



TRINITY

REAL ESTATE INVESTMENT SERVICES



**DOLLAR GENERAL - WV LOCATION - 7.0% CAP**

561 W VETERANS MEMORIAL HWY, FLEMINGTON, WV 26347

**\$1,358,375**

**7.0% CAP**

TRINITYREIS.COM

Actual Property



**DOLLAR  
GENERAL**

FLEMINGTON, WV

**\$1,358,375 | 7.0% CAP**

- 2017 Build Dollar General With 11.5+ Years Remaining on Primary Term
- Located Along W Veterans Hwy With 1,730+ VPD
- Desirable Wide & Shallow Floor Plan With Concrete Parking Lot
- Above Average Parcel Size of 1.98+ Acres
- Healthy 1 Mile Average Household Income of \$75,147
- Dollar General Continues to Thrive During Uncertain Times (NYSE: DG) As of June Stock Price at or Near 52-Week High

## EXCLUSIVELY MARKETING BY:

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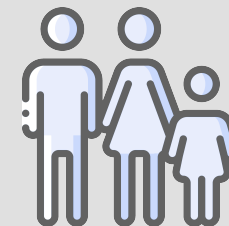
817.584.2000 | cody@trinityreis.com

## INVESTMENT OVERVIEW:

Base Annual Rent:	\$95,086
Rent Per SF:	\$10.45
Rent Commencement Date:	5/17/2017
Lease Expiration Date:	5/31/2032
Lease Term Remaining:	11.5+ 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:	1.98 AC
Year Built:	2017
Guarantor:	Dollar General Inc. (NYSE: DG)
Price Per SF:	\$149.27

# LEASE ABSTRACT

561 W VETERANS MEMORIAL HWY | FLEMINGTON, WV

## ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent per SF	Cap Rate
Primary Term	5/17/2017 - 5/31/2032	\$95,086	\$10.45	7.00%
Five (5), 5-Year Options 10% Increase	6/01/2032 - 5/31/2037	\$104,595	\$11.49	7.70%
	6/01/2037 - 5/31/2042	\$115,054	\$12.64	8.47%
	6/01/2042 - 5/31/2047	\$126,560	\$13.91	9.32%
	6/01/2047 - 5/31/2052	\$139,216	\$15.30	10.25%
	6/01/2052 - 5/31/2057	\$153,137	\$16.83	11.27%



Actual Property

## RESPONSIBILITIES BREAKDOWN

### TAXES

#### REIMBURSED BY TENANT

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. Tenant further agrees to maintain a "special cause of loss" policy insuring all improvements on the Demised Premises.

### ROOF & STRUCTURE

#### PAID BY TENANT

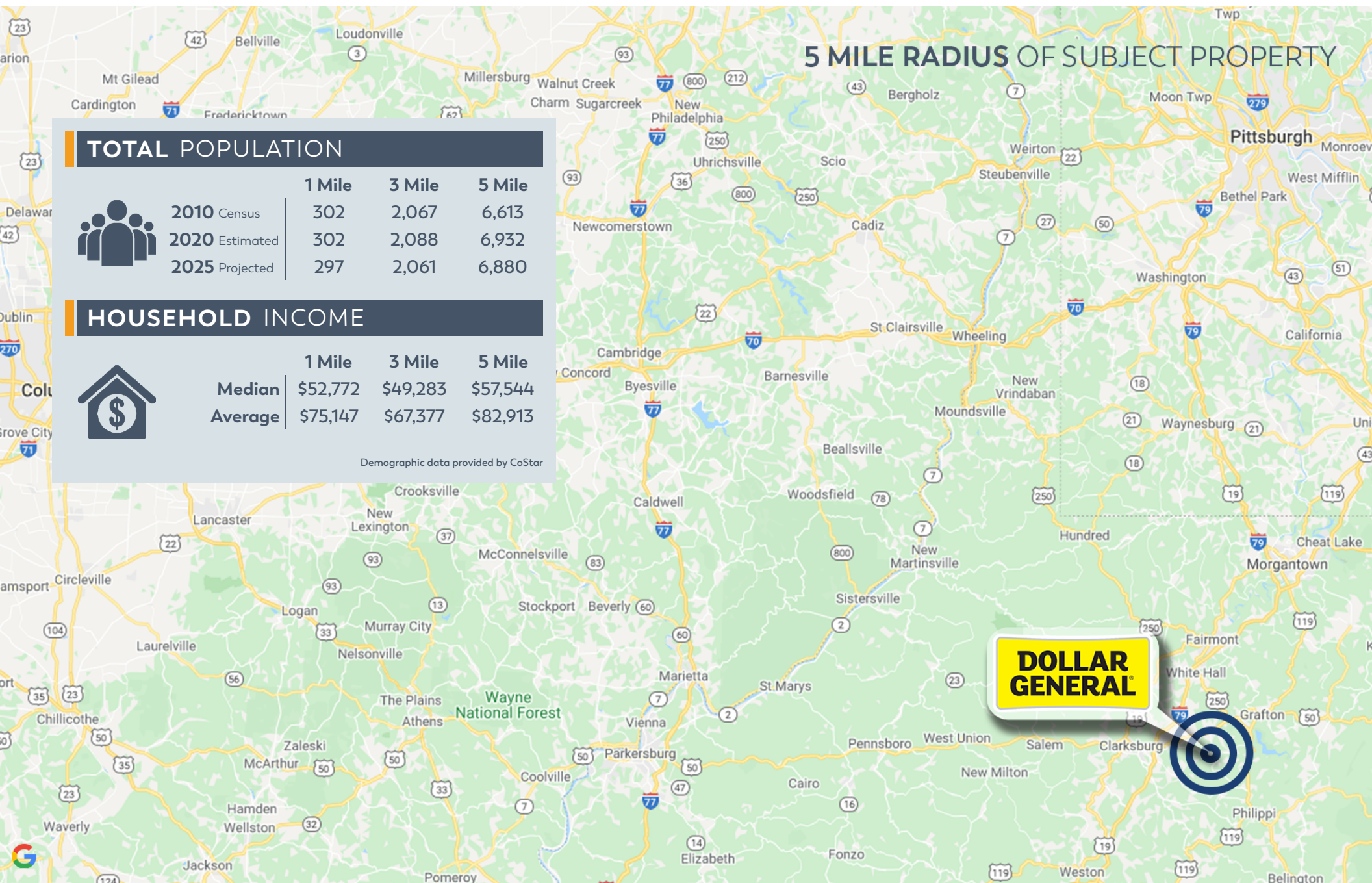
Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.

