

***9 Years Remain On
Primary Term
*Investment Grade BBB
Credit Tenant
*(5) Five Year Options w/
10% Rent Bumps
*Essential Service -
Recession/Pandemic Proof
*Corp. Guaranty (NYSE: DG)
*Excellent Recreation Area
On The Shores Of Lake
Martin**

ALEXANDER CITY, AL 35010

PRICE: \$1,294,000 - 6.0% CAP

**Dollar General -
Alexander City, AL
6278 Alabama 63**

SAMUEL IVEY, CCIM
C7RE, LLC - Managing Broker
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FINANCIAL SUMMARY

Dollar General - Alexander City, AL
6278 Alabama 63 | Alexander City, AL 35010

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Dollar General | 6278 Alabama 63, Alexander City, AL 35010

Asking Price \$1,294,000 | Cap Rate 6.0%

Property Information

Net Operating Income	\$77,652
Rent/Month	\$6,471
Rentable Square Feet	9,026
Land Area	3.73 acres
Parking Spaces	30
Credit Rating	BBB
Stock Symbol	DG
Guarantor	Dollar General Corporation
Web Site	www.dollargeneral.com

Lease Information

Ownership Type	Fee Simple
Lease Type	NNN
Landlord Responsibilities	None
Store Open Date	01/2015
Lease Term	9 years
Rent Commencement	01/05/2015
Lease Expiration Date	01/31/2030

Scheduled Rent

Term	Increase	Annual Rent	Monthly Rent	Per/SF
01/2022	None	\$77,652	\$6,471.00	\$8.60
01/2023	None	\$77,652	\$6,471.00	\$8.60
01/2024	None	\$77,652	\$6,471.00	\$8.60
01/2025	None	\$77,652	\$6,471.00	\$8.60
01/2026	None	\$77,652	\$6,471.00	\$8.60
01/2027	None	\$77,652	\$6,471.00	\$8.60
01/2028	None	\$77,652	\$6,471.00	\$8.60
01/2029	None	\$77,652	\$6,471.00	\$8.60
01/2030	None	\$77,652	\$6,471.00	\$8.60

Notes

Lease Includes 5 Five Year Renewal Options w/ 10% Rent Escalation At Each Renewal.

PROPERTY DESCRIPTION

Dollar General - Alexander City, AL
6278 Alabama 63 | Alexander City, AL 35010

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NNN Dollar General - Alexander City, AL

This Dollar General store located in Alexander City, AL opened January 5, 2015. The building contains 9,026 square feet and includes a large 3.73 acre parcel. The 15 year NNN lease includes Five 5 year renewal options w/ 10% rent bumps at each renewal. The monthly rental income is \$6,471.00, and the annual rental income is \$77,652. The lease is guaranteed by Dollar General Corp (NYSE: DG), which boasts a stable BBB rating by Standard & Poor's. This property is located in an active recreational area and is situated near the shore of Lake Martin and Wind Creek State Park. Fishermen, campers and vacationers frequent the area throughout the year and this Dollar General is strategically located to serve their needs.

One of the largest man made lakes in the United States, Lake Martin is a popular recreation area for swimming, boating, water skiing, camping, and golfing. Many waterfront neighborhoods and luxury homes are located on Lake Martin. The cities of Alexander City, Dadeville, Jacksons Gap, and Eclectic are nearby. Lake Martin hosts many events throughout the year, including fishing tournaments, an Independence Day fireworks show, and the Alexander City Jazz Festival, an annual event every June in downtown Alexander City and at the Lake Martin Amphitheater. Lake Martin is located in Tallapoosa, Elmore and Coosa counties in Alabama. It is a 44,000-acre reservoir with over 750 miles of wooded shoreline. Lake Martin is a reservoir, formed by the construction of Martin Dam on the Tallapoosa River.

PROPERTY PHOTOS

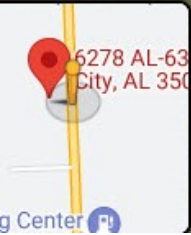
Dollar General - Alexander City, AL
6278 Alabama 63 | Alexander City, AL 35010

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6278 AL-63
Alexander City, Alabama

