

DOLLAR GENERAL Absolute NNN Hays, NC



- . 87 Miles from Charlotte, NC
- . Average HHI at 1-Mile Radius: \$60K+
- . NNN - No Landlord Responsibilities
- . Lease Expiration: March 31, 2028

❖ The above information has been secured by sources deemed to be reliable, Tri-Oak Consulting Group makes no representations or warranties expressed or implied as to the accuracy of the above information. References to square footage or age are approximate. Purchaser must verify the accuracy of the above information and bears all risks for any inaccuracies. Above information is subject to



5172 Rock Creek Road - Hays, NC

Building Size: 9,026 Square Feet

Land Size: 1.40 Approx. Acres

Parking: Adequate

Area Tenants: Mountain View Elementary School, First Community Bank, U.S. Postal Service, Mountain View Fire Department

DOLLAR GENERAL — NNN Lease

PURCHASE PRICE: \$1,180,502
(CAP RATE 6.80%)



Current NOI:	\$80,274.12 (\$8.89 per building SF)
Initial Rent Commencement:	March 31, 2013
Lease Expiration:	March 31, 2028
Initial Lease Term:	15-Year - NNN
Renewal Options:	Five (5) / 5 Year Renewals
Rent Increases:	10% in Options

Demographics:	1-MILE	3-MILE	5-MILE
Population:	1,456	5,542	14,168
Median Income:	\$44,012	\$40,402	\$41,013
Average Income:	\$60,351	\$57,391	\$57,426

Tenant Responsibility:	RE Taxes, Insurance, Structure, Roof, HVAC & Parking Lot Maintenance
Lessor Responsibility:	None – Triple Net
Lease Guarantor:	Dollar General Corporation NYSE: DG

CONTACT INFORMATION

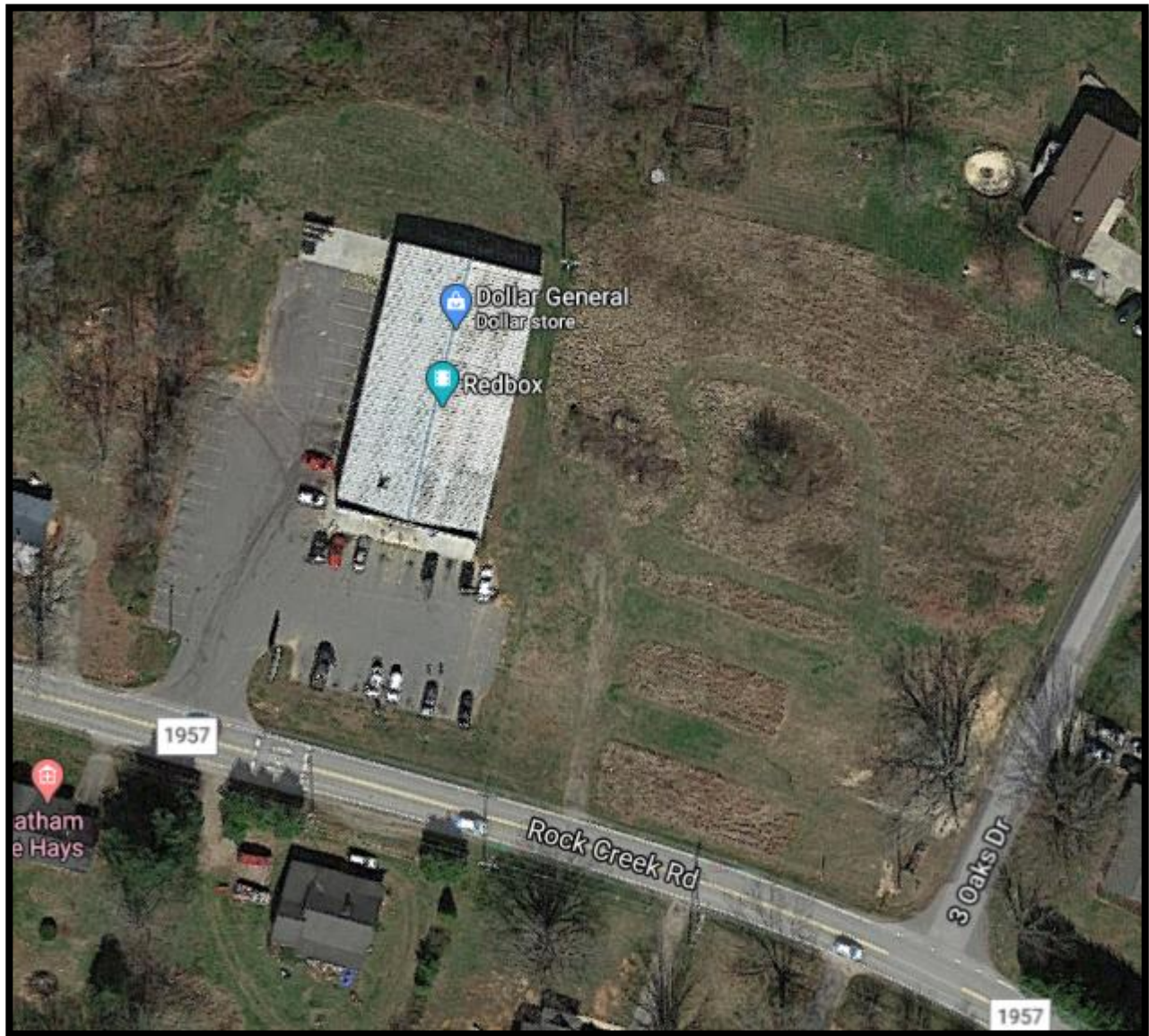
Gregory Fitzgerald 
(800) 385-6421
www.tri-oak.com
gfitz@tri-oak.com

