



TRINITY

REAL ESTATE INVESTMENT SERVICES



DOLLAR GENERAL - 382K+ POPULATION - ALL BRICK PROTOTYPE

8800 SCHAEFER HWY, DETROIT, MI 48228

\$1,233,570

7.0% CAP

TRINITYREIS.COM

Actual Property

**DOLLAR
GENERAL**

DETROIT, MI

\$1,233,570 | 7.0% CAP

- Corporately Guaranteed Dollar General Lease With 7+ Years Remaining
- NN Lease Favoring Landlord, Only Responsible for Roof & Structure
- Dense Urban Demographics of 168K+ in 3 Mile Radius and 382K+ Residents in 5 Mile Radius
- Excellent Visibility on Joy Rd With Combined Traffic Counts of 27,265+ VPD
- Multiple Points of Entry With Ample Concrete Parking Lot
- Located 9 Miles From Downtown - Detroit is the Largest City in the State With a MSA Population of 4.3M+
- Investment Grade & Recession Proof Tenant - Dollar General Stock Continues to Thrive in Uncertain Times - Considered an Essential Business

EXCLUSIVELY MARKETING BY:

MCKENNA LANGLEY

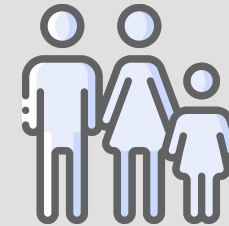
832.984.7612 | mckenna@trinityreis.com

INVESTMENT OVERVIEW:

Base Annual Rent:	\$86,350
Rent Per SF:	\$8.72
Rent Commencement Date:	5/30/2013
Lease Expiration Date:	5/31/2028
Lease Term Remaining:	7+ Years
Lease Type:	NN
Type of Ownership:	Fee Simple



In 2021, Dollar General Plans to Continue Expansion by Opening 1,050 Stores & Remodeling 1,750 Stores



Dollar General, an Essential Business, is located within 5 Minutes of 75% of the US Population



As a Recession Proof Tenant, Dollar General is #119 on the Fortune 500 List Operating 17,000+ Stores

PROPERTY DETAILS:

Building Area:	9,900 SF
Land Area:	.59 AC
Year Built:	2014
Guarantor:	Dollar General Inc. (NYSE: DG)
Price Per SF:	\$124.60

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent per SF	Cap Rate
Primary Term	05/30/2013 - 05/31/2028	\$86,350	\$8.72	7.0%
Four (4), 5 - Year Options 10% Increase	06/01/2028 - 05/31/2033	\$94,985	\$9.60	7.70%
	06/01/2033 - 05/31/2038	\$104,483	\$10.55	8.51%
	06/01/2038 - 05/31/2043	\$114,932	\$11.61	9.32%
	06/01/2043 - 05/31/2048	\$126,425	\$12.77	10.25%



RESPONSIBILITIES BREAKDOWN

TAXES & INSURANCE

PAID BY TENANT

Taxes: Tenant shall pay, on an annual basis in arrears, as additional rent during each Lease Year of the Lease Term and all Option Periods (if applicable), any Real Estate Taxes relating to the Premises.

Insurance: Tenant shall, at its sole cost and expense, pay the Insurance Provider directly for Landlord's Liability Insurance and Property Insurance.

PARKING LOT

REIMBURSED BY TENANT

Landlord agrees to maintain the Parking Areas. Tenant will reimburse Landlord for the actual, reasonable costs of the maintenance and repair (but not replacement) of certain aspects of the Parking Areas; excluding, however, all replacement costs or costs that constitute a capital expenditure and expressly excluding any costs which would have been reimbursed or paid for by insurance proceeds had Landlord maintained the insurance required under this Lease. Tenant shall pay \$316.67/mo as estimated "Parking Area Maintenance Contribution".