Google

Street View



Alabama

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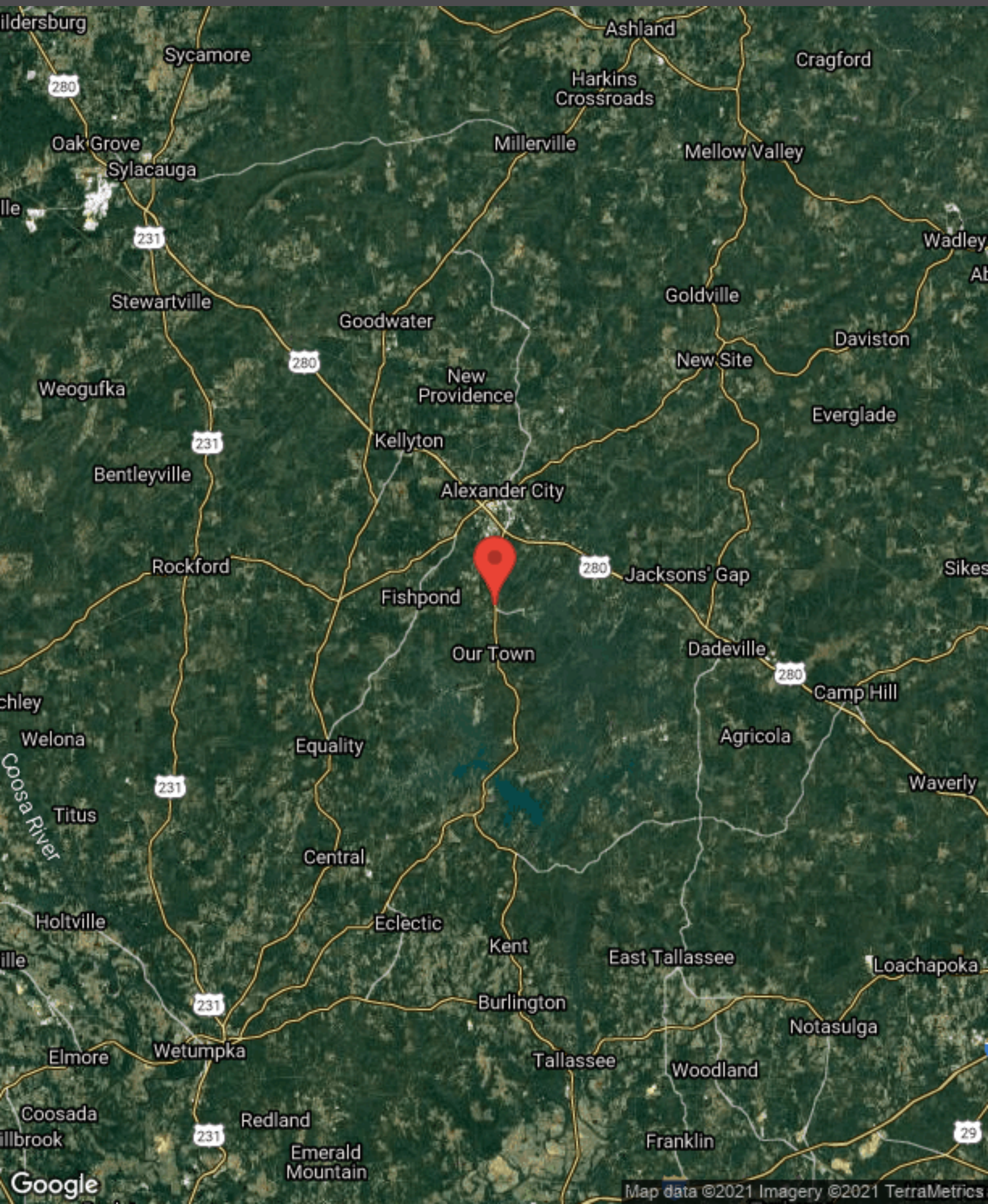


AL-63
AL 350

REGIONAL MAP

Dollar General - Alexander City, AL
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LOCATION MAP

