



TRINITY

REAL ESTATE INVESTMENT SERVICES

Under
Construction

**DOLLAR
GENERAL**



DOLLAR GENERAL - ALBANY, NY MSA - 6.6% CAP

1735 NEW YORK 205, ONEONTA, NY 13820

\$1,522,424

6.6% CAP

TRINITYREIS.COM

Representative Photo

**DOLLAR
GENERAL**

ONEONTA, NY

\$1,522,424 | 6.6% CAP

- New Development Dollar General With 15 Years Remaining on Current Term
- Absolute NNN Lease Requiring no Landlord Responsibility
- Healthy 5 Mile Population of 6,500 Residents
- Limited Local Retail Competition - Store Serves as Primary Source of Goods for Local Residents
- Great Visibility Along Main Thoroughfare (NY-205)
- Located 86 Miles West of Albany With a MSA Population of 800,000+ Residents
- This Year Dollar General is Executing Nearly 2,600 Real Estate Projects Including 1,000 New Store Openings, 1,500 Store Remodels, and 80 Store Relocations

EXCLUSIVELY MARKETING BY:

BRANSON BLACKBURN

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CHANCE HALES

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MATT DAVIS

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CODY CRIST

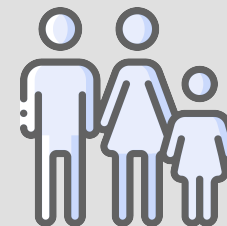
817.584.2000 | cody@trinityreis.com

INVESTMENT OVERVIEW:

Base Annual Rent:	\$100,480
Rent Per SF:	\$11.04
Projected Rent Commencement Date:	10/1/2020
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:	+/- 1.0 AC
Year Built:	2020
Guarantor:	Dollar General Inc. (NYSE: DG)
Price Per SF:	\$167.30

LEASE ABSTRACT

1735 NEW YORK 205 | ONEONTA, NY

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent per SF	Cap Rate
Primary Term	10/1/2020 - 9/30/2035	\$100,480	\$11.04	6.60%
Three (3), 5-Year Options 10% Increase	10/1/2035 - 9/30/2040	\$110,528	\$12.15	7.26%
	10/1/2040 - 9/30/2045	\$121,581	\$13.36	7.99%
	10/1/2045 - 9/30/2050	\$133,739	\$14.70	8.78%



