



TRINITY

REAL ESTATE INVESTMENT SERVICES

Under  
Construction

**DOLLAR  
GENERAL**



**DOLLAR GENERAL - NEW NY DEVELOPMENT**

E MAIN ST., ANGELICA, NY 14709

**\$1,851,450**

6.25% CAP

TRINITYREIS.COM

Representative Photo

**DOLLAR  
GENERAL**

ANGELICA, NY

**\$1,851,450 | 6.25% CAP**

- New New York Development Dollar General With Full 15 Years Remaining - Rent Set to Commence December of 2020
- Absolute NNN Lease Requiring Zero Landlord Responsibilities
- Limited Local Retail Competition - Store Would Serve as Primary Source of Goods for Local Residents
- Desirable Wide & Shallow Store Prototype
- Dollar General is an Investment Grade Tenant With a S&P Credit Rating of BBB

## EXCLUSIVELY MARKETING BY:

**BRANSON BLACKBURN**

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**CODY CRIST**

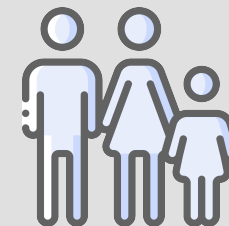
817.584.2000 | cody@trinityreis.com

## INVESTMENT OVERVIEW:

Base Annual Rent:	\$115,716
Rent Per SF:	\$12.82
Projected Rent Commencement Date:	12/5/2020
Lease Expiration Date:	12/4/2035
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



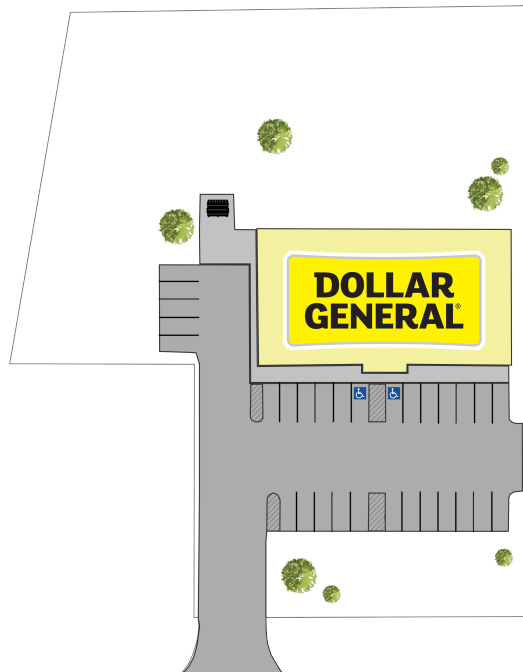
Dollar General  
Ranks #119 on the  
Fortune 500 List

## PROPERTY DETAILS:

Building Area:	9,026 SF
Land Area:	1.55 AC
Year Built:	2020
Guarantor:	Dollar General Inc. (NYSE: DG)
Price Per SF:	\$205.12

## ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent per SF	Cap Rate
Primary Term	12/05/2020-12/31/2035	\$115,716	\$12.82	6.25%
Five (5), 5 - Year Options 10% Increase	1/01/2036 - 12/31/2040	\$127,287	\$14.10	6.87%
	1/01/2041 - 12/31/2045	\$140,016	\$15.51	7.56%
	1/01/2046 - 12/31/2050	\$154,018	\$17.06	8.32%
	1/01/2051 - 12/31/2055	\$169,419	\$18.77	9.15%
	1/01/2056 - 12/31/2060	\$186,361	\$20.65	10.07%



