

CP1

CAPITOL PROPERTIES 1, LLC

Dollar General
86 Old Mountain Rd.
Hiddenite, NC



PROPERTY HIGHLIGHTS

| | | | |
|-----------|-----------|---------------------|-----------|
| Price: | \$705,950 | Rentable Sq. Ft.: | 9,014 |
| NOI: | \$49,800 | Lot Size: | 2.028 A/C |
| CAP Rate: | 7% | Lease Yrs Remaining | 9 |

Offered By: Capitol Properties 1, LLC

Capitolproperties1@gmail.com

David Peebles, Broker

919-880-2906

DOLLAR GENERAL – HIDDENITE, NC

LEASE SUMMARY

The store was built in 2004 with an initial ten year (10) lease term.

In 2014 the Lease was renewed for an additional five (5) yr. term.

In May of 2020 the Lease was extended for an additional Nine (9) years.

THE CURRENT LEASE EXPIRES ON SEPTEMBER 30, 2029.

This is a NN Lease with Landlord responsible for Roof & Structure.

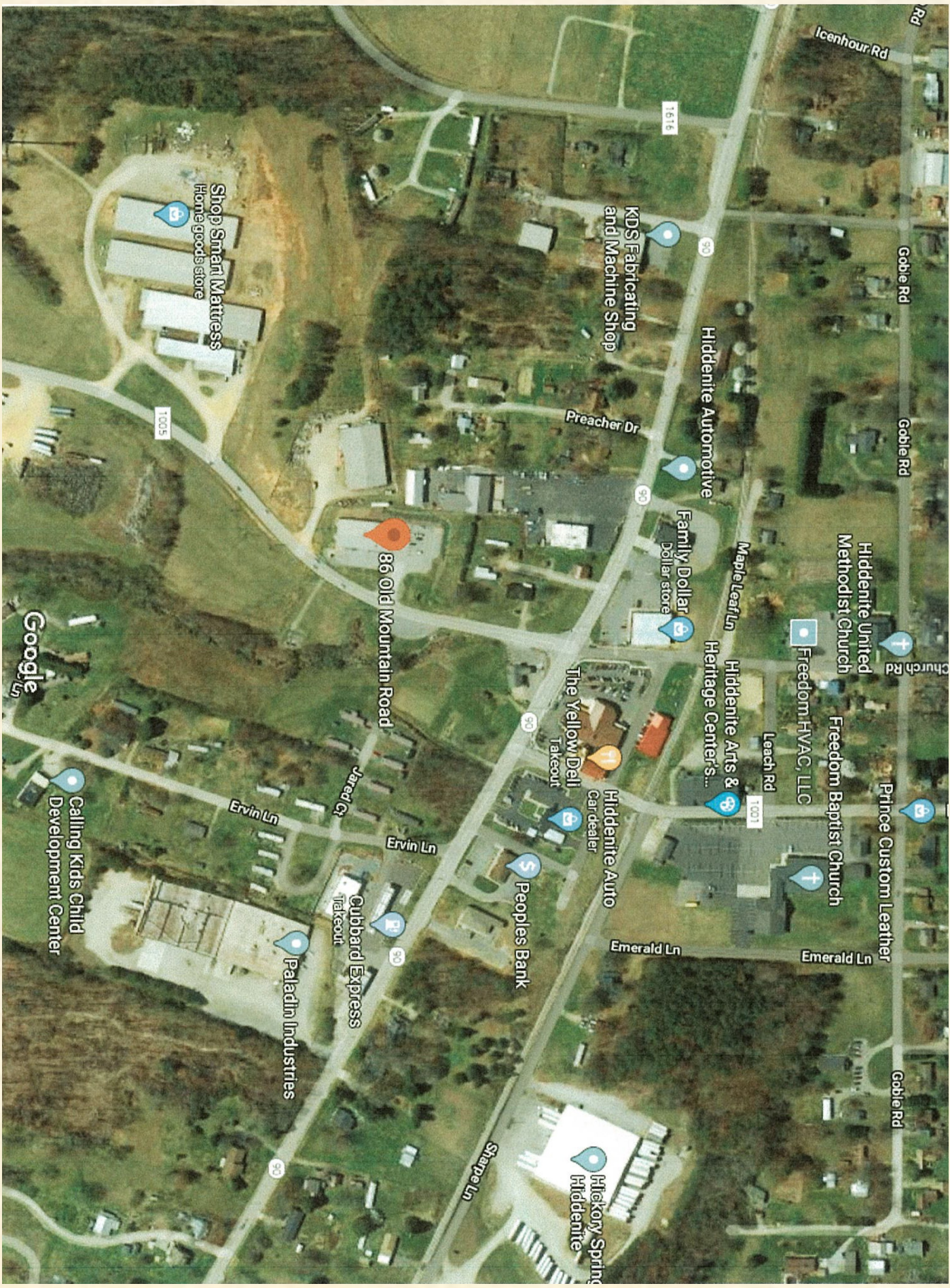
There are two five-year options to extend with 10% rental increases.

TENANT OVERVIEW

| | |
|-------------------------|--|
| Property Name | Dollar General |
| Property Address | 86 Old Mountain Road Hiddenite, NC 28636 |
| Property Type | Net Leased Discount |
| Rentable Square Feet | 9,014 |
| Tenant Trade Name | Dollar General |
| Ownership | Public |
| Tenant | Corporate Store |
| Net Worth | \$14.80 Billion (2012) |
| Leases Guarantor | Corporate Guarantee |
| Credit Rating | BBB- |
| Rating Agency | Standard & Poor's |
| Stock Symbol | DG |
| Board | NYSE |
| Lease Expiration Date | 9/31/29 |
| Term Remaining on Lease | 9 Years |
| Lease Type | Double Net |
| Roof and Structure | Landlord Responsible |
| Lease Term | 5 Year Renewal |
| Increases | In Options |
| Options to Renew | (1) Five-Year Options |
| No. of Locations | 10,000+ |
| Headquartered | Goodlettsville, TN |
| Web Site | www.dollargeneral.com |

DOLLAR GENERAL - HIDDENITE, NC

86 Old Mountain Rd - Google Maps



Dollar General Stores – Vicinity Map