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

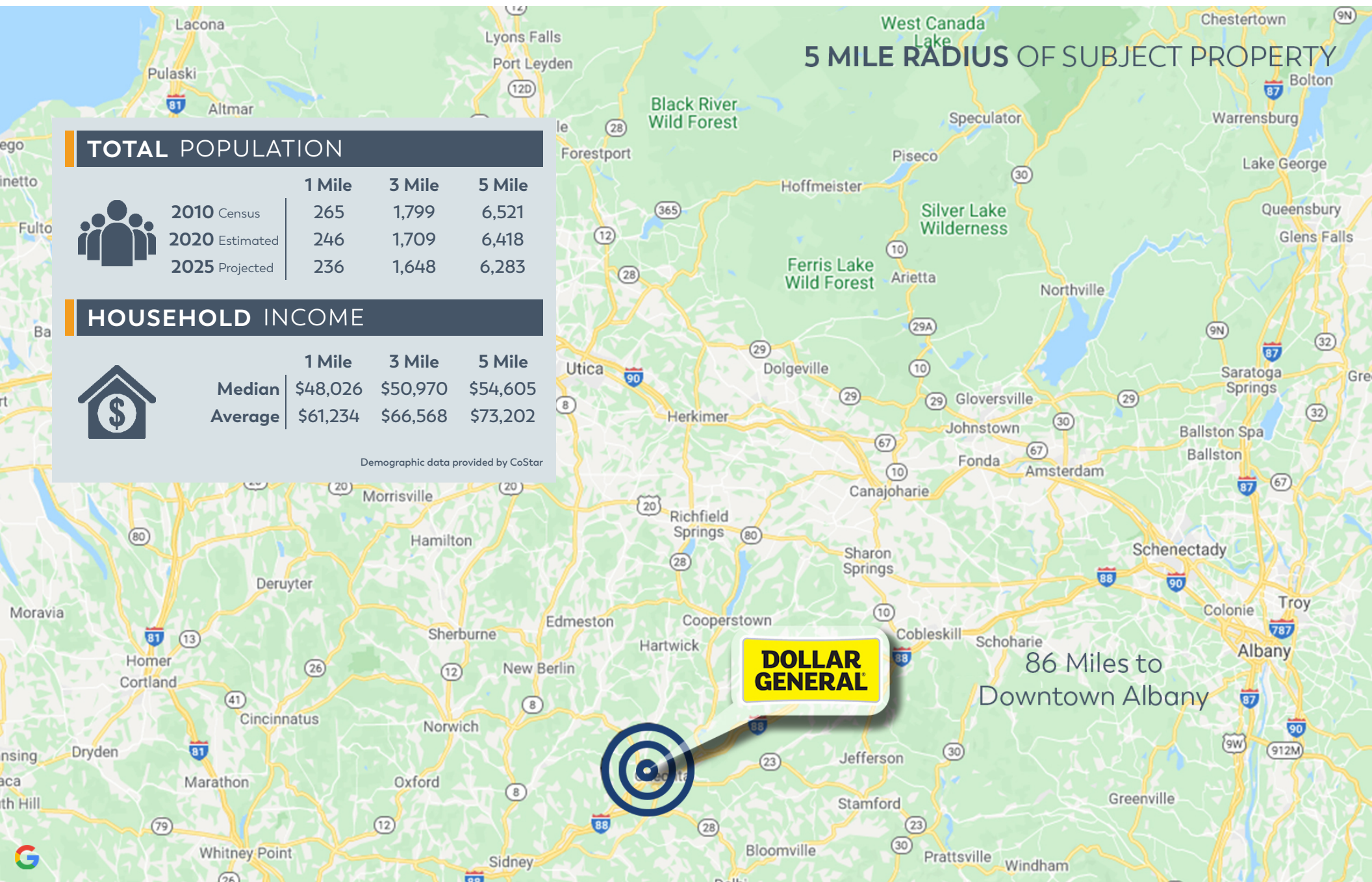
PAID BY TENANT

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

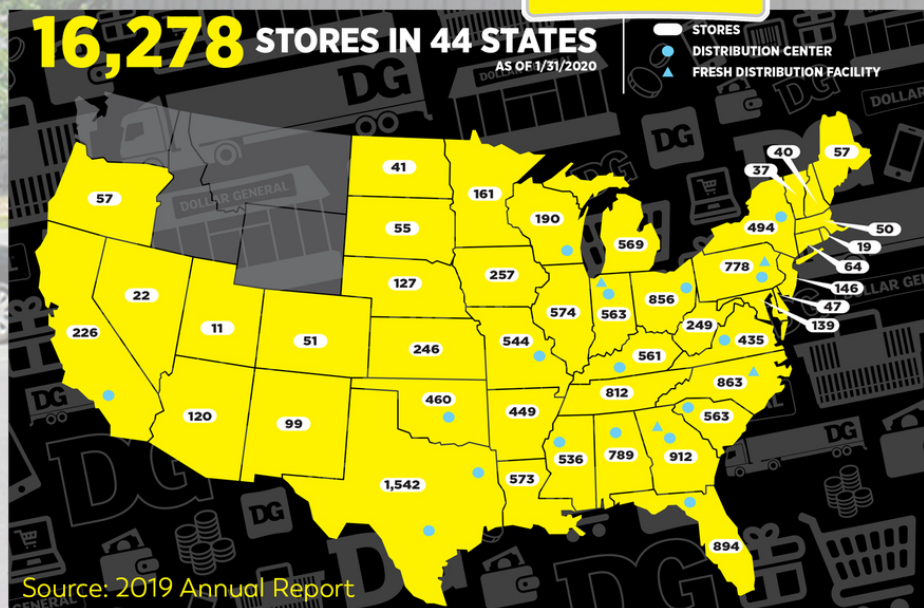
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DOLLAR GENERAL



**80 Years
of Success**



**Publicly
Traded Co.**
NYSE: DG



**BBB
S&P Rated**



**\$48B
Market Cap**



**16,200+
Locations**

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