Dollar General - Alexander City, AL
6278 Alabama 63 | Alexander City, AL 35010

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AERIAL MAP

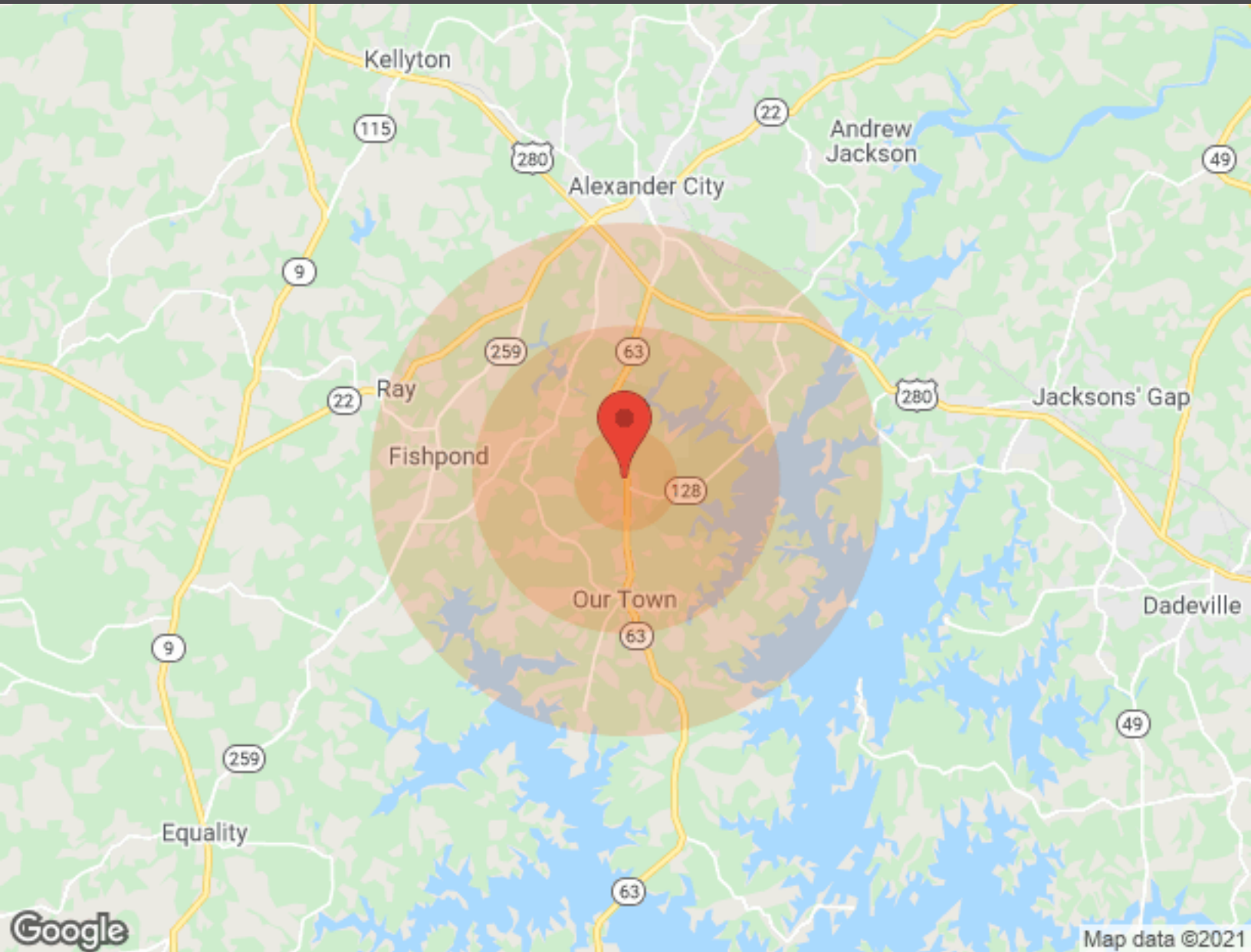
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DEMOGRAPHICS

Dollar General - Alexander City, AL
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Population	1 Mile	3 Miles	5 Miles
Male	N/A	1,185	2,593
Female	N/A	1,471	2,745
Total Population	N/A	2,656	5,338

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	429	901
Ages 15-24	N/A	307	631
Ages 55-64	N/A	354	757
Ages 65+	N/A	553	1,010

Race	1 Mile	3 Miles	5 Miles
White	N/A	2,422	4,410
Black	N/A	204	602
Am In/AK Nat	N/A	N/A	N/A
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	39	265
Multi-Racial	N/A	56	538

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$60,308	\$54,105
< \$15,000	N/A	148	265
\$15,000-\$24,999	N/A	104	240
\$25,000-\$34,999	N/A	121	235
\$35,000-\$49,999	N/A	205	329
\$50,000-\$74,999	N/A	226	431
\$75,000-\$99,999	N/A	86	330
\$10,000-\$149,999	N/A	112	168
\$150,000-\$199,999	N/A	76	106
> \$200,000	N/A	40	54

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	1,604	2,735
Occupied	N/A	1,170	2,207
Owner Occupied	N/A	864	1,526
Renter Occupied	N/A	306	681
Vacant	N/A	434	528