



TRINITY

REAL ESTATE INVESTMENT SERVICES



**DOLLAR GENERAL - 6.50% CAP - KENTUCKY**

123 CUTSHIN RD, WOOTON, KY 41776

**\$1,179,215**

6.5% CAP

TRINITYREIS.COM

Actual Property



**DOLLAR  
GENERAL**

WOOTON, KY

**\$1,179,215 | 6.5% CAP**

- Dollar General With 13+ Years Remaining on Primary Term
- Absolute NNN Lease - Zero Landlord Responsibilities
- Investment Grade & Recession Proof Tenant (NYSE: DG)
- Very Minimal Local Competition - Store Would Serve as Main Source of Retail
- Easy Access Point off Cutshin Road (2,350+ VPD) & Ample Parking Lot

## EXCLUSIVELY MARKETED BY:

**CODY CRIST**

817.584.2000 | cody@trinityreis.com

**BRANSON BLACKBURN**

325.864.9775 | B.Blackburn@trinityreis.com

**CHANCE HALES**

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**MATT DAVIS**

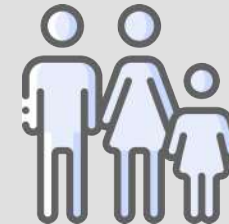
325.513.6406 | Matt@trinityreis.com

## INVESTMENT OVERVIEW:

Base Annual Rent:	\$76,649
Rent Per SF:	\$8.42
Rent Commencement Date:	11/26/2018
Lease Expiration Date:	11/26/2033
Lease Term Remaining:	13+ Years
Lease Type:	NNN
Type of Ownership:	Fee Simple



Dollar General had  
27.8B in Sales  
in 2019



75% of the US  
Population is  
Within 5 Minutes  
of a Dollar General



Dollar General  
Ranks #119 on the  
Fortune 500 List

## PROPERTY DETAILS:

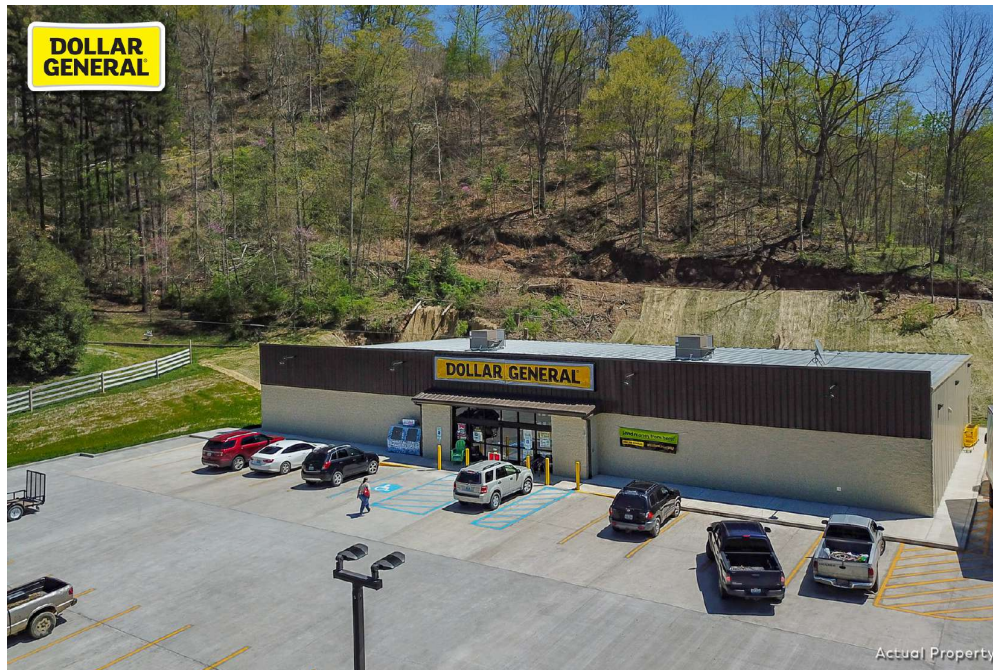
Building Area:	9,100 SF
Land Area:	0.62 AC
Year Built:	2018
Guarantor:	Dollar General Inc. (NYSE: DG)
Price Per SF:	\$129.58

# LEASE ABSTRACT

123 CUTSHIN RD | WOOTON, KY

## ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent per SF	Cap Rate
Primary Term	11/26/2018 - 11/25/2033	\$76,649.04	\$8.42	6.50%
Four (4), 5-Year Options 10% Increase	11/26/2033 - 11/25/2038	\$84,313.94	\$9.27	7.15%
	11/26/2038 - 11/25/2043	\$92,745.33	\$10.19	7.87%
	11/26/2043 - 11/25/2048	\$102,019.86	\$11.21	8.65%
	11/26/2048 - 11/25/2053	\$112,221.85	\$12.33	9.52%



## RESPONSIBILITIES BREAKDOWN

### TAXES

#### REIMBURSED BY TENANT

Landlord will cause the Demised Premises to be taxed as a separate tax parcel within the City or County/Parish in which it is located, as applicable. Tenant shall reimburse Landlord for the ad valorem taxes payable with respect to the Demised Premises within forty-five (45) days after receipt of Landlord's paid receipt or other definitive proof of payment for such taxes.

