



TRINITY

REAL ESTATE INVESTMENT SERVICES

Under  
Construction

**DOLLAR  
GENERAL**



DOLLAR GENERAL - 2020 BUILD - 6.5% CAP - INDIANA  
GRAVE STREET, PATOKA, IN 47666

**\$1,321,225**  
6.5% CAP

TRINITYREIS.COM

Similar Store Prototype

**DOLLAR  
GENERAL**

PATOKA, IN

**\$1,321,225 | 6.5% CAP**

- 2020 Build Dollar General Rent Set to Commence September of 2020
- Absolute NNN Lease Requiring Zero Landlord Responsibilities
- Healthy Population Over 11,000+ in 5 Mile Radius
- Limited Retail Competition - Store Would Serve as Primary Source of Goods for the Town of Patoka
- Dollar General Nearly Doubled Their Hiring Rate (50,000 Employees) During the COVID-19 Pandemic - Considered Essential Retailer

## EXCLUSIVELY MARKETING BY:

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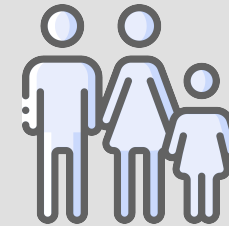
817.584.2000 | cody@trinityreis.com

## INVESTMENT OVERVIEW:

Base Annual Rent:	\$85,880
Rent Per SF:	\$9.44
Rent Commencement Date:	9/14/2020
Lease Expiration Date:	9/30/2035
Lease Term Remaining:	15 Years
Lease Type:	Absolute 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:	1.48 AC
Year Built:	2020
Guarantor:	Dollar General Inc. (NYSE: DG)
Price Per SF:	\$145.19



# LEASE ABSTRACT

GRAVE STREET | PATOKA, IN

## ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent per SF	Cap Rate
Primary Term	09/14/2020 - 09/30/2035	\$85,880	\$9.44	6.50%
Five (5), 5 -Year Options 10% Increase	10/01/2035 - 09/30/2040	\$94,468	\$10.38	7.15%
	10/01/2040 - 9/30/2045	\$103,914	\$11.42	7.86%
	10/01/2045 - 09/30/2050	\$114,306	\$12.56	8.65%
	10/01/2050 - 09/30/2055	\$125,736	\$13.82	9.51%
	10/01/2055 - 09/30/2060	\$138,310	\$15.20	10.47%



