



TRINITY

REAL ESTATE INVESTMENT SERVICES

Under
Construction

**DOLLAR
GENERAL**



DOLLAR GENERAL - NEW DEVELOPMENT - 6.25% CAP

NY HWY 30, DOWNSVILLE, NY 13755

\$1,642,101

6.25% CAP

TRINITYREIS.COM

Representative Photo

**DOLLAR
GENERAL**

DOWNSVILLE, NY

\$1,642,101 | 6.25% CAP

- New Development Dollar General With Full 15 Years Remaining - Rent Set to Commence December of 2020
- Absolute NNN Lease Requiring Zero Landlord Responsibilities
- Property Sits in Front of Downsville Central School District Creating Strong Customer Base for Store
- Easily Accessible Along Downsville's Main Thoroughfare Generating 3,310+ VPD
- Investment Grade & Recession Proof Tenant - Dollar General Stock Continues to Thrive in Uncertain Times - Considered an Essential Business

EXCLUSIVELY MARKETING BY:

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CODY CRIST

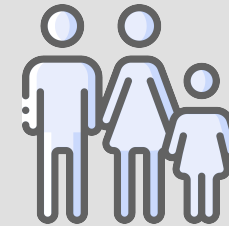
817.584.2000 | cody@trinityreis.com

INVESTMENT OVERVIEW:

Base Annual Rent:	\$102,631
Rent Per SF:	\$11.37
Projected Rent Commencement Date:	12/7/2020
Lease Expiration Date:	11/30/2035
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



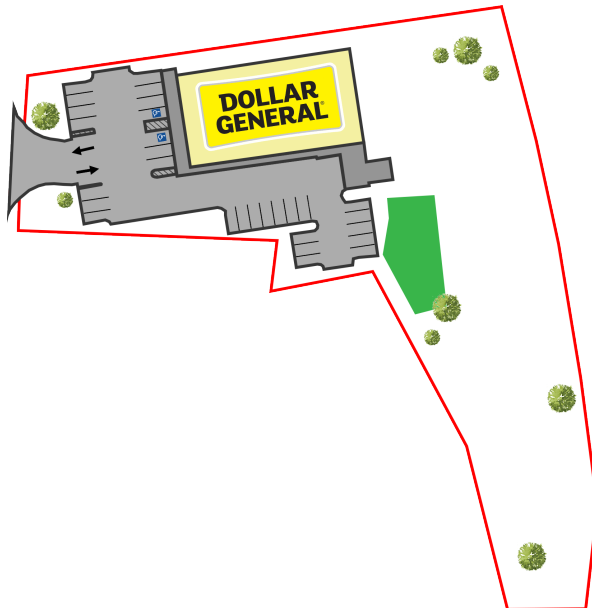
Dollar General
Ranks #119 on the
Fortune 500 List

PROPERTY DETAILS:

Building Area:	9,026 SF
Land Area:	1.99 AC
Year Built:	2020
Guarantor:	Dollar General Inc. (NYSE: DG)
Price Per SF:	\$181.93

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent per SF	Cap Rate
Primary Term	11/15/2020-11/30/2035	\$102,631	\$11.37	6.25%
Five (5), 5 - Year Options 10% Increase	12/01/2035 - 11/30/2040	\$112,894	\$12.51	6.87%
	12/01/2040 - 11/30/2045	\$124,184	\$13.76	7.56%
	12/01/2045 - 11/30/2050	\$136,602	\$15.13	8.32%
	12/01/2050 - 11/30/2055	\$150,262	\$16.65	9.15%
	12/01/2055 - 11/30/2060	\$165,289	\$18.31	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

