



TRINITY

REAL ESTATE INVESTMENT SERVICES



DOLLAR GENERAL - LOW \$430K PRICE POINT - RECENTLY RENOVATED

166 KIMBRO LN, CLINTON, KY 42031

\$431,672

8.25% CAP

TRINITYREIS.COM

Actual Property

**DOLLAR
GENERAL**

CLINTON, KY

\$431,672 | 8.25% CAP

- NN Lease Dollar General - Recently Executed 2nd 5-Year Option Leaving 4.5+ Years Remaining
- Recently Renovated - Two new HVAC Units in 2018 & One new HVAC Unit Installed in 2020
- Limited Local Retail Competition - Nearest Dollar Store 16+ Miles Away
- Direct Access to US-51 (4,320+ VPD) & KY-780 With Access Into Town
- Investment Grade Tenant - Dollar General Continues to Thrive in Uncertain Times (NYSE: DG) S&P BBB Credit Rating

EXCLUSIVELY MARKETING BY:

KADEN BURLISON

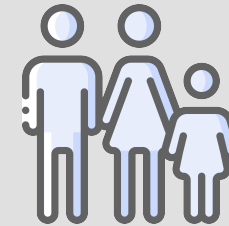
817.909.4487 | Kaden@trinityreis.com

INVESTMENT OVERVIEW:

Base Annual Rent:	\$35,613
Rent Per SF:	\$4.45
Rent Commencement Date:	6/1/1998
Lease Expiration Date:	6/30/2025
Lease Term Remaining:	4.5+ Years
Lease Type:	NN
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:	8,000 SF
Land Area:	.56 AC
Year Built:	1998
Guarantor:	Dollar General Inc. (NYSE: DG)
Price Per SF:	\$53.96

ANNUALIZED OPERATING DATA

One (1), 5-Year; 10% - Term		Annual Rent	Rent per SF	Cap Rate
Current Term	06/01/1998 - 06/30/2025	\$35,613	\$4.45	8.25%
Option	07/01/2025 - 06/30/2030	\$39,333	\$4.91	9.11%



Actual Property

RESPONSIBILITIES BREAKDOWN

TAXES

PAID BY **LANDLORD**

Tenant agrees to pay Landlord \$130 per calendar month as tenants' sole contribution to Landlord for its cost of real estate taxes. Tenant shall be responsible for no other reimbursement to Landlord relative to real estate taxes other than the fixed real estate taxes costs.

INSURANCE

PAID BY **TENANT**

Tenant shall, at its sole cost and expense, pay the insurance directly for Landlord's Liability Insurance and property insurance. Currently on DG's National Insurance Program.

ROOF & STRUCTURE

PAID BY **LANDLORD**

Lessor shall maintain at its cost and expense in good condition and shall perform all necessary maintenance, repair, and replacement to the exterior of the premises including, but not limited to, the roof, all paved areas, foundation, floors, walls, all interior and exterior utility lines and pipes, and all other structural portions of the building during the term of this Lease.

PARKING LOT & HVAC

PAID BY **LANDLORD**

Parking Lot: Tenant agrees to pay landlord \$137 per calendar month as tenants' sole contribution to Landlord for its cost of care and maintenance of the parking lot.

HVAC: Lessor shall at all times furnish heating, lighting, plumbing, and air conditioning equipment in the premises and shall be responsible for the entire cost of major repairs and replacement of all such equipment. Lessee shall be responsible for the entire cost of minor repairs and routine maintenance.

