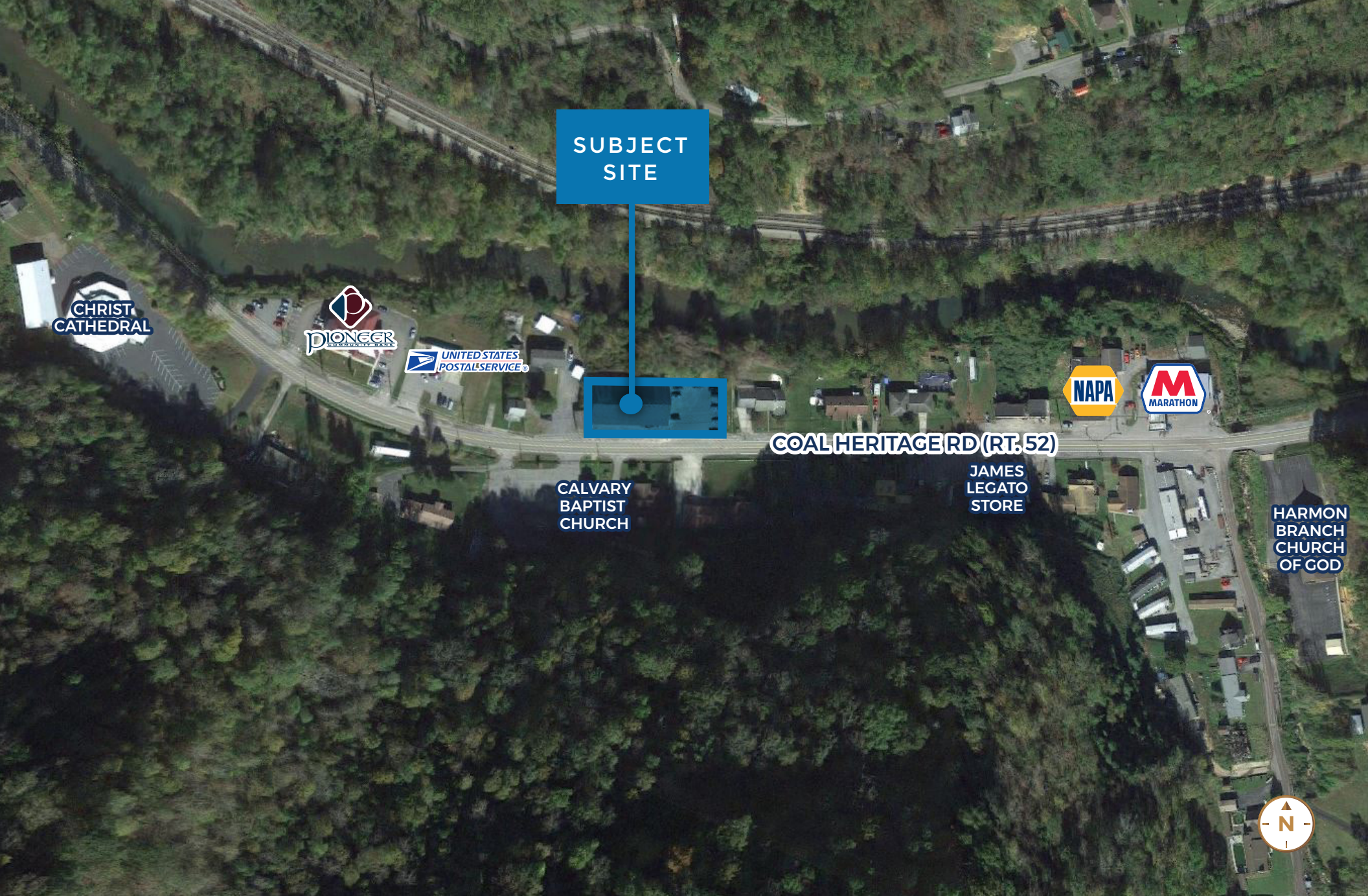


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SUBJECT
SITE

CHRIST
CATHEDRAL

PIONEER
COMMUNITY BANK

UNITED STATES
POSTAL SERVICE

NAPA

M
MARATHON

COAL HERITAGE RD (RT. 52)

CALVARY
BAPTIST
CHURCH

JAMES
LEGATO
STORE

HARMON
BRANCH
CHURCH
OF GOD



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Tenant Overview

DOLLAR GENERAL

DOLLAR GENERAL CORPORATION (NYSE: DG)

Dollar General Corporation is a discount retailer that provides various merchandise products in 45 states throughout the United States. The company offers consumable products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, seasonal items and apparel at everyday low prices in convenient neighborhood locations.

Dollar General operated more than 15,000 stores located in 45 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 is an investment grade rated company with a Standard & Poor's rating of BBB. Dollar General is publicly traded on the New York Stock Exchange (Symbol: DG) with a market capitalization in excess of \$39 billion.





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