## 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

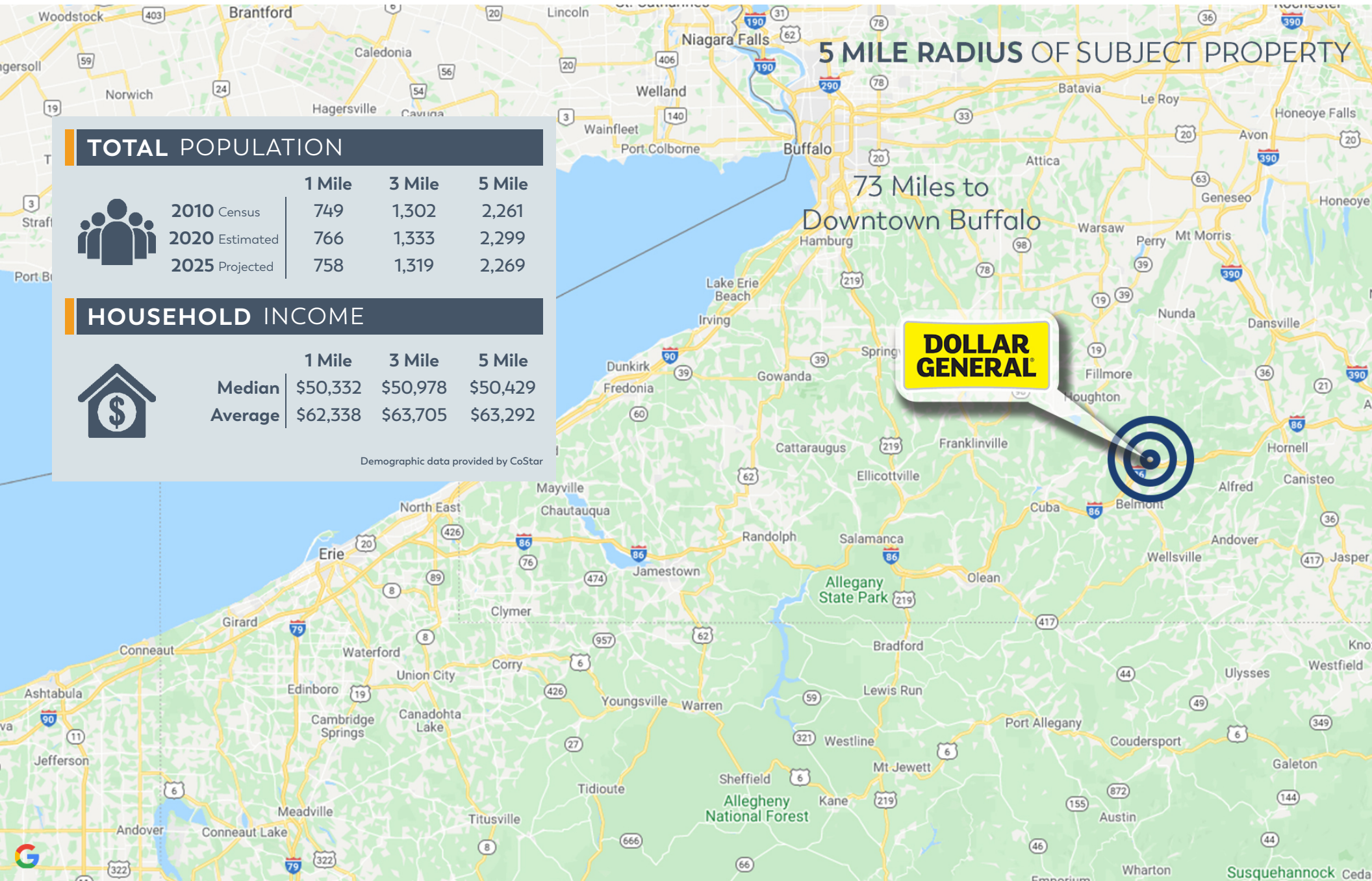