### 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.



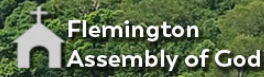






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**DOLLAR  
GENERAL**

W Veterans Memorial Hwy - 1,730+ VPD

Actual Property







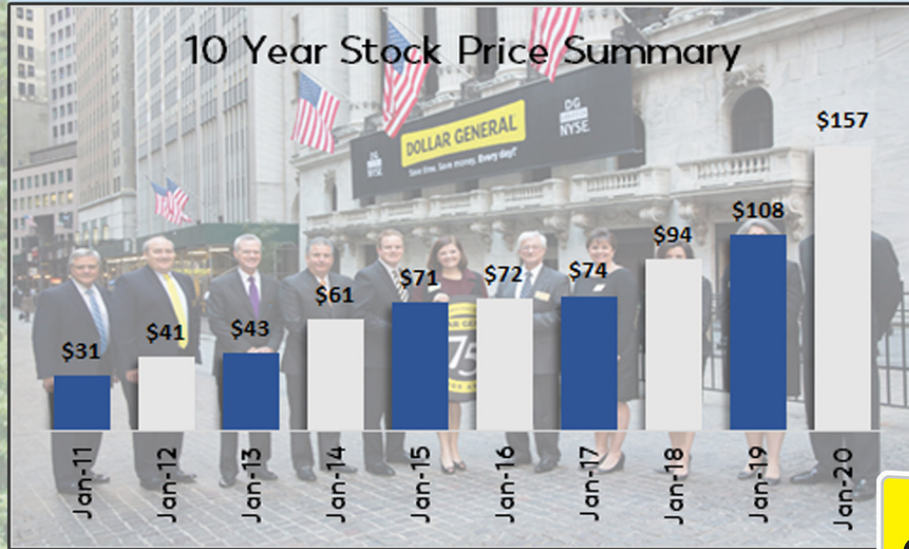


Actual Property

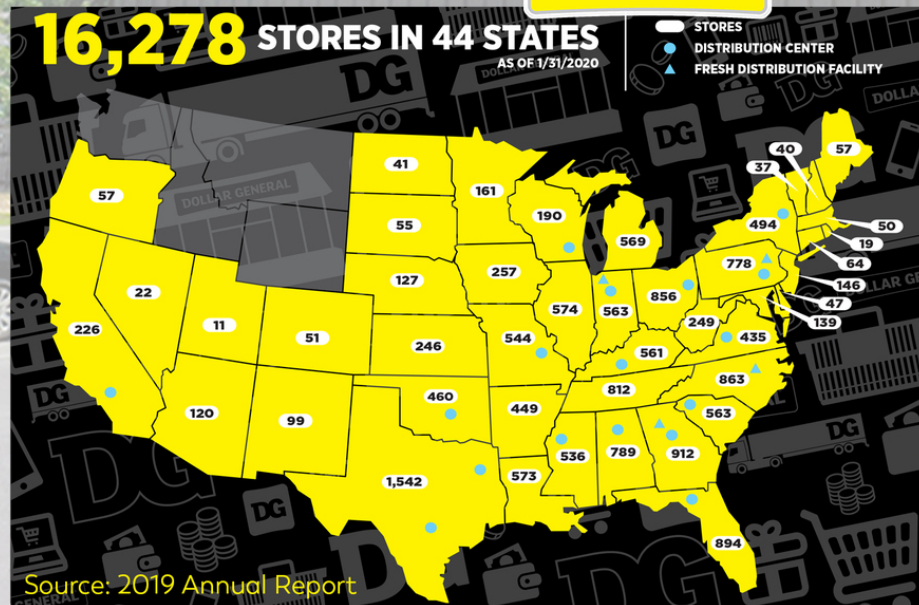


# TENANT OVERVIEW

561 W VETERANS MEMORIAL HWY | FLEMINGTON, WV



**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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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Trinity Real Estate Investment Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Trinity Real Estate Investment Services does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

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Actual Property



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