



DOLLAR GENERAL

1089 RA West Hwy
Varney, WV 25696

\$1,672,000
6.25% Cap



Representative Photo

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\$1,672,000



Dollar General
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List Price:	\$1,672,000
CAP:	6.25%
Base Rent:	\$104,474
Building S.F.	9,100
Lease Type:	(NNN)
Landlord Responsibilities:	NONE
Lease Term:	10.4 Years 07/31/2031
Parcel Size:	1.38 Acres (60,112 sf+/-)
Options:	Three (5) Year

INVESTMENT HIGHLIGHTS

- NNN Lease 10.4 Years Remaining, Corporate Guaranteed Absolute Net Lease
- 9,100 Square Foot Dollar General Built 2016
- Large Parcel 1.38 Acres (60,112 sf)
- Zero Landlord Responsibilities, Strong National Tenant
- No Competition – Virtually No Chain Store Grocery or Drug Stores in Immediate Area
- Features Easy Access and Excellent Visibility Along Route 52
- Centrally Located Near Church's and Schools
- Strong Location, Adjacent to Residential Neighborhoods

BELCO

DEVELOPMENT & INVESTMENTS

These materials are based on information and content provided by others which we believe are accurate. No guarantee, warranty or representation is made by Belco Development & Investments, Inc. or its personnel, and all interested parties must independently verify its accuracy and completeness.

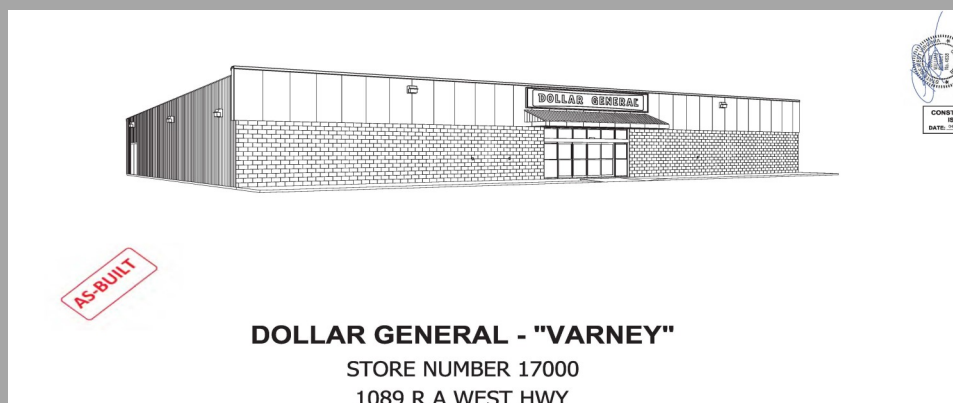
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Dollar General

Tenant Overview

Dollar General has more than 17,000 stores in 46 states with a net worth as of \$48.7B. Dollar General stands for convenience, quality brands and low prices. Dollar General's stores aim to make shopping a hassle-free experience. We design small, neighborhood stores with carefully-edited merchandise assortments to make shopping simpler. We don't carry every brand and size, just those our customers want the most.

Dollar General saves time by staying focused on life's simple necessities: laundry detergent, toilet paper, soap, shampoo, socks and underwear ... and maybe a gadget or two that you just can't live without. We strive to make shopping hassle-free and affordable with more than 17,000 convenient, easy-to-shop stores in 46 states. Our stores deliver everyday low prices on items including food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, seasonal items, paper products and much more from America's most-trusted brands and products, along with high-quality private brands.