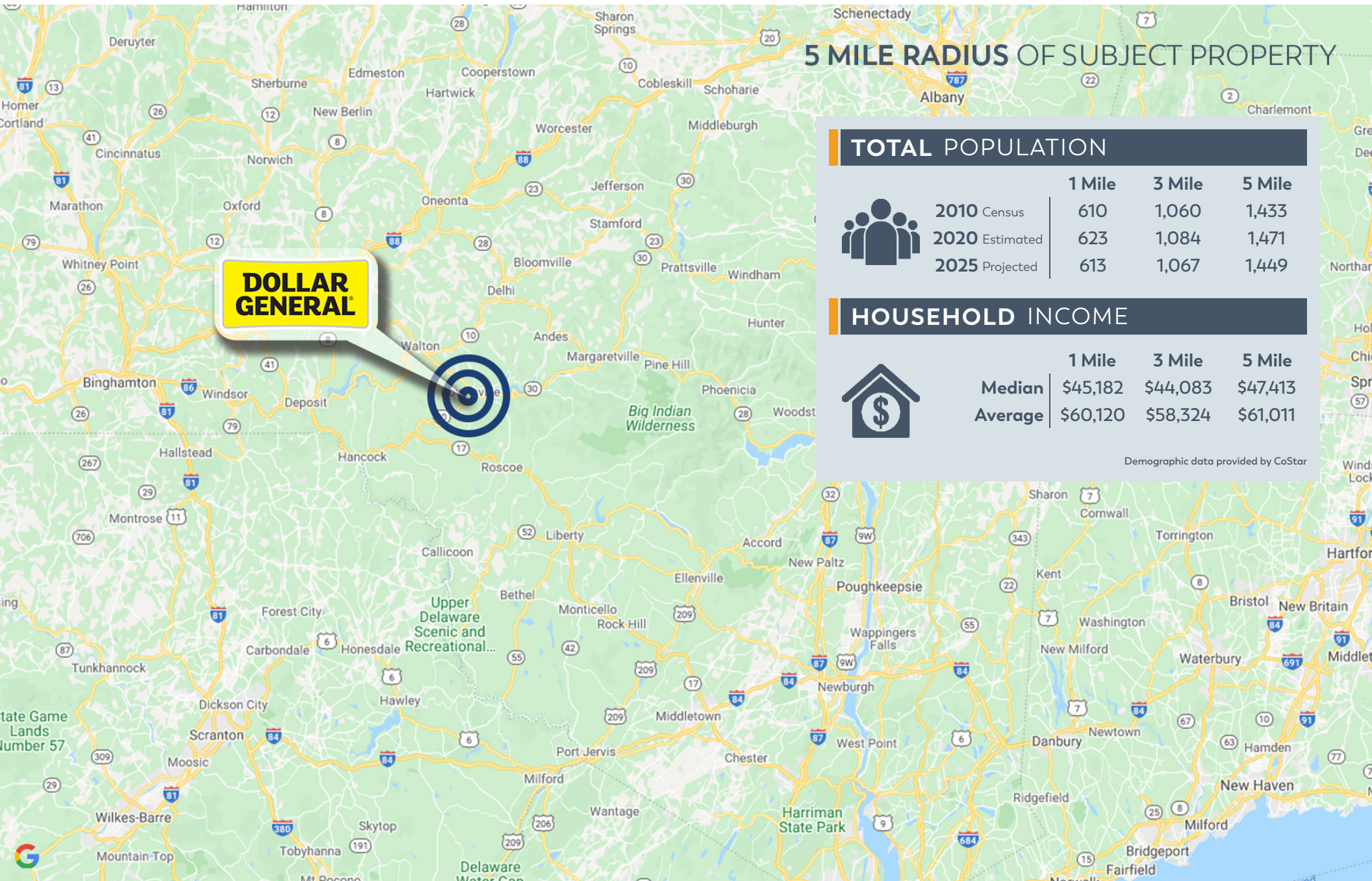
PAID BY TENANT

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

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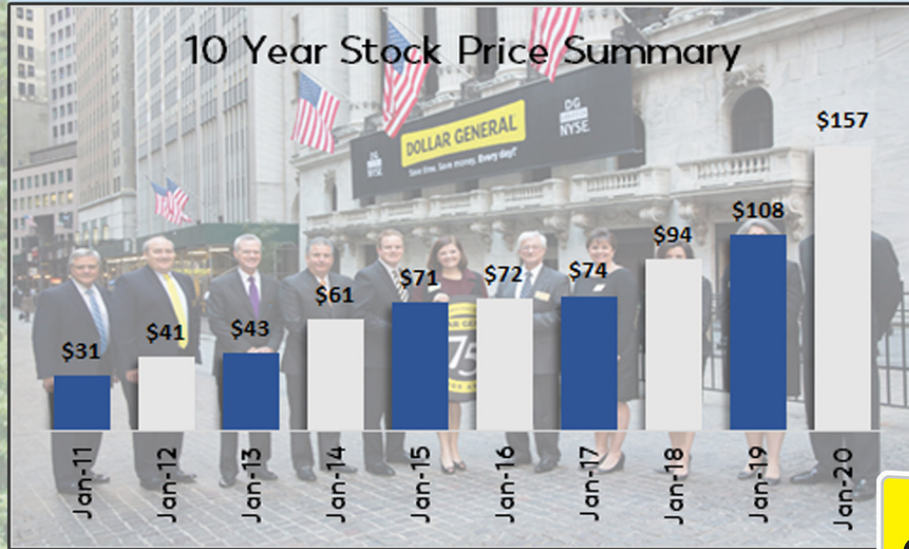
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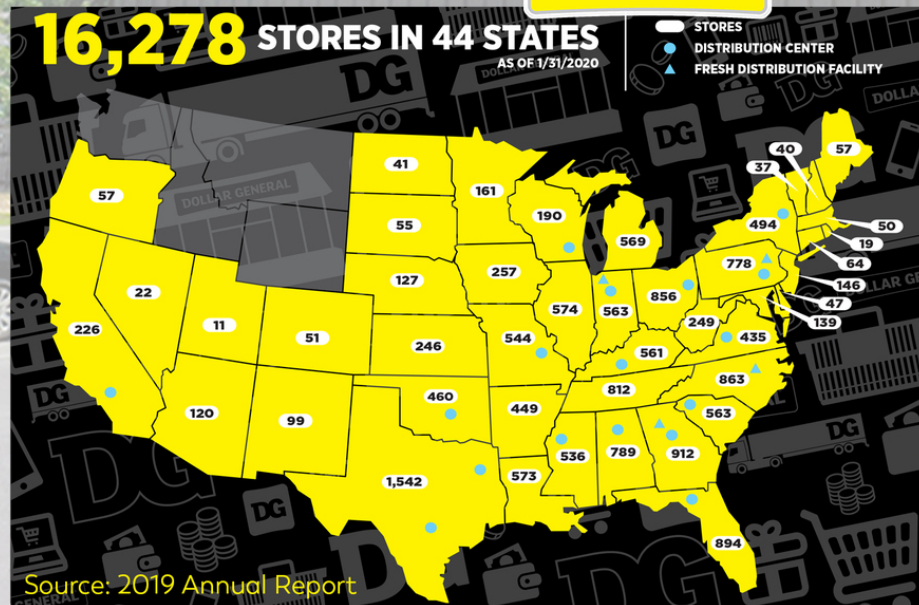


Actual Property





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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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.

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