INCOME SUMMARY

Base Rent Income	\$37,248
Taxes	\$1,570
CAM Payment	\$1,650
Gross Income	\$40,468

EXPENSE SUMMARY

Property Taxes	\$3,205
Maintenance	\$1,650
Gross Expenses	\$4,855
Net Operating Income	\$35,613

INVESTMENT OVERVIEW

Price	\$431,672
Price per SF	\$53.96
CAP Rate	8.25 %
Total Return (yr 1)	\$35,613

OPERATING DATA

Gross Income	\$40,468
Operating Expenses	\$4,855
Net Operating Income	\$35,613
Pre-Tax Cash Flow	\$35,613

5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	1,213	2,003	2,745
2020 Estimated	1,178	1,907	2,588
2025 Projected	1,146	1,843	2,588

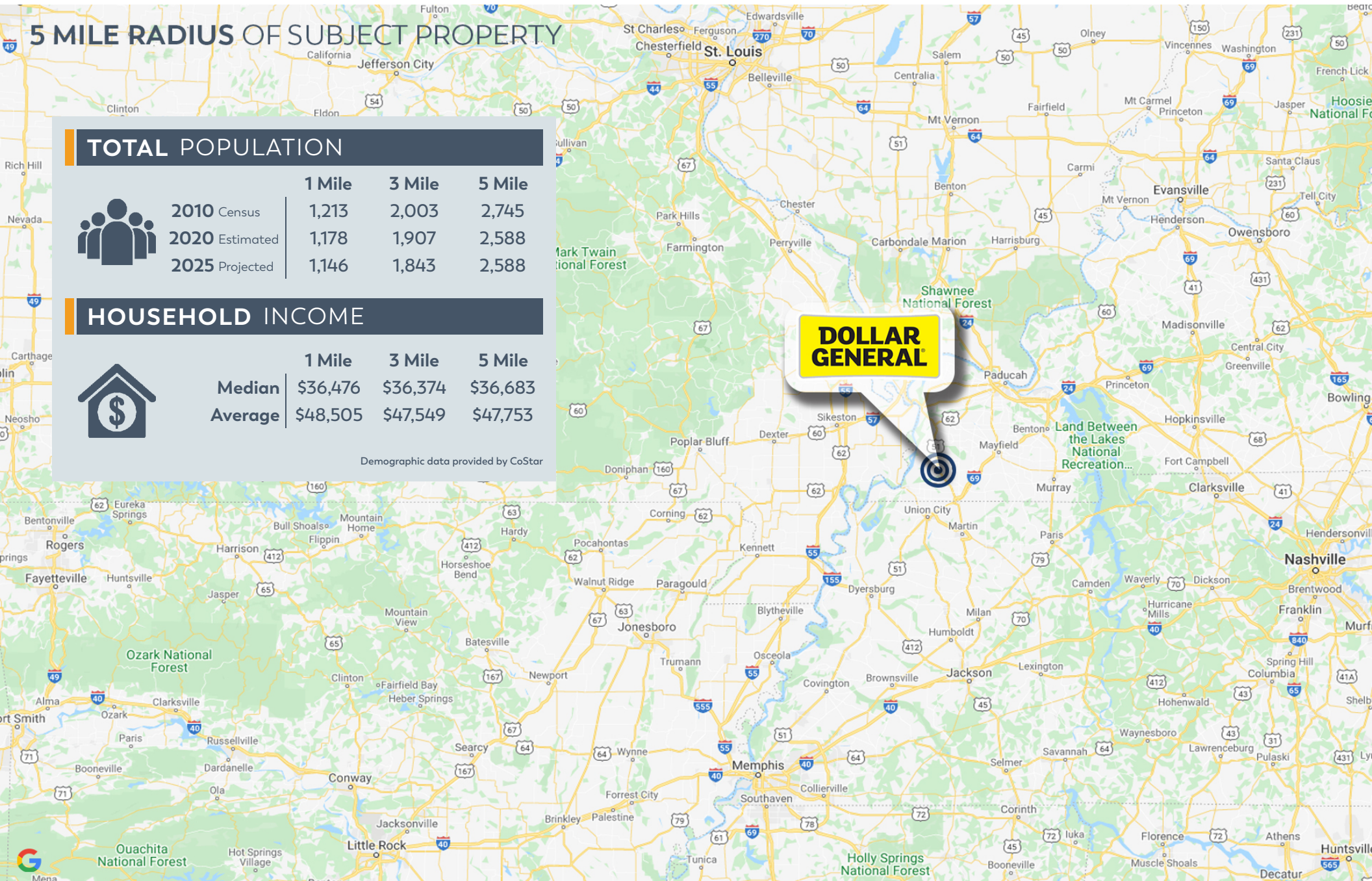
HOUSEHOLD INCOME

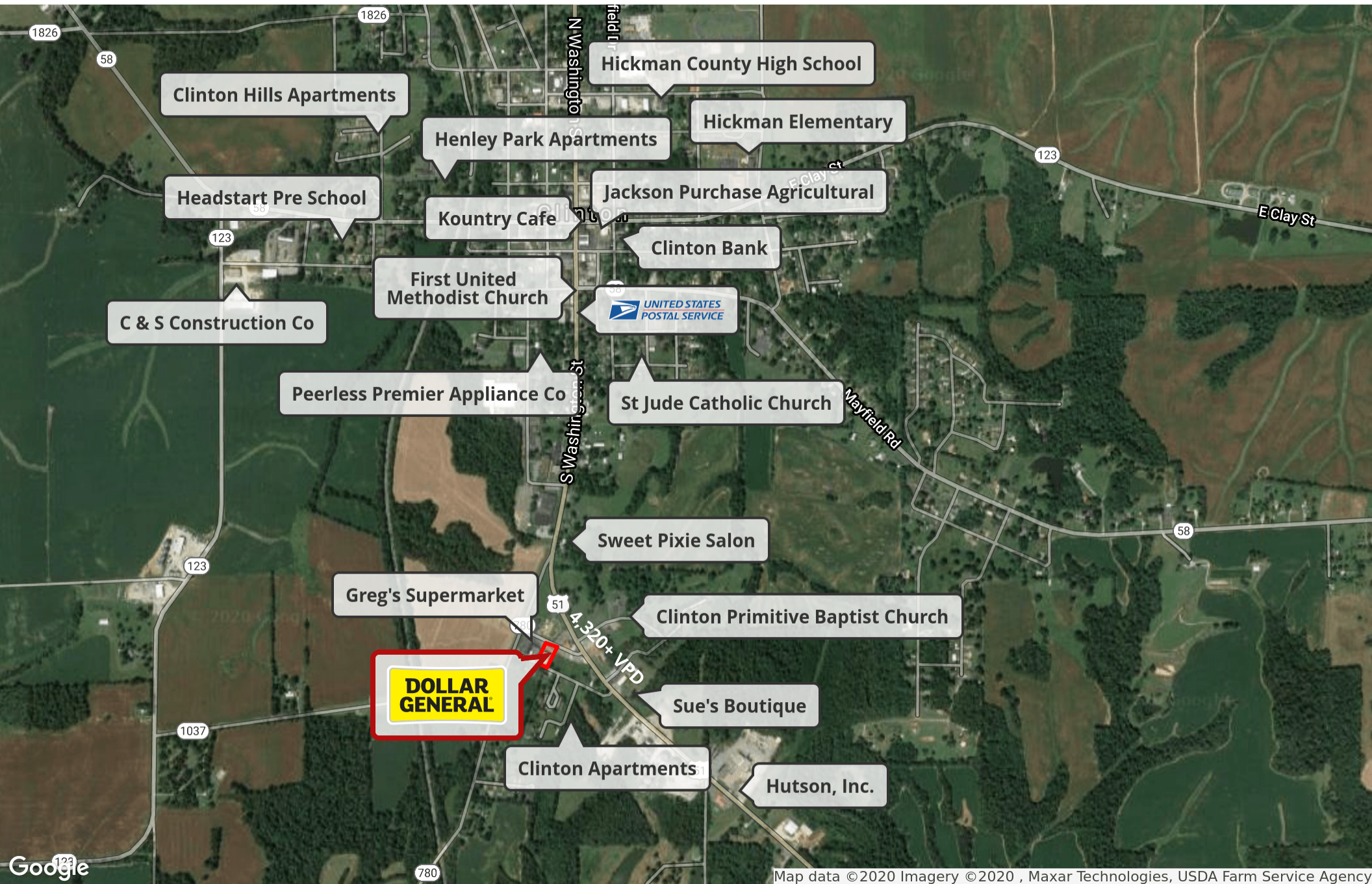


	1 Mile	3 Mile	5 Mile
Median	\$36,476	\$36,374	\$36,683
Average	\$48,505	\$47,549	\$47,753