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Aerial View of Site

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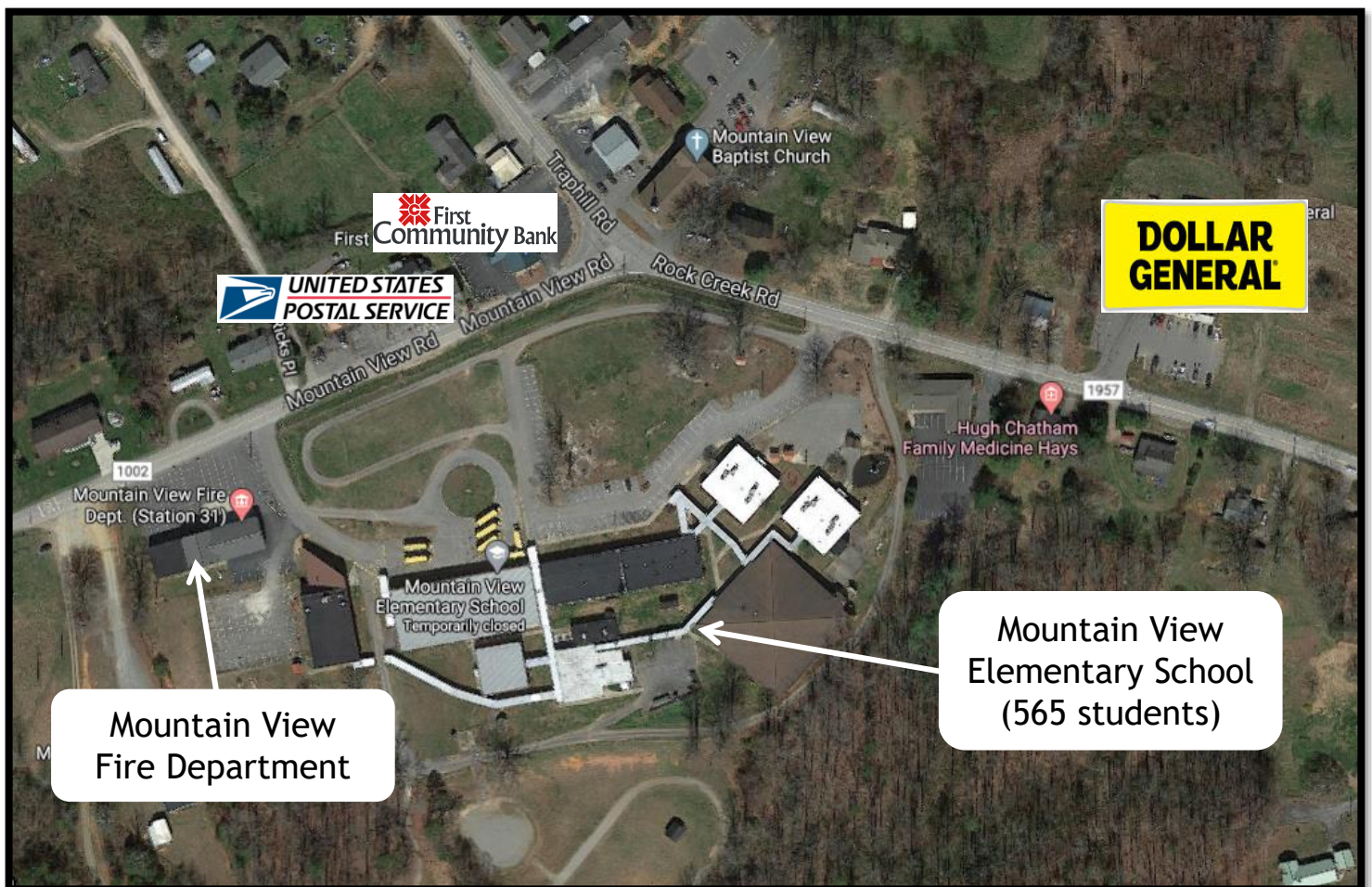


