




OFFERING MEMORANDUM

Similar Store Prototype 

BUFFALO MSA DOLLAR GENERAL - UPGRADED CONSTRUCTION

OLEAN RD, SOUTH WALES, NY 14139

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**DOLLAR
GENERAL**

SOUTH WALES, NY

\$2,334,980 | 5.0% CAP

- Upgraded Construction New Development Dollar General
- Significant Construction Upgrades on All 4 Sides of Building
- Absolute 15 Year Lease with Rent Set to Commence November 2021
- Great Visibility Along Olean Road - 12,000+ VPD
- 5 Mile Population over 15,000
- Just 25 Miles from Buffalo - 2nd Largest City in NY with a Population Near 900,000
- Fully Guaranteed Lease - Dollar General Corporation has a Market Cap of \$50B

EXCLUSIVELY MARKETING BY:

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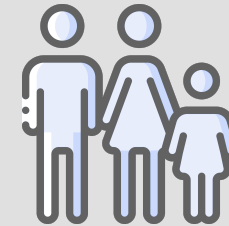
817.584.2000 | cody@trinityreis.com

INVESTMENT OVERVIEW:

Base Annual Rent:	\$116,749
Rent Per SF:	\$12.93
Projected Rent Commencement Date:	12/5/2021
Lease Expiration Date:	12/31/2036
Lease Term Remaining:	15 Years
Lease Type:	Absolute NNN
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



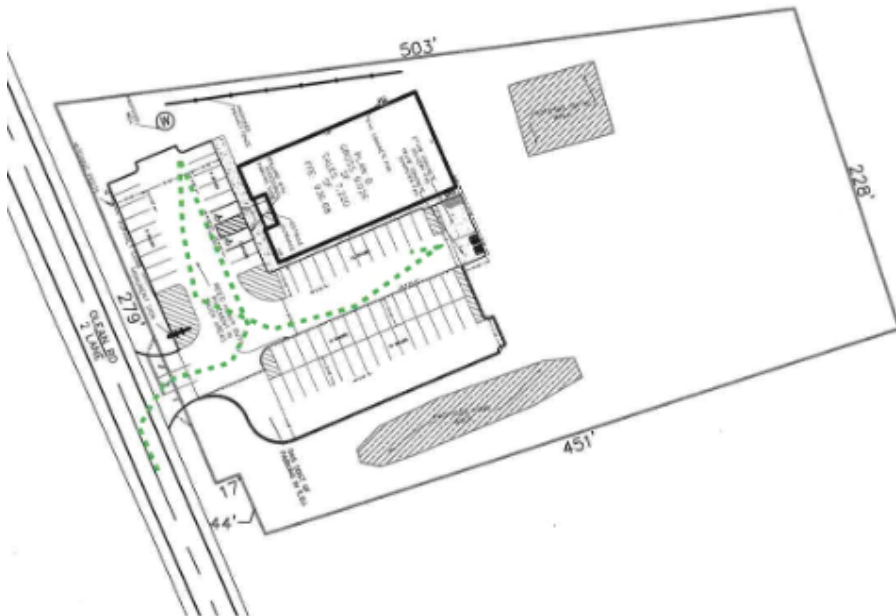
As a Recession Proof Tenant, Dollar General is #119 on the Fortune 500 List Operating 17,000+ Stores

PROPERTY DETAILS:

Building Area:	9,026 SF
Land Area:	3.0 AC
Year Built:	2021
Guarantor:	Dollar General Corporation (NYSE: DG)
Price Per SF:	\$258.69

OLEAN RD | SOUTH WALES, NY

Term		Annual Rent	Rent Per SF	Cap Rate
Primary Term	12/5/2021 - 12/31/2036	\$116,749	\$12.93	5.00%
Five (5), 5-Year Options 10% Increase	1/1/2037 - 12/31/2041	\$128,424	\$14.23	5.50%
	1/1/2042 - 12/31/2046	\$141,266	\$15.65	6.05%
	1/1/2047 - 12/31/2051	\$155,393	\$17.22	6.65%
	1/1/2052 - 12/31/2056	\$170,932	\$18.94	7.32%
	1/1/2057 - 12/31/2061	\$188,025	\$20.83	8.05%



