

DOLLAR GENERAL

4802 NY Route 414

North Rose, NY 14516



ACTUAL PROPERTY

ON MARKET:
DOLLAR GENERAL IN NORTH ROSE, NEW YORK



ACTUAL PROPERTY

INVESTMENT HIGHLIGHTS

- ▶ **Dollar General in North Rose, New York**
36 MILES NORTHWEST OF SYRACUSE
- ▶ **Brand New, 2021 Built-to-Suit Model**
SUBJECT IS AT THE TOP OF THE MARKET IN TERMS OF QUALITY
- ▶ **Absolute Triple Net Lease (NNN)**
ZERO LANDLORD RESPONSIBILITIES
- ▶ **Strong Corporate Guaranty From Dollar General Corp.**
S&P: BBB
- ▶ **Long-Term Lease in Place**
DOLLAR GENERAL HAS OVER 14 YEARS REMAINING ON TERM
- ▶ **Dollar General is a Growing Concept**
NEARLY 1,000 NEW LOCATIONS OPENED IN THE PAST YEAR

FINANCIAL OVERVIEW

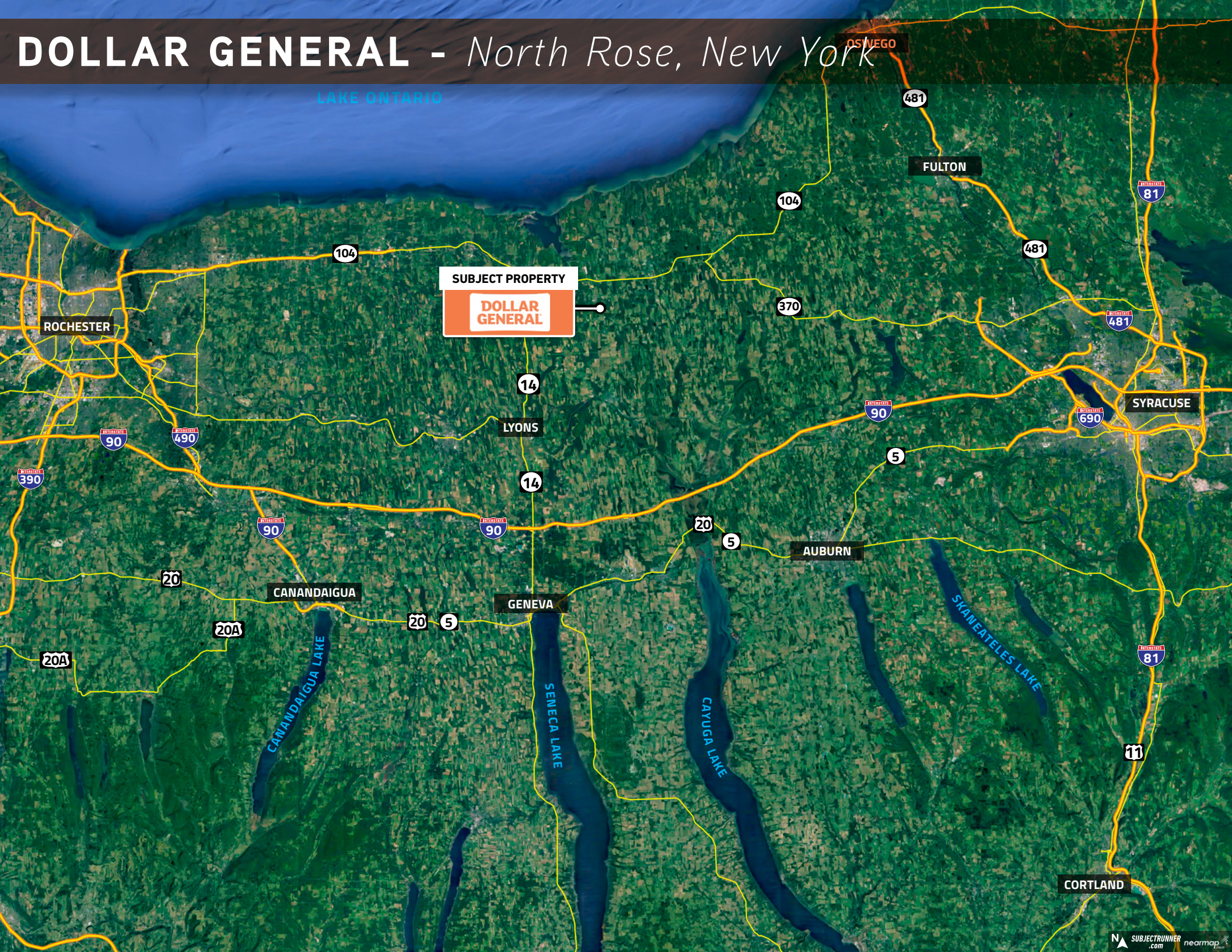
4802 NY ROUTE 414
NORTH ROSE, NEW YORK

PRICE	\$1,816,964
CAP RATE	5.50%
NOI	\$99,933
PRICE PER SQUARE FOOT	\$199.67
RENT PER SQUARE FOOT	\$10.98
YEAR BUILT	2021
APPROXIMATE LOT SIZE	5.0 Acres
GROSS LEASEABLE AREA	9,100 SF
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Dollar General Corp.
LEASE TYPE	Triple Net (NNN)
ROOF AND STRUCTURE	Tenant Responsibility



ANNUALIZED OPERATING DATA						
	BASE RENT		MONTHLY RENT	ANNUAL RENT	INCREASE	
Base term	CURRENT	4/30/2036	\$8,328	\$99,933	-	
Option 1	5/1/2036	4/30/2041	\$9,161	\$109,926	10.0%	
Option 2	5/1/2041	4/30/2046	\$10,077	\$120,919	10.0%	
Option 3	5/1/2046	4/30/2051	\$11,084	\$133,011	10.0%	
Option 4	5/1/2051	4/30/2056	\$12,193	\$146,312	10.0%	