#### PAID BY TENANT

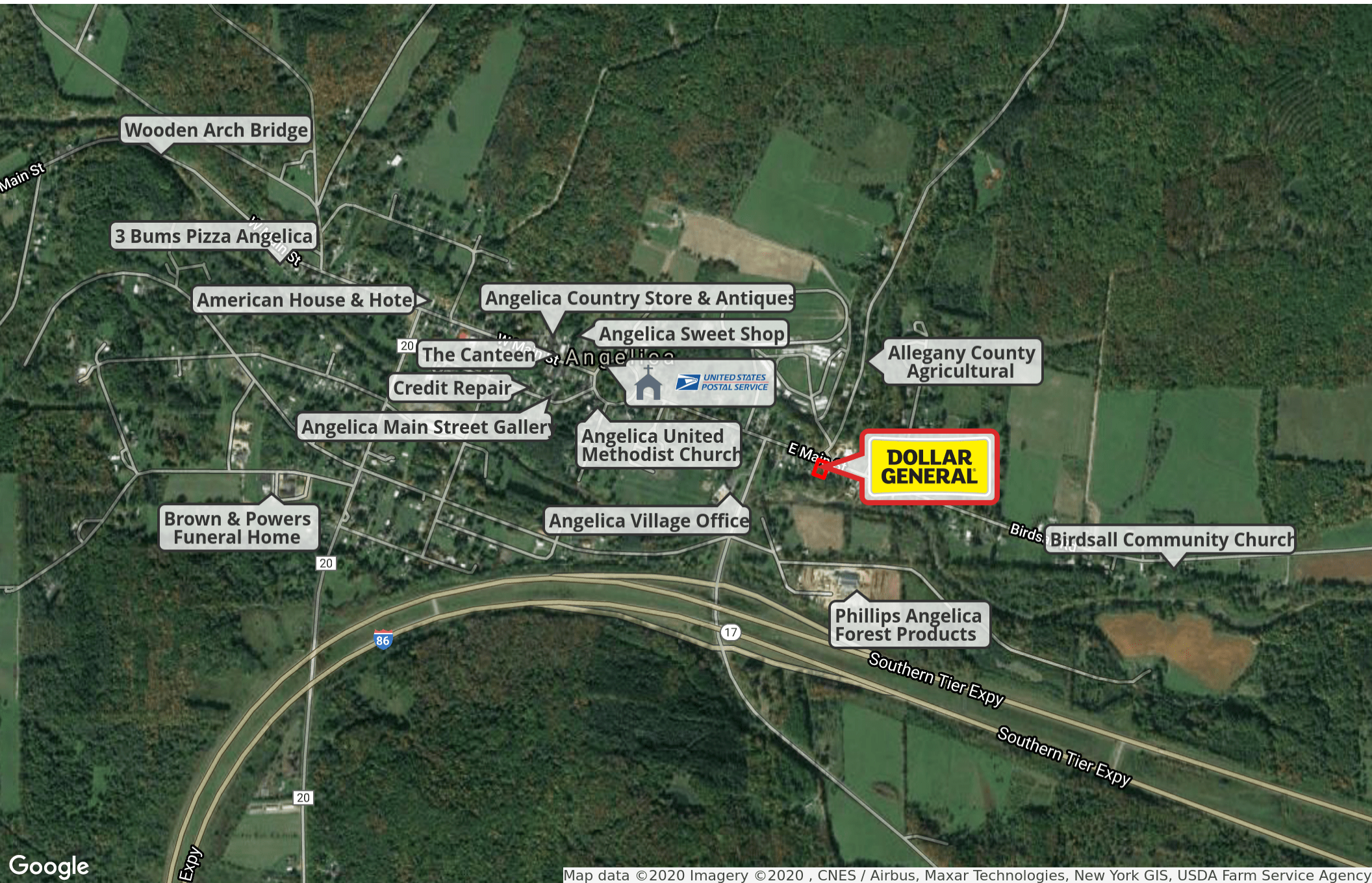
Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.