RESPONSIBILITIES BREAKDOWN

PAID BY TENANT

INSURANCE

PAID BY TENANT

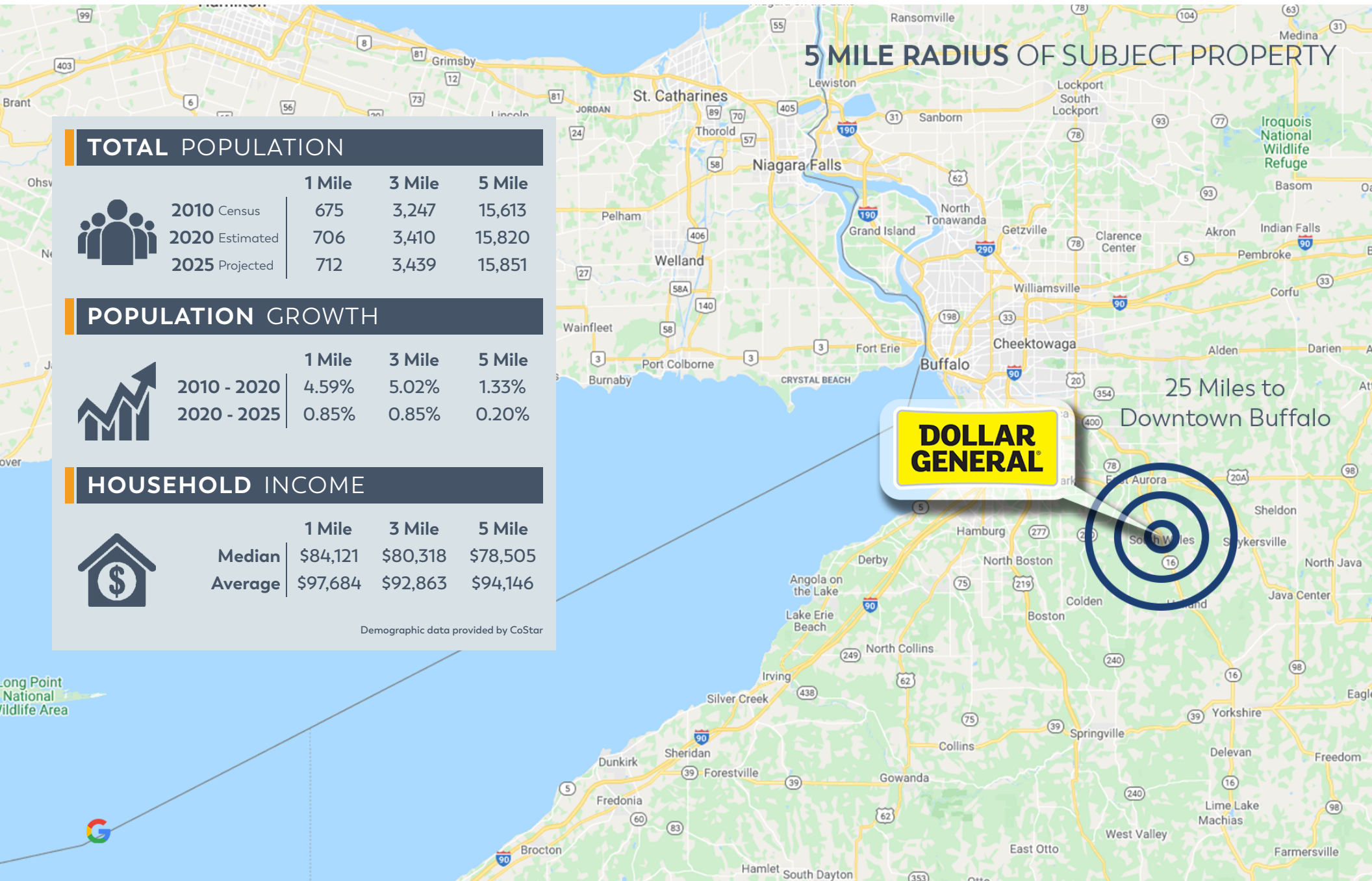
PARKING LOT & HVAC

PAID BY **TENANT**

ROOF & STRUCTURE

PAID BY **TENANT**

...Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.