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Aerial View With Tenants & Traffic Generators

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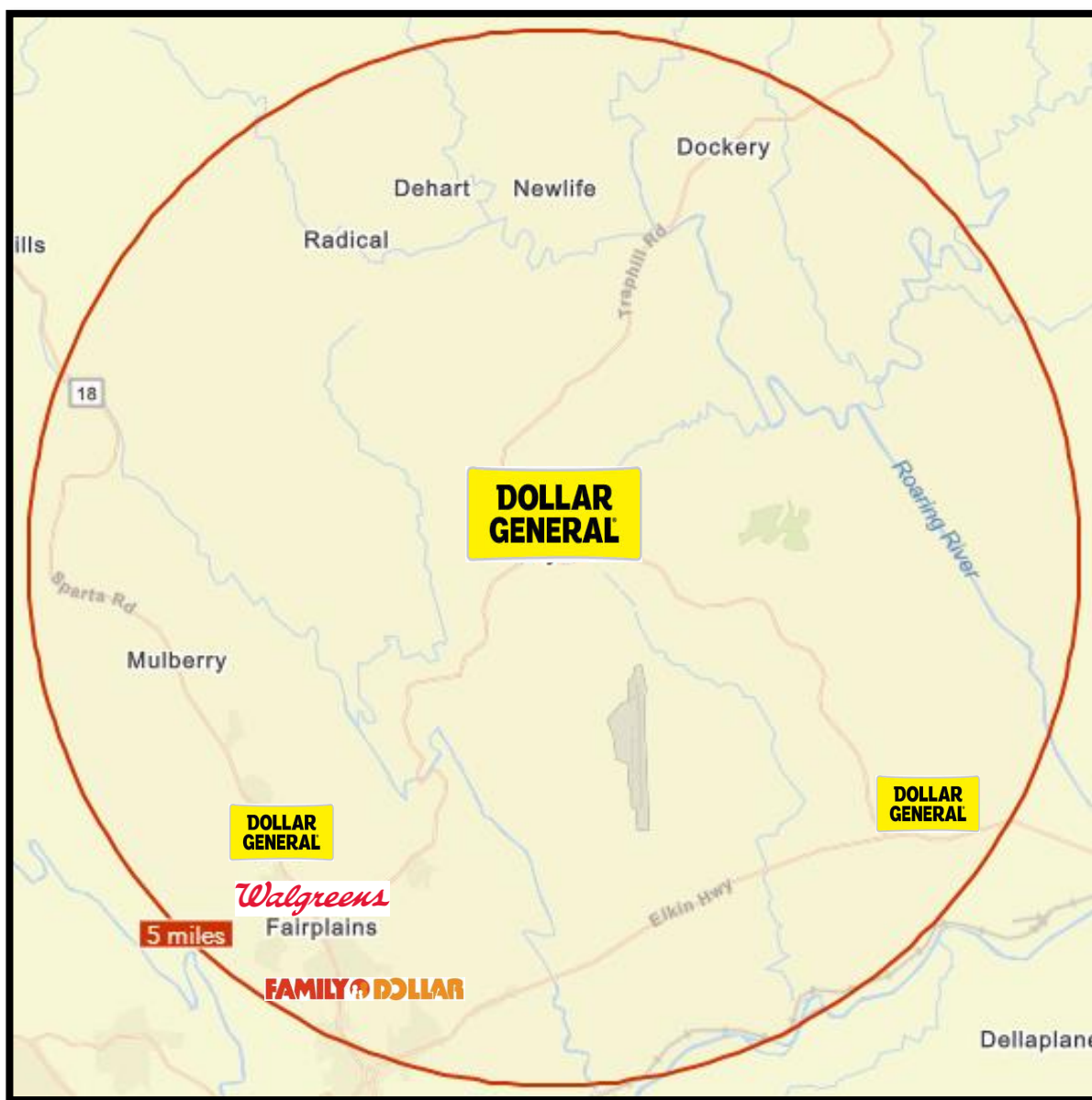
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Discount Retailers Within 5-Mile Radius

