



TRINITY

REAL ESTATE INVESTMENT SERVICES

Under  
Construction

**DOLLAR  
GENERAL**



DOLLAR GENERAL - 2020 DEVELOPMENT - 6.40% CAP

1110 CARSON HILL ROAD, DUBOIS, PA 15801

**\$1,469,874**

6.4% CAP

TRINITYREIS.COM

Representative Photo

**DOLLAR  
GENERAL**

DUBOIS, PA

**\$1,469,874 | 6.4% CAP**

- New Development Dollar General With 15 Years Remaining - Rent Projected to Commence December of 2020
- Absolute NNN Lease Requiring Zero Landlord Responsibility
- Healthy 5 Mile Demographics of 16,120+ Residents
- Limited Local Retail Competition -Store Would Serve as Primary Source of Goods
- Dollar General is an Investment Grade Tenant With a S&P Credit Rating of BBB (the Same as Walgreens)

## EXCLUSIVELY MARKETING BY:

**BRANSON BLACKBURN**

325.864.9775 | B.Blackburn@trinityreis.com

**CHANCE HALES**

806.679.9776 | Chance@trinityreis.com

**MATT DAVIS**

325.513.6406 | Matt@trinityreis.com

**CODY CRIST**

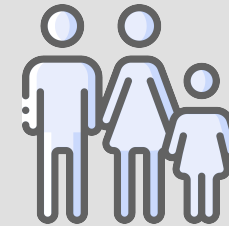
817.584.2000 | cody@trinityreis.com

## INVESTMENT OVERVIEW:

Base Annual Rent:	\$94,072
Rent Per SF:	\$10.34
Projected Rent Commencement Date:	12/14/2020
Lease Expiration Date:	12/31/2035
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 AC
Year Built:	2020
Guarantor:	Dollar General Inc. (NYSE: DG)
Price Per SF:	\$161.52



# LEASE ABSTRACT

1110 CARSON HILL ROAD | DUBOIS, PA

## ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent per SF	Cap Rate
Primary Term	12/14/2020 - 12/31/2035	\$94,072	\$10.34	6.40%
Three (3), 5-Year Options 10% Increase	01/01/2036 - 12/31/2040	\$103,479	\$11.37	7.04%
	01/01/2041 - 12/31/2045	\$113,827	\$12.51	7.74%
	01/01/2046 - 12/31/2050	\$125,210	\$13.76	8.52%