ROOF & STRUCTURE

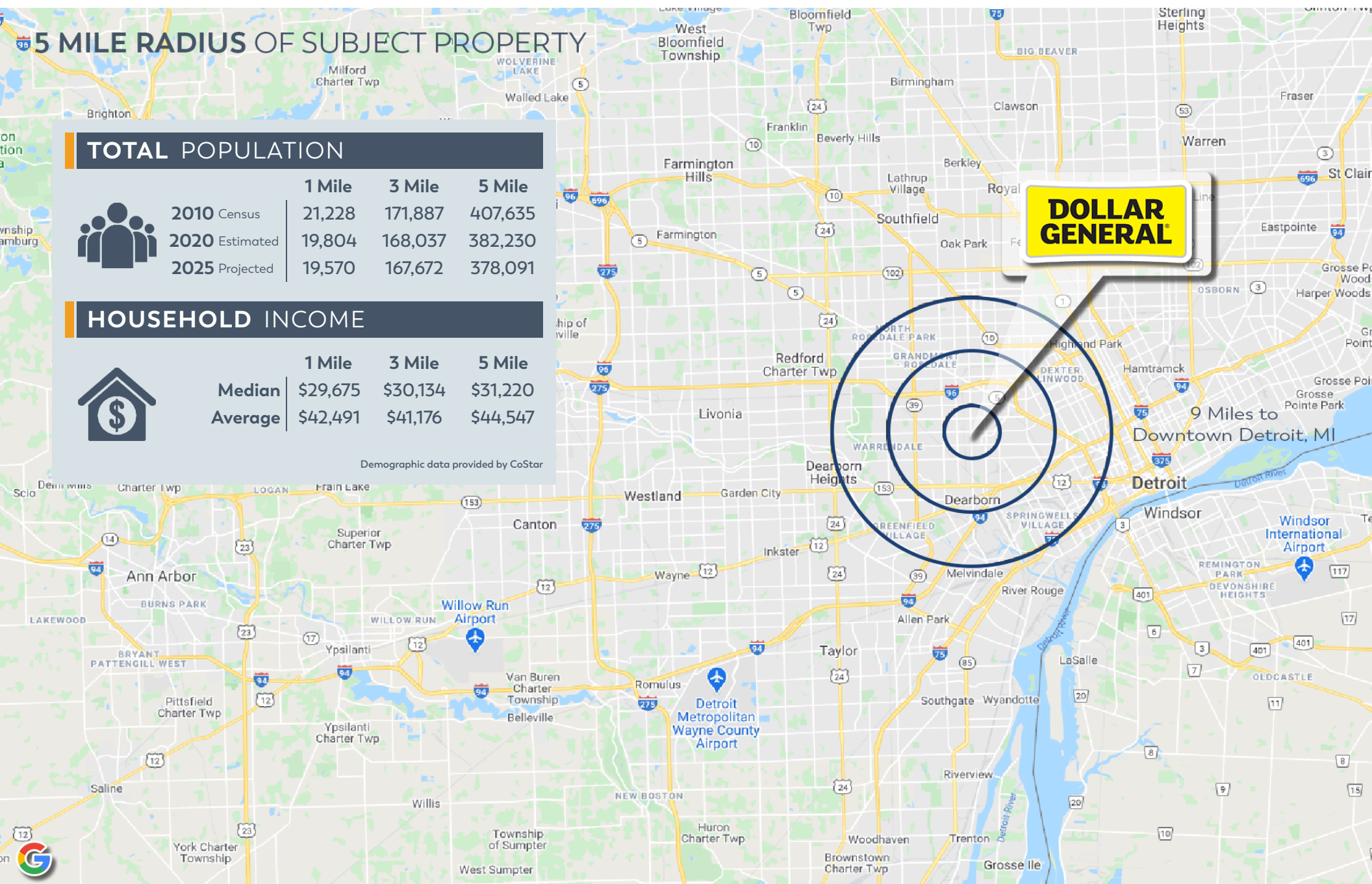
PAID BY LANDLORD

Landlord's sole cost and expense, maintain in clean condition and good repair, the exterior walls, foundations, roof, gutters, downspouts, exterior and all structural portions of the Premises, and all plumbing, electrical, gas, sprinkler and sewage systems located below or within the floor slab of the Premises, inside the walls, above the ceiling or not exclusively serving the Premises.

HVAC

PAID BY TENANT

Tenant will maintain, repair and replace the HVAC at its expense; provided, however, in the event of a replacement of the HVAC is necessary during the term of this Lease, the replacement cost will be amortized over one hundred twenty (120) months and Tenant shall be responsible for an amount equal to (i) the number of months remaining in the Term divided by one hundred twenty (120), multiplied by (ii) the cost of the replacement of the HVAC.