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Red: 5 Mile Radius



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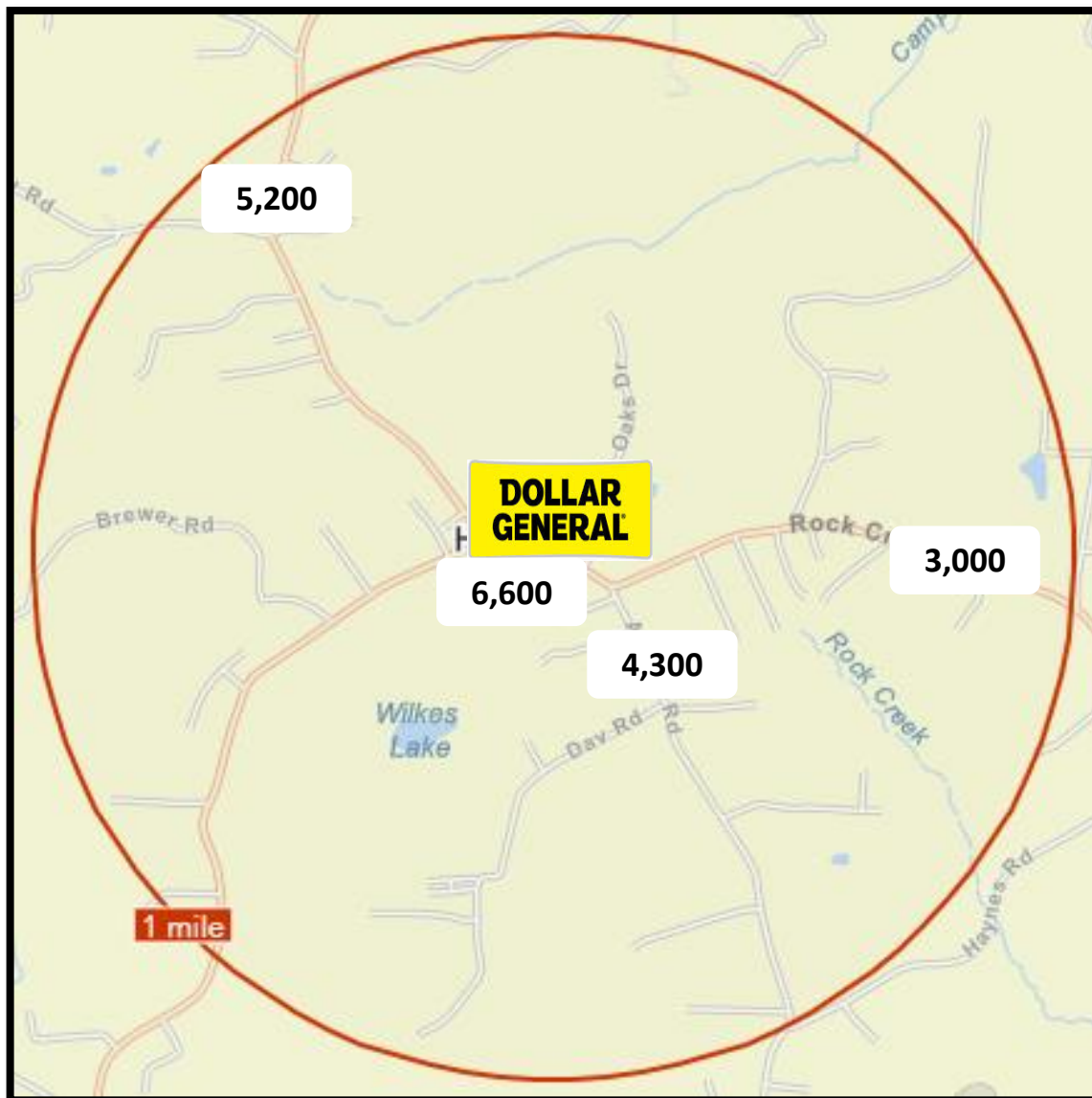
Traffic Counts