Lease Abstract:

Lease Commencement Date:	July 24, 2016
Lease Expiration Date:	July 31, 2031
Current Rent:	\$104,474.00

Lease Period	Monthly Base/Minimum Rent	Annual Base/Minimum Rent
07/24/2016 –07/31/2031	\$8,706.16	\$104,474.00

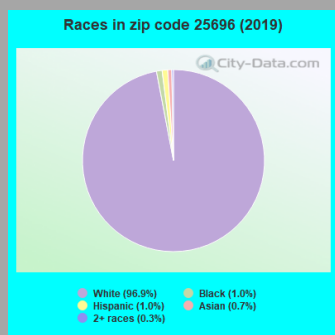
Dollar General

SITE

The subject property is a NNN Lease 9,100-square foot Dollar General located in Varney, West Virginia. Dollar General originally signed a fifteen-year corporate guaranteed absolute net lease with zero landlord responsibilities. The lease features ten percent (10%) rent increase for each of the three 5-year option periods. Dollar General (NYSE: DG) is a publicly traded company with a current "BBB" investment grade credit rating by Standard & Poor's.

- **Brand New Construction** - 15-Year Corporate Guaranteed Absolute Net Lease (Zero Landlord Responsibilities) and Strong National Tenant - Dollar General (NYSE: DG) with Investment Grade Credit Rating "BBB" by Standard & Poor's and Annual Revenue Exceeding \$20.37 Billion
- . **Strategic Location** - No Competition - Virtually No Chain Grocery or Drug Stores in the Immediate Area - Next Nearest Dollar General is Over 10 Miles Away
- . **Strong Location** - Adjacent to Residential Neighborhoods, Numerous Regional Businesses, and More . Features Easy Access and Excellent Visibility Along Route 52 - Excellent Signage Enhances Its Exposure
- . **Centrally Located** - Near Numerous Churches And Schools Including West RA Revivals, Fundamental Christian Church, Church of God, First Assembly of God, Red Jacket Community Church and the Mingo Central Comprehensive High School.

There are 11,303 households in Varney.