DETROIT

Detroit, Michigan, otherwise known as “Motor City,” is the largest city in Michigan. It is the historic heart of the American automotive industry where numerous Fortune 500 Companies, such as Ford and General Motors are headquartered. The city’s historical significance attracts over 19 million visitors each year, enjoying the art, music, sports and nightlife scene.

\$237 Billion
2019 Gross Domestic Product



3.55 Million
2020 Total Population



\$62,800
2019 Median Household Income



Key Demographics 2020



Total Population
3 Miles
168,037



Total Population
5 Miles
382,230



Northwest
Church of Christ



Barton
Elementary



St. Marks
Church in Christ

metro
by T-Mobile

True Value



DOWNTOWN DETROIT, MI
9 MILES AWAY



LA Trading
Used Car Dealership

DOLLAR
GENERAL

Joy Rd. - 12,165+ VPD

Manhattan Fish
& Chicken Restaurant

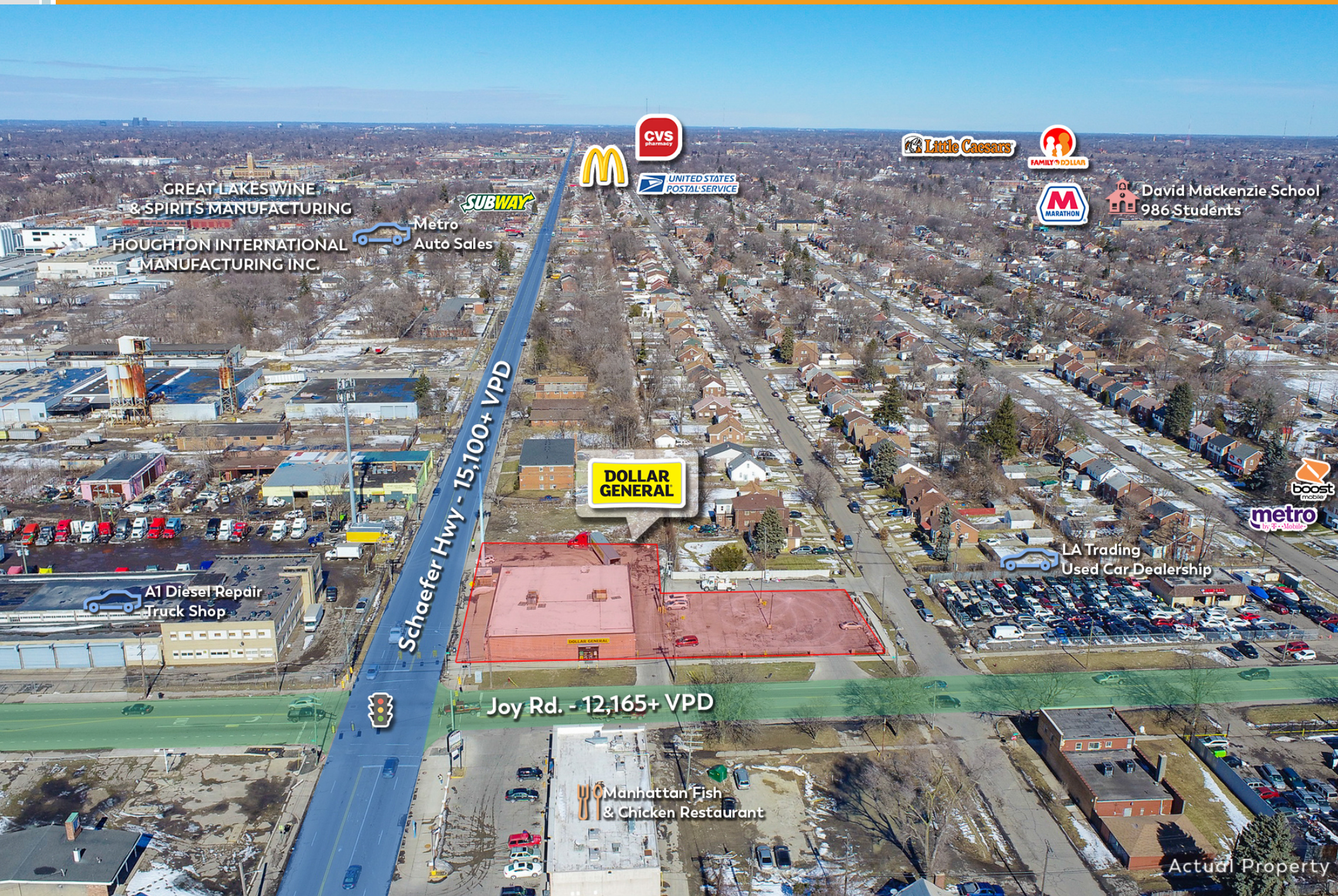
Schaefer Hwy - 15,100+ VPD



A1 Diesel Repair
Truck Shop

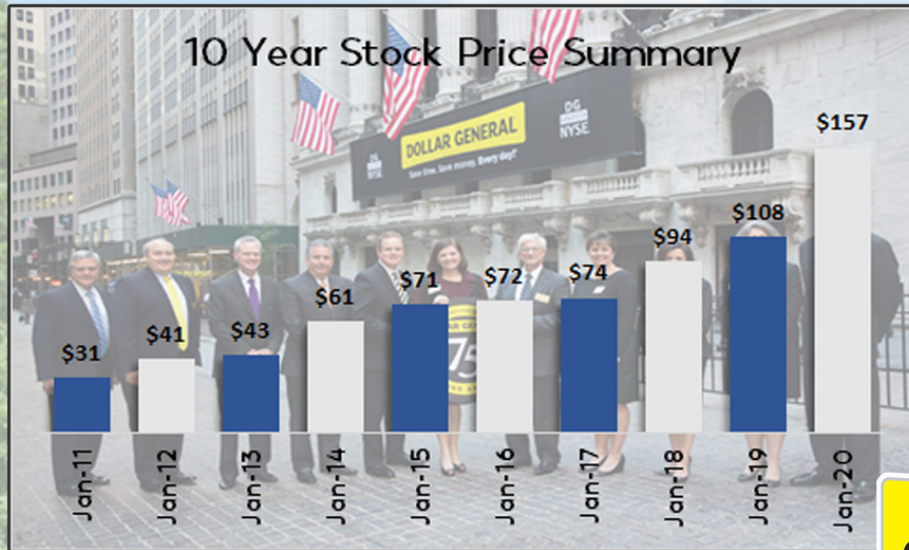
Actual Property



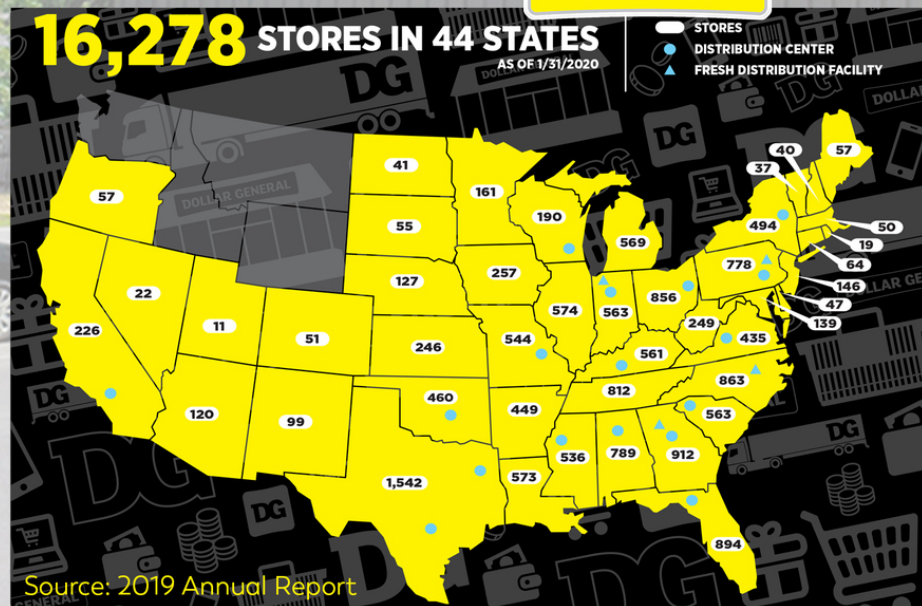




Actual Property



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.

Actual Property



REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY MARKETING BY

MCKENNA LANGLEY

832.984.7612

mckenna@trinityreis.com

BROKER OF RECORD

BRIAN BROCKMAN

Bang Realty-Michigan, Inc.

MI #6502428679

Actual Property