Data from: 2018

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Red: 1 Mile Radius



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Traffic Counts

Data from: 2018

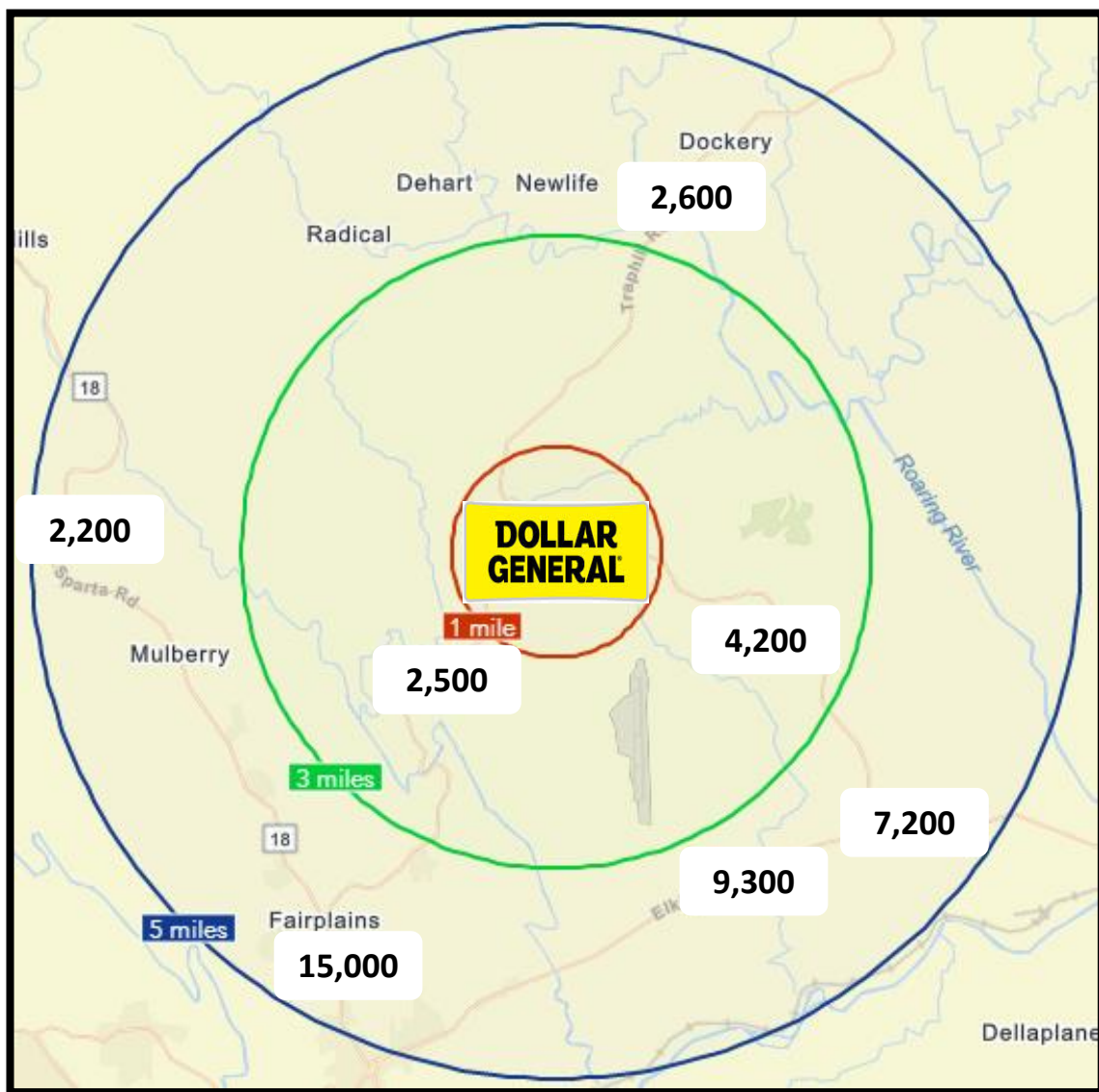
DOLLAR GENERAL — NNN Lease