DOLLAR GENERAL - North Rose, New York



LEASE SUMMARY

LEASE COMMENCEMENT DATE	4/29/2021
LEASE EXPIRATION DATE	4/30/2036
LEASE TERM	15 Years
TERM REMAINING	14+ Years
INCREASES	None in Base Term
OPTIONS TO RENEW	Four, Five-Year



ACTUAL PROPERTY



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TENANT OVERVIEW

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of February 2021, Dollar General operates 17,266 stores in the continental United States, an increase of nearly 1,000 locations in 13 months. As of Q4 2020, Dollar General led the discount retail sector in stores operated, with over double the locations of the next largest chain.

The company began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky, owned by James Luther Turner and Cal Turner. In 1955, the name changed to Dollar General Corporation and in 1968 the company went public on the New York Stock Exchange. Fortune first recognized Dollar General in 1999, and in 2021 the company reached #91 on its "Fortune 500" list. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching \$33.75 billion in 2020.


**DOLLAR
GENERAL®**

OVERVIEW

TENANT TRADE NAME Dollar General Corporation

TENANT Dollar General

OWNERSHIP Public

LEASE GUARANTOR Dollar General Corporation

NUMBER OF LOCATIONS 17,200+

HEADQUARTERED Goodlettsville, TN

WEB SITE www.dollargeneral.com

STOCK SYMBOL DG

BOARD NYSE

REVENUE \$33.75B (2020)