## 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

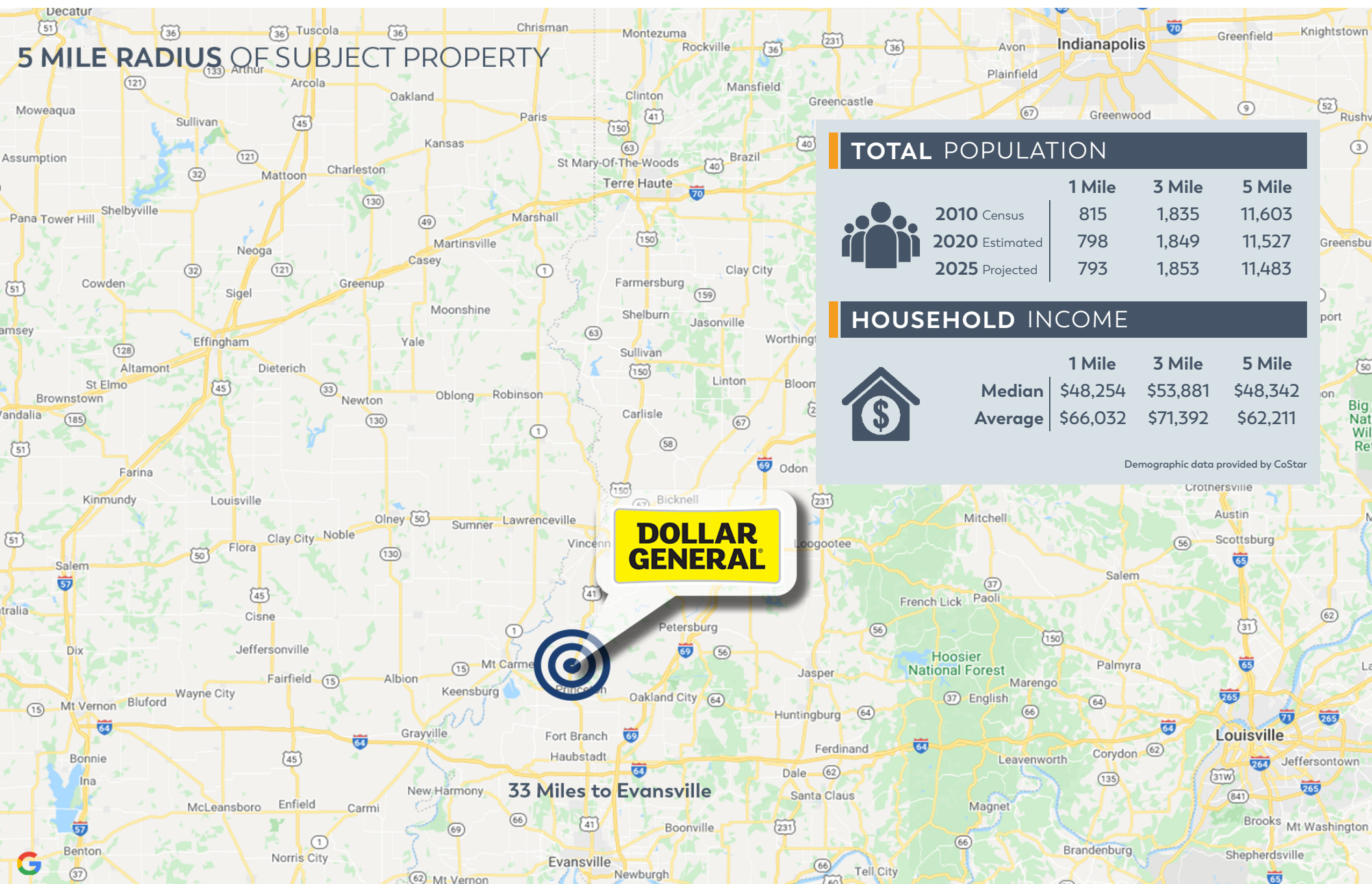
#### PAID BY TENANT

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.









**DOLLAR  
GENERAL**

Expected Delivery  
September 2020

 Nowaskie Melons  
Packing Shed

 H&H Manufacturing

Hwy 41 - 15,200+ VPD



 Richard's Furniture

 Gibson County  
Solid Waste

 Patoka  
Banking Center

Grave Street

**DOLLAR  
GENERAL**

Actual Property







**DOLLAR  
GENERAL®**

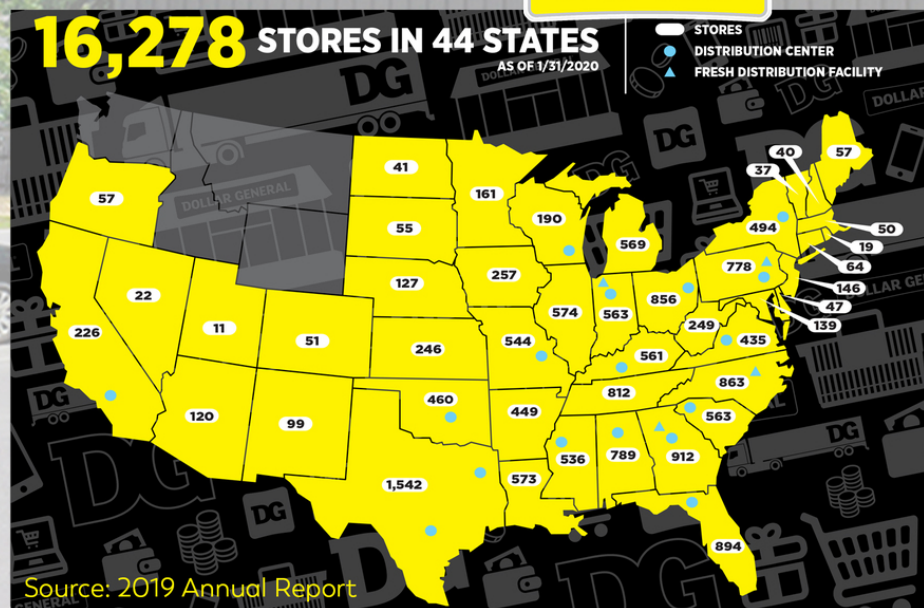
Expected Delivery  
September 2020







**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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