### INSURANCE

#### PAID BY TENANT

Tenant shall, at its sole cost, carry and maintain commercial general liability insurance, including contractual liability, on the Demised Premises with a combined single limit in an amount sufficient to protect Landlord and Tenant.

### ROOF & STRUCTURE

#### PAID BY TENANT

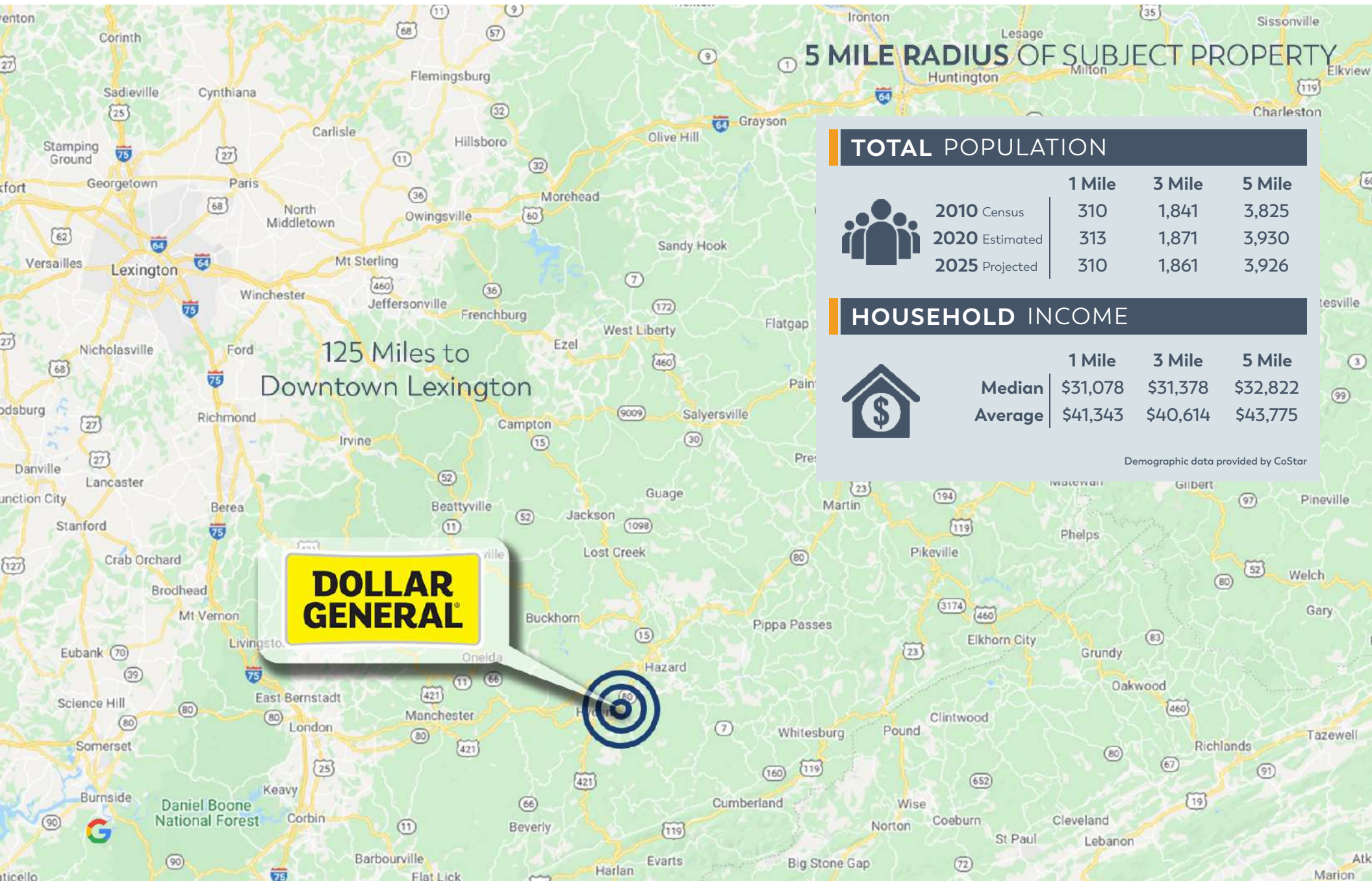
Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.

### PARKING LOT & HVAC

#### PAID BY TENANT

Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.