### 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.





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Under  
Construction

**DOLLAR  
GENERAL**

Angelica United  
Methodist Church

Angelica  
Village Office

American Hotel  
& Restaurant



The Canteen  
Restaurant

First Baptist  
Church

Allegany County  
Fairgrounds

Agricultural  
Government Office



Nichole's  
Deli & Grocery

E Main Street

Actual Property

Under  
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**DOLLAR  
GENERAL**

Birdsall  
Community Church



Forest Products  
Saw Mill

Nichole's  
Deli & Grocery



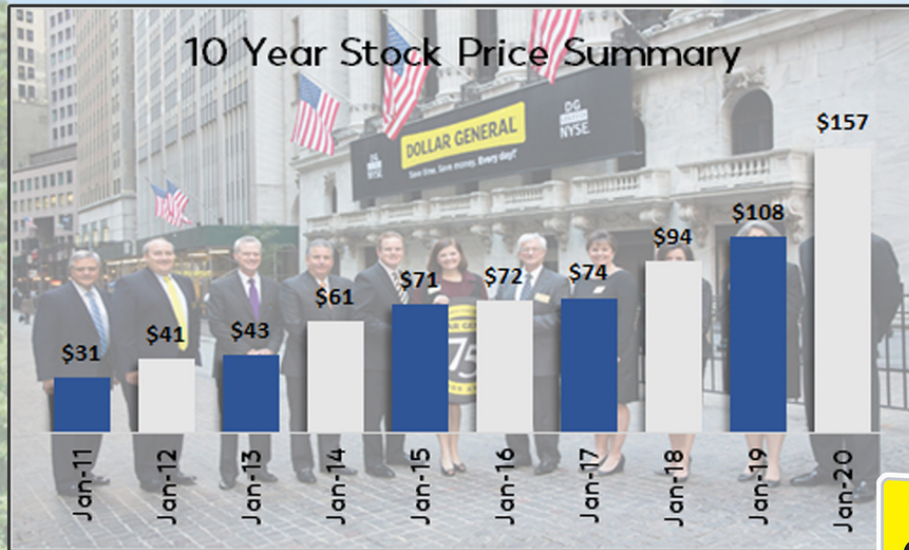
Agricultural  
Government Office

E Main Street

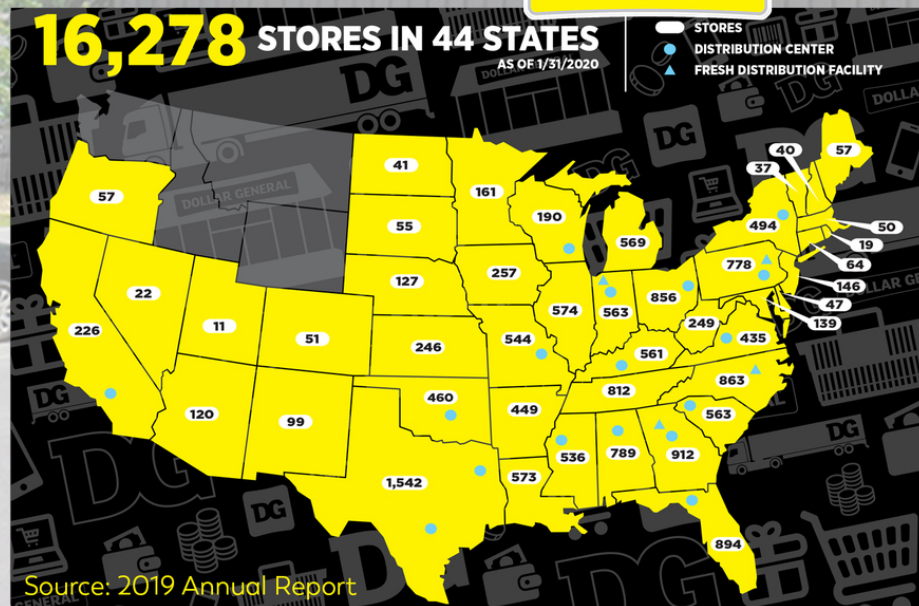


Actual Property





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

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