CREDIT RATING BBB

RATING AGENCY S&P

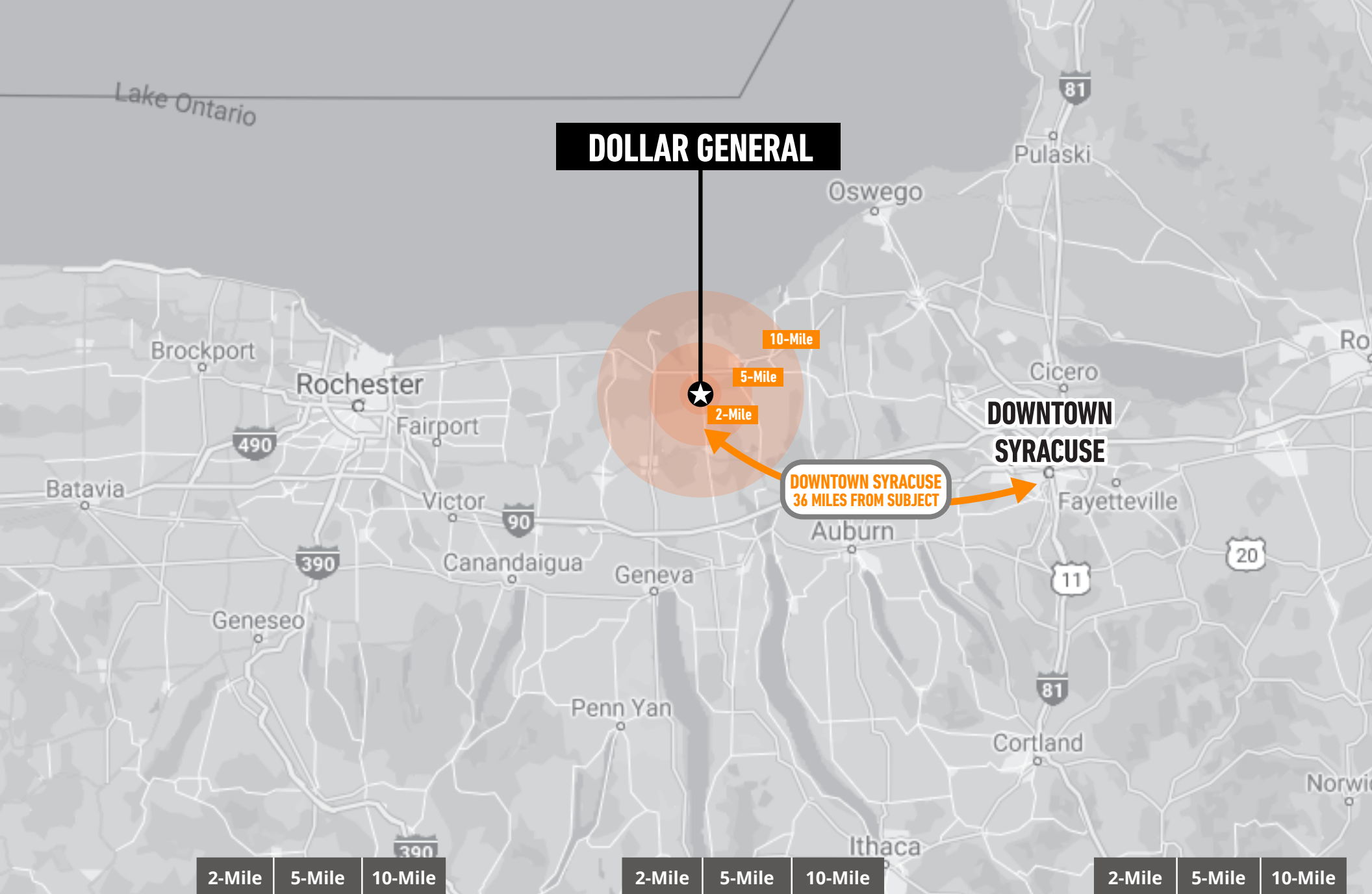


ABOUT NORTH ROSE

North Rose is a hamlet and census-designated place located in the Town of Rose, Wayne County, New York. As of the 2010 census, North Rose had a population of 636. The hamlet is strategically located less than 40 miles northwest of Syracuse, and less than 40 miles east of Rochester. Additionally, it is located just north of the Finger Lakes Region and just south of Lake Ontario, making the hamlet a major pass-through area for travelers, workers, and tourists. The median household income in North Rose is just under \$53,000 annually, and as of the 2010 census, 0% of families live below the poverty line.



ACTUAL PROPERTY



	2-Mile	5-Mile	10-Mile
2010 Population	1,241	5,280	25,714
2020 Population	1,016	4,746	24,737
2025 Population	972	4,642	24,551

	2-Mile	5-Mile	10-Mile
2010 Households	474	2,015	10,020
2020 Households	388	1,816	9,666
2025 Households	371	1,777	9,593

	2-Mile	5-Mile	10-Mile
2020 Average HH Income	\$76,253	\$74,830	\$70,279
2020 Median HH Income	\$58,792	\$56,975	\$55,352

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