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Red: 1 Mile Radius

Green: 3 Mile Radius

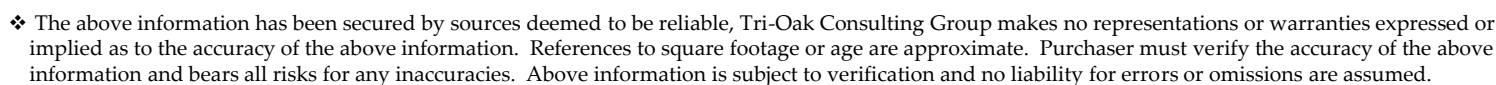
Blue: 5 Mile Radius



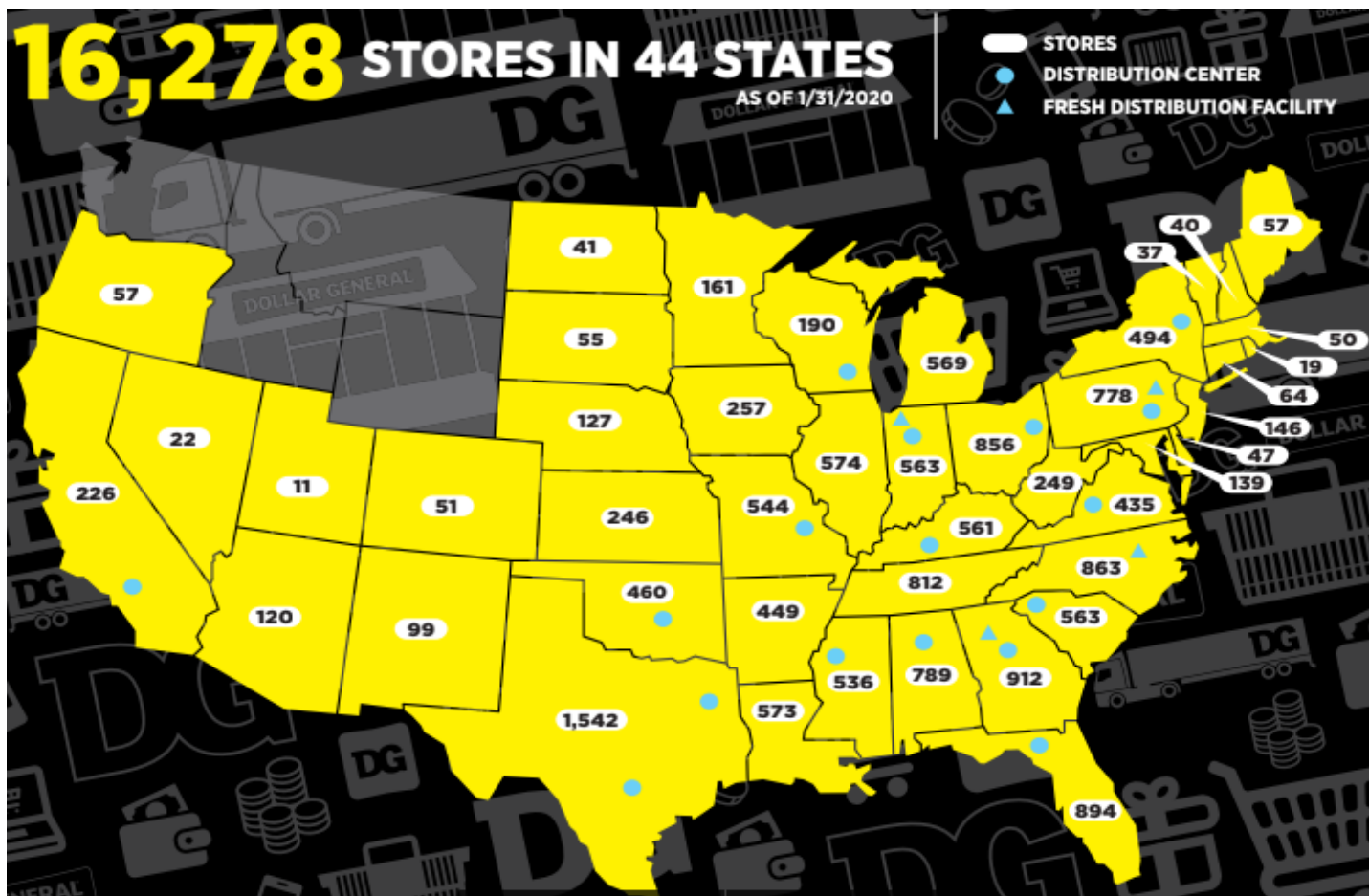
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DOLLAR GENERAL®