## 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

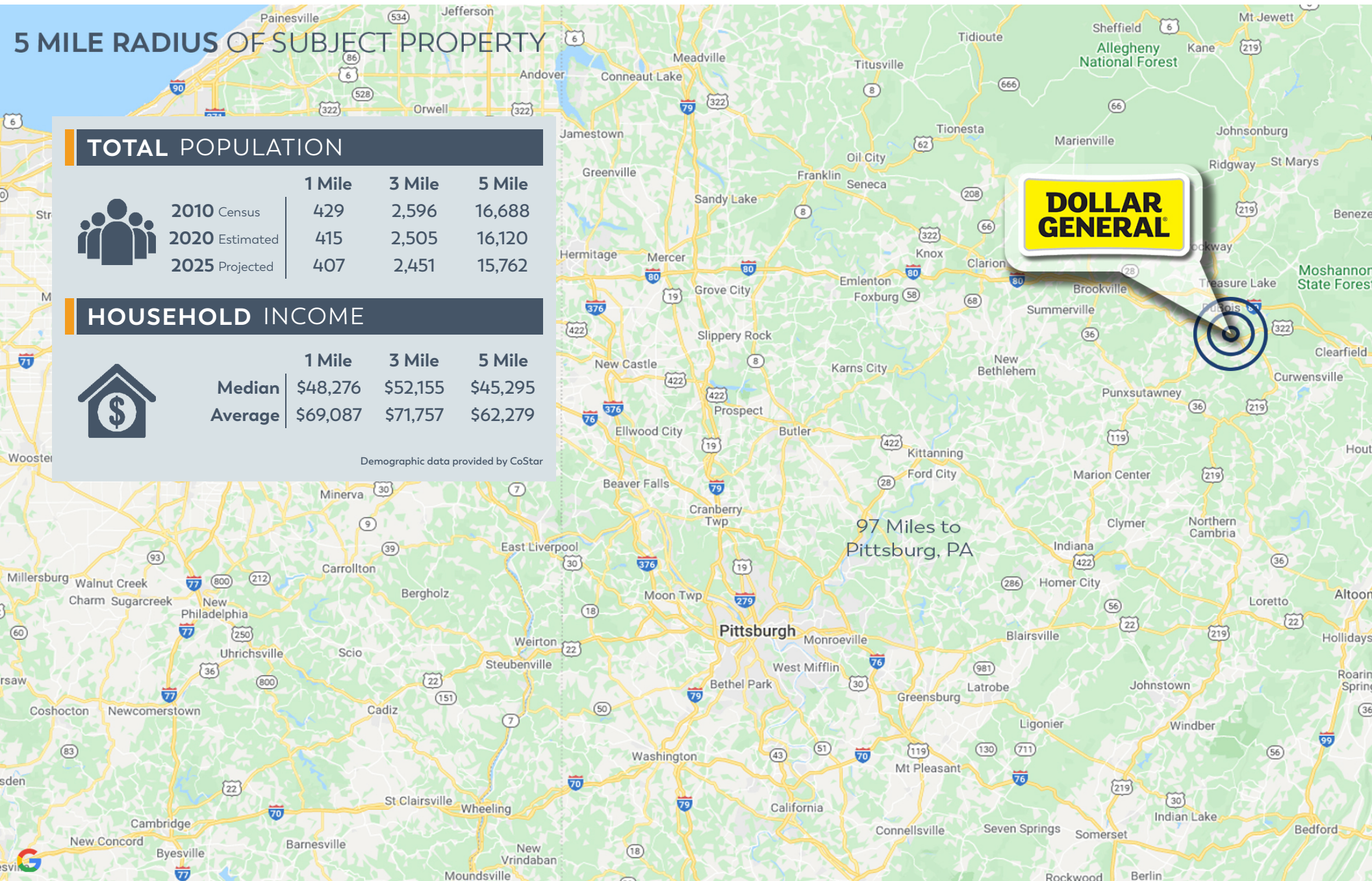
PAID BY **TENANT**

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.