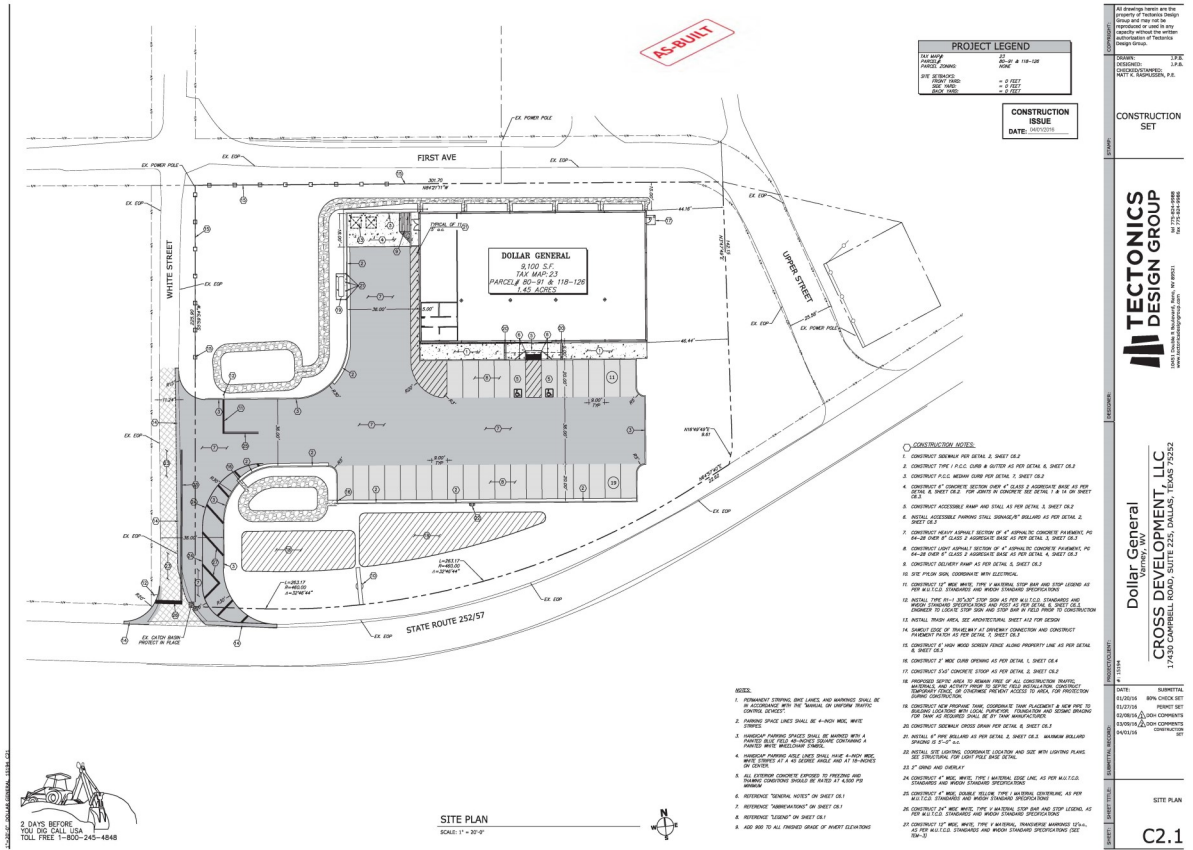
Population

5 Mile	10 Mile	15 Mile
6,714	23,733	52,723

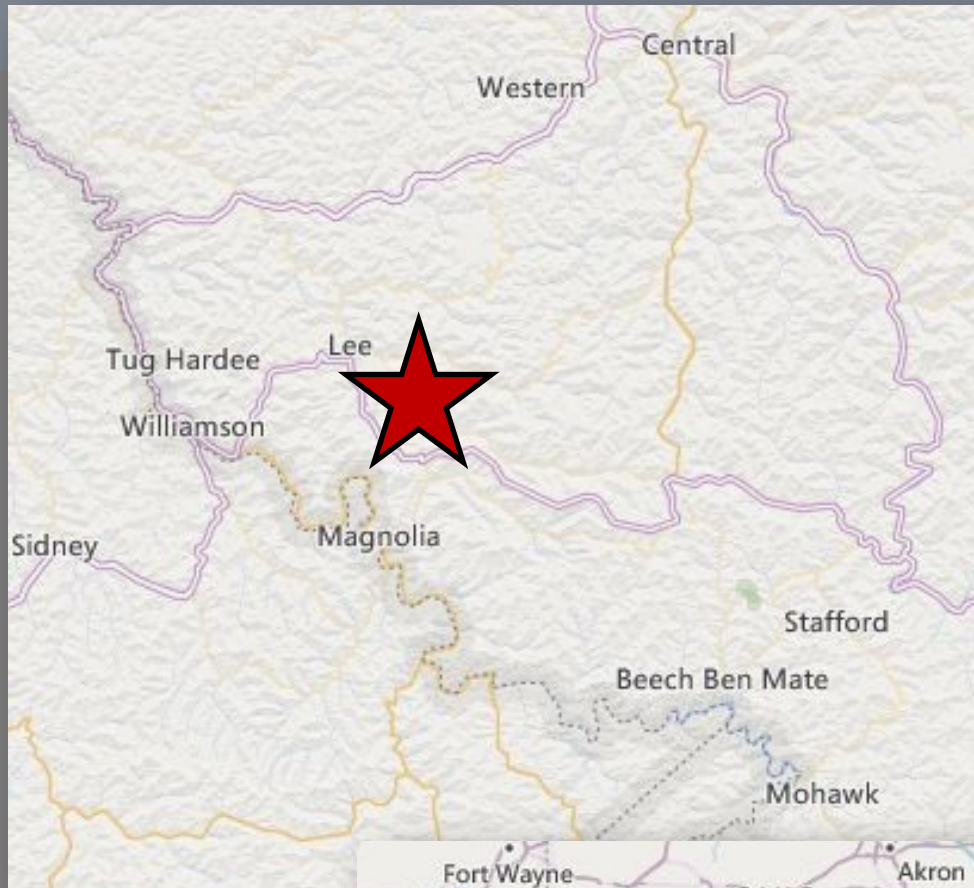
Average Income

5 Mile
\$43,133

Dollar General



Maps



Local Map



Regional Map