Corporate information

Corporate Office
100 Mission Ridge
Goodlettsville, TN 37072
(615) 855-4000

Sector: **Consumer Defensive**
Industry: **Discount Stores**
Full Time Employees: **143,000**

Source: <https://investor.dollargeneral.com/websites/dollargeneral/English/0/investor-relations.html>
<https://finance.yahoo.com/quote/DG?p=DG>

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DOLLAR GENERAL®

Company Profile

Dollar General Corporation has been delivering value to shoppers for more than 80 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated **16,368 stores** in 45 states as of February 28, 2020. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo. Learn more about Dollar General at www.dollargeneral.com.

Dollar General Corporation (DG)

NYSE - Nasdaq Real Time Price. Currency in USD

☆ Add to watchlist

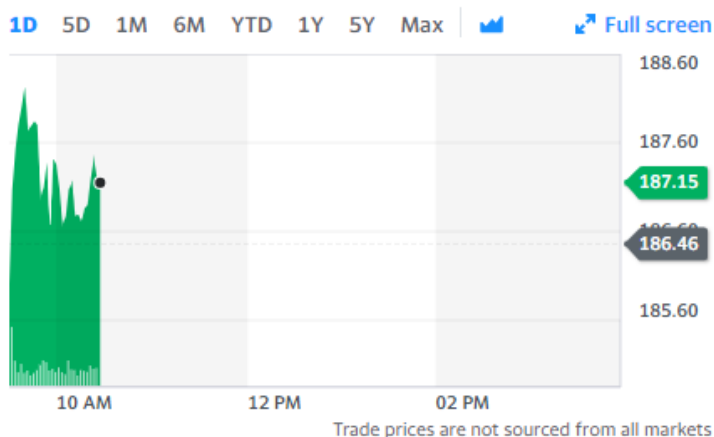
Visitors trend 2W ↓ 10W ↑ 9M ↑

187.07 +0.61 (+0.33%)

As of 10:28AM EDT. Market open.

Summary Company Outlook Chart Conversations Statistics Historical Data Profile Financials Analysis Options

Previous Close	186.46	Market Cap	47.11B
Open	188.57	Beta (5Y Monthly)	0.53
Bid	187.04 x 1100	PE Ratio (TTM)	24.26
Ask	187.09 x 900	EPS (TTM)	7.71
Day's Range	185.54 - 188.24	Earnings Date	Aug 27, 2020 - Aug 31, 2020
52 Week Range	125.00 - 194.84	Forward Dividend & Yield	1.44 (0.77%)
Volume	258,342	Ex-Dividend Date	Jul 06, 2020
Avg. Volume	2,434,215	1y Target Est	204.17



As of 07/14/2020 - Source: <https://investor.dollargeneral.com/websites/dollargeneral/English/0/investor-relations.html>
<https://finance.yahoo.com/quote/DG?p=DG>

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