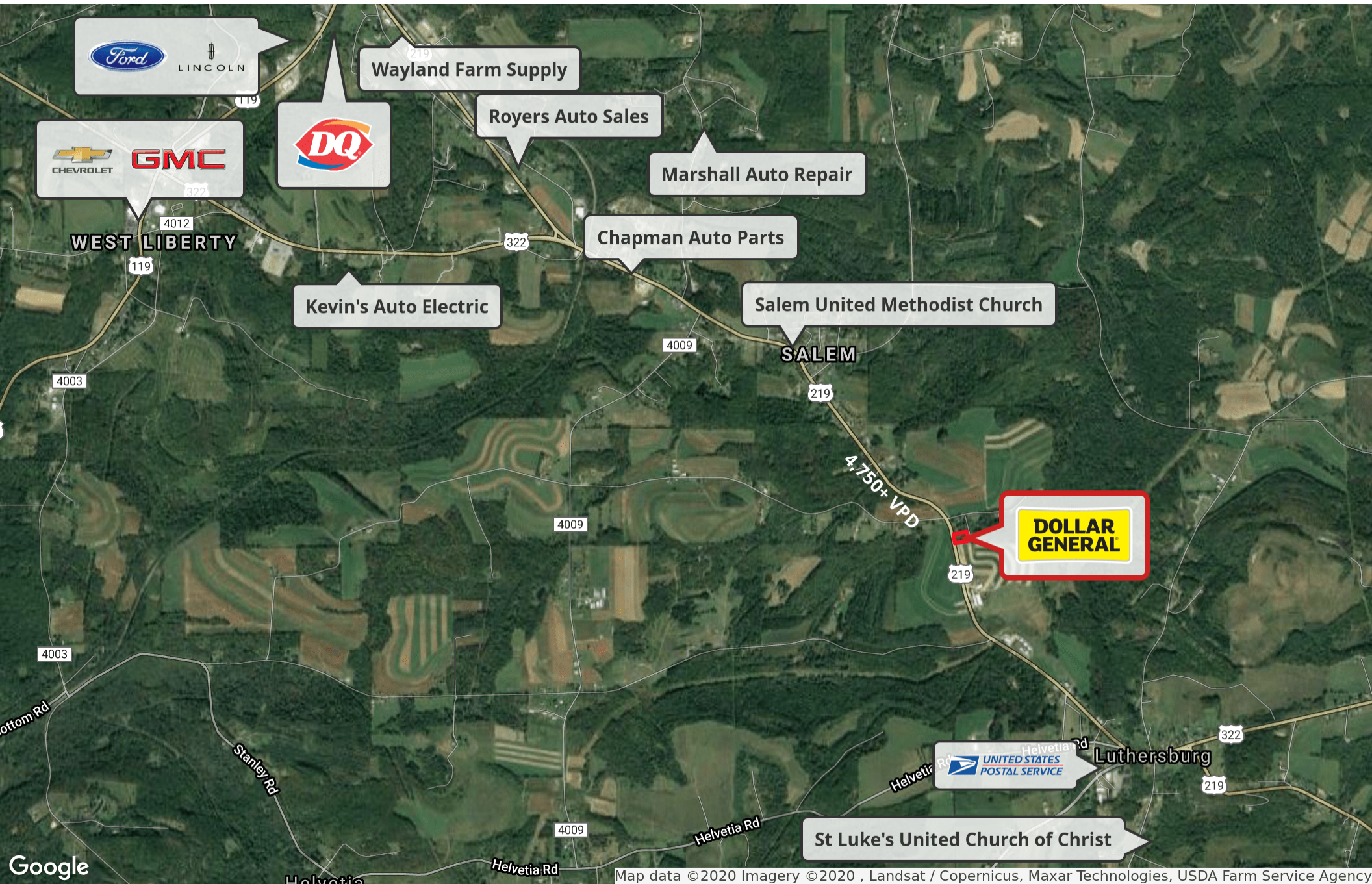
### PARKING LOT & HVAC

PAID BY **TENANT**

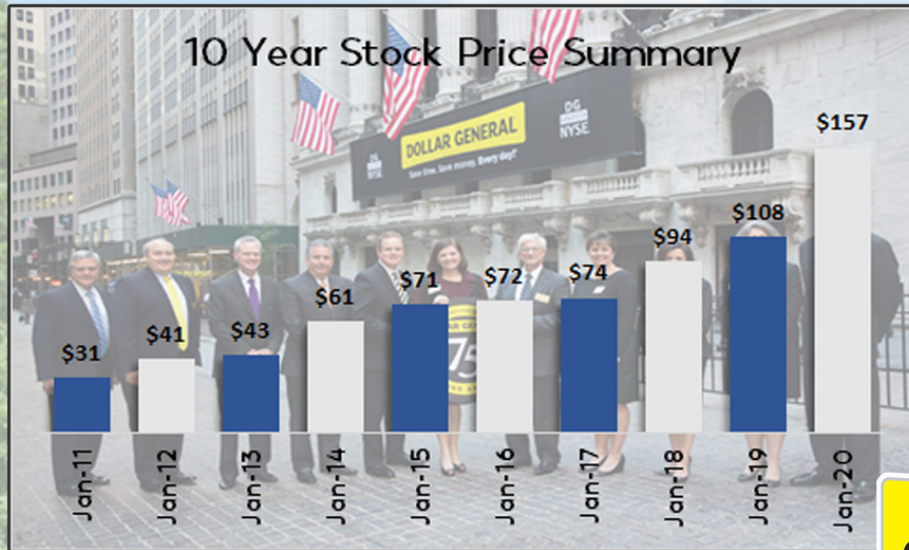
Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.



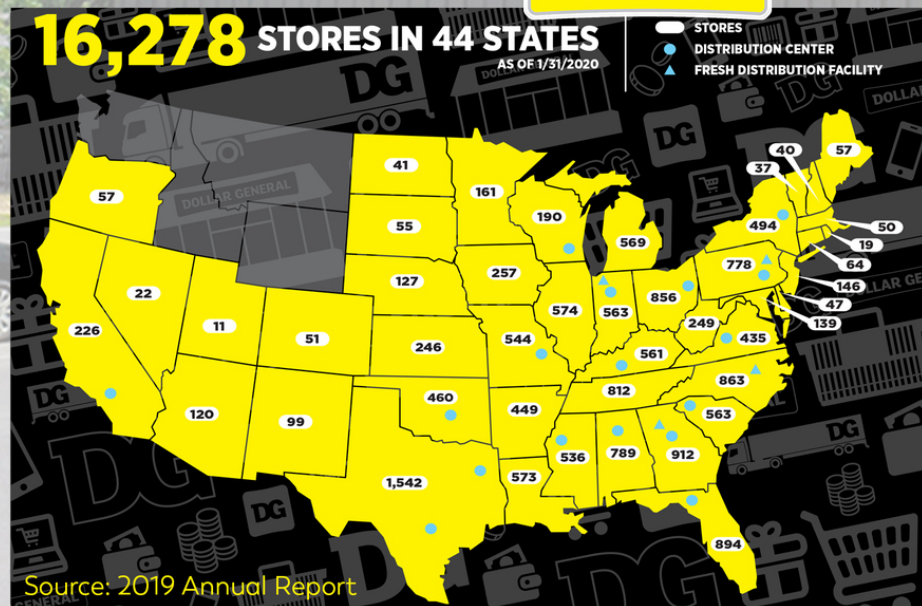








**DOLLAR GENERAL**



**80 Years  
of Success**



**Publicly  
Traded Co.**  
NYSE: DG



**BBB  
S&P Rated**



**\$48B  
Market Cap**



**16,200+  
Locations**



All materials and information received or derived from Trinity Real Estate Investment Services its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Trinity Real Estate Investment Services its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Trinity Real Estate Investment Services will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

## EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DOLLAR  
GENERAL

# TRINITY

REAL ESTATE INVESTMENT SERVICES

## EXCLUSIVELY MARKETED BY

### BRANSON BLACKBURN

325.864.9775

B.Blackburn@trinityreis.com

### CHANCE HALES

806.679.9776

Chance@trinityreis.com

### MATT DAVIS

325.513.6406

Matt@trinityreis.com

### BROKER OF RECORD

### BRADY CARROLL

KW Commercial

Crownstone Investment Group

PA #RS318466