Demographic data provided by CoStar

**DOLLAR
GENERAL**





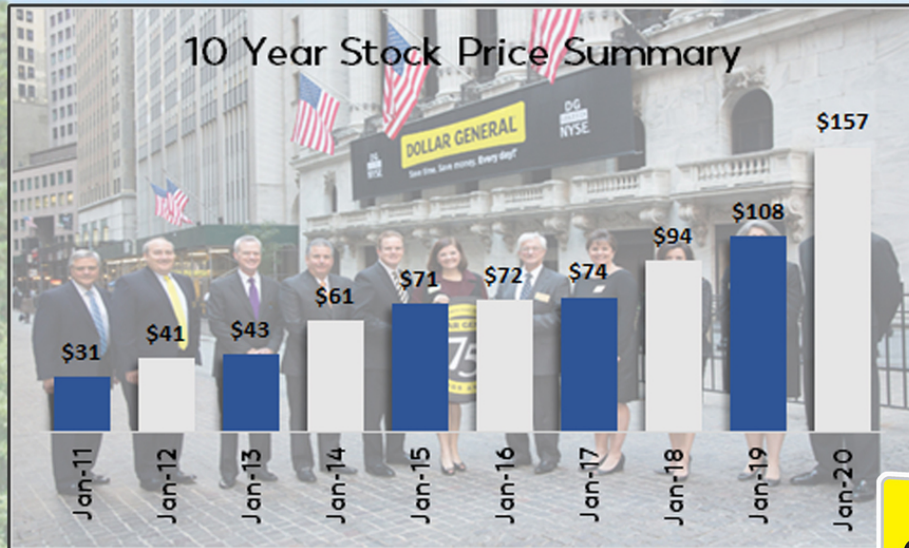




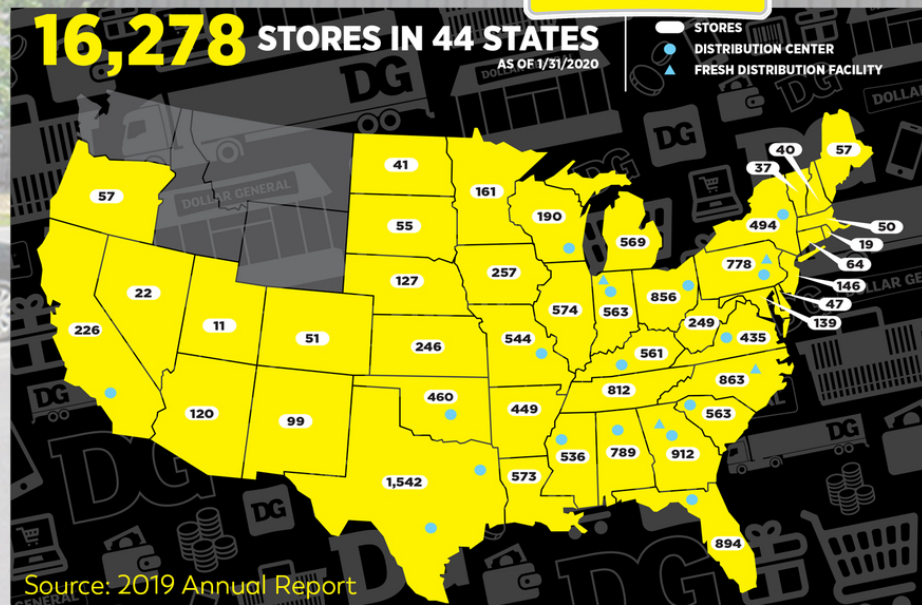




Actual Property



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



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BROKER OF RECORD

SCOTT HOWE

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