Under
Construction

**DOLLAR
GENERAL**

 East Aurora
High School

 Richardson
Cottage Park

 Old Orchard Inn
Restaurant

 Mike's Auto
Repair Service

 South Wales
Community Hall

 South Wales
Fire Department

Olean Road - 12,000+ VPD

**DOLLAR
GENERAL**

 Kipp's Restaurant

Actual Property

Under
Construction

**DOLLAR
GENERAL**

Key Demographics 5 Miles



Total Population
2021
15,820




Household Income
2021 Average
\$94,146

Olean Road - 12,000+ VPD

 Kipp's Restaurant

 South Wales
Community Hall

 South Wales
Fire Department

Actual Property

Under
Construction

**DOLLAR
GENERAL**

Giuseppe's
Restaurant

SUBWAY

UNITED STATES
POSTAL SERVICE

Trank Insurance &
Real Estate Company

Kipp's Restaurant

**7
ELEVEN**

Olean Road - 12,000+ VPD

South Wales
Community Center

The Gow School

South Wales
Presbyterian Church

South Wales
Fire Department

South Wales
Community Hall

Actual Property

CURRENT CONSTRUCTION

OLEAN RD | SOUTH WALES, NY

Under
Construction

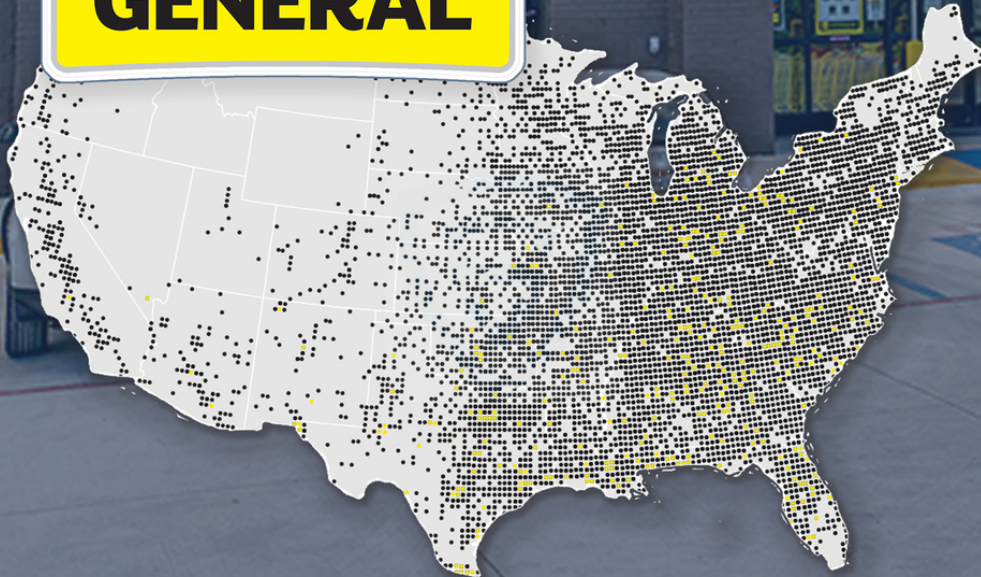
**DOLLAR
GENERAL**



Actual Property



**DOLLAR
GENERAL®**



82 Years
of Success



**Publicly
Traded Co.**
NYSE: DG



BBB
S&P Rated



\$49B
Market Cap



17,500+
Locations

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TRINITY

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