## 5 MILE RADIUS OF SUBJECT PROPERTY

### TOTAL POPULATION



**2010** Census  
**2020** Estimated  
**2025** Projected

	1 Mile	3 Mile	5 Mile
2010 Census	310	1,841	3,825
2020 Estimated	313	1,871	3,930
2025 Projected	310	1,861	3,926

### HOUSEHOLD INCOME

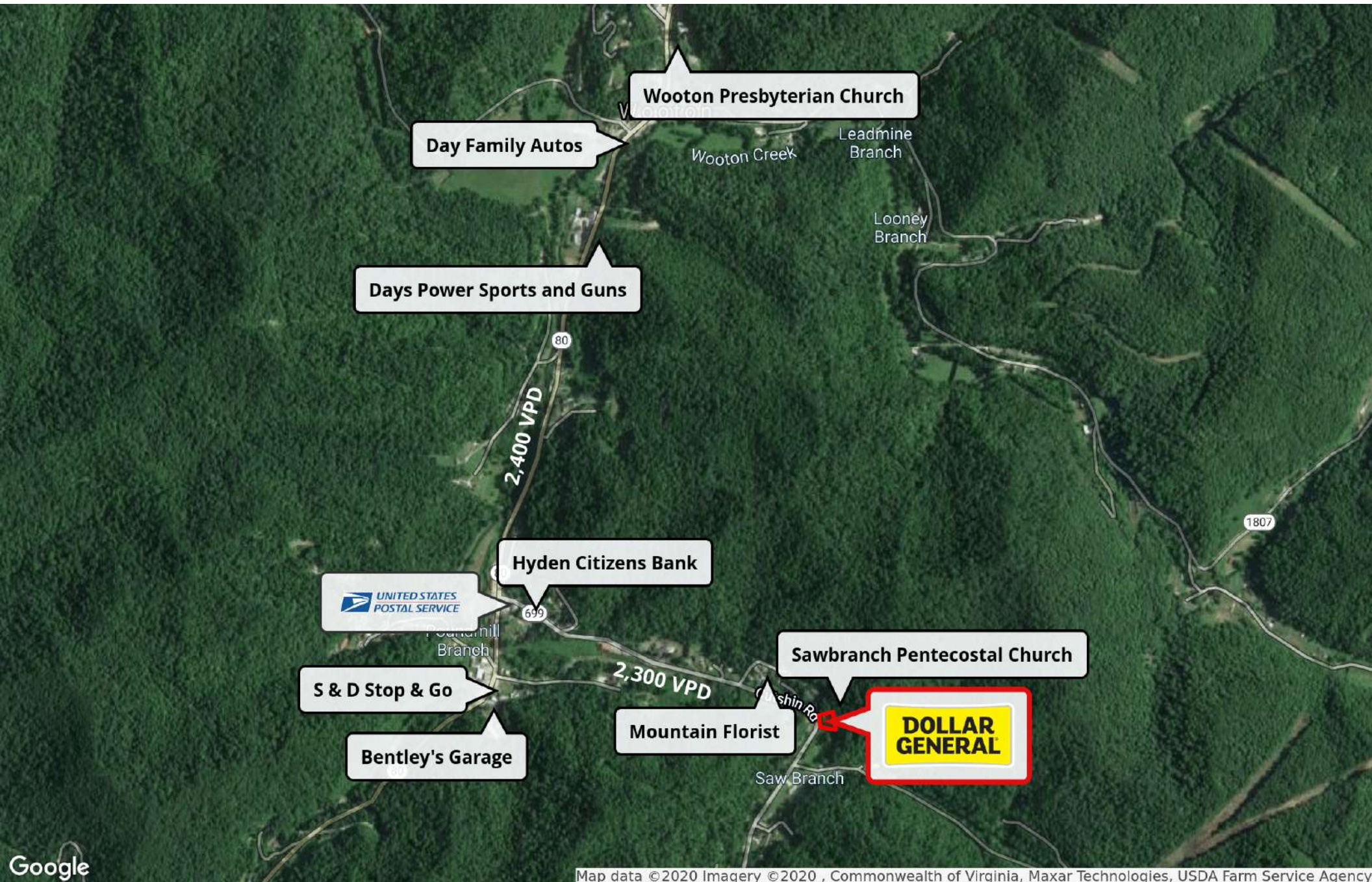


**Median**  
**Average**

	1 Mile	3 Mile	5 Mile
Median	\$31,078	\$31,378	\$32,822
Average	\$41,343	\$40,614	\$43,775

Demographic data provided by CoStar









Actual Property







**DOLLAR  
GENERAL®**





**DOLLAR  
GENERAL®**



Actual Property





**DOLLAR GENERAL**



**80 Years  
of Success**



**Publicly  
Traded Co.**  
NYSE: DG



**BBB  
S&P Rated**



**\$48B  
Market Cap**



**16,200+  
Locations**



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Actual Property



DOLLAR  
GENERAL



REAL ESTATE INVESTMENT SERVICES

## EXCLUSIVELY MARKETING BY

### **CODY CRIST**

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### **BROKER OF RECORD**

### **SCOTT HOWE**

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