



OFFERING MEMORANDUM

Similar Store Prototype

BUFFALO MSA DOLLAR GENERAL - UPGRADED CONSTRUCTION

NY-240, COLDEN, NY 14033

BRANSON BLACKBURN
682.233.5223
b.blackburn@trinityreis.com

CHANCE HALES
806.679.9776
chance@trinityreis.com

MATT DAVIS
325.513.6406
matt@trinityreis.com

CODY CRIST
817.584.2000
cody@trinityreis.com



**DOLLAR
GENERAL**

COLDEN, NY

\$2,084,245 | 5.15% 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 December 2021
- 5 Mile Population over 11,000
- Just 26 Miles from Buffalo - 2nd Largest City in NY with a Population Near 900,000
- Limited Local Competition - Store Will Serve as Primary Provider of Retail Goods for the 3,000+ Residents of Colden

EXCLUSIVELY MARKETING BY:

BRANSON BLACKBURN

682.233.5223 | b.blackburn@trinityreis.com

CHANCE HALES

806.679.9776 | chance@trinityreis.com

MATT DAVIS

325.513.6406 | matt@trinityreis.com

CODY CRIST

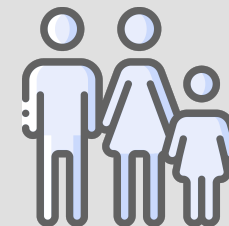
817.584.2000 | cody@trinityreis.com

INVESTMENT OVERVIEW:

Base Annual Rent:	\$107,339
Rent Per SF:	\$11.80
Projected Rent Commencement Date:	12/31/2021
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



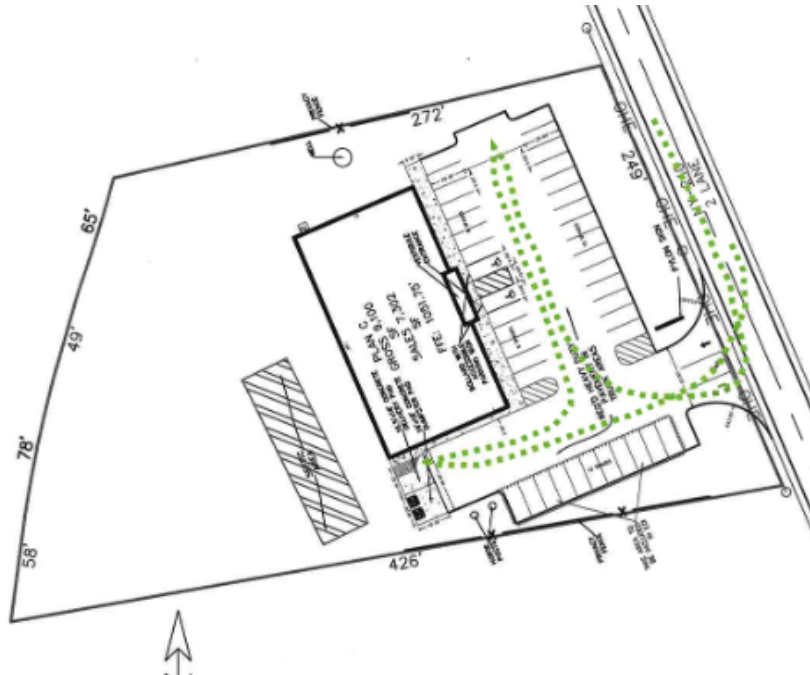
As a Recession Proof Tenant, Dollar General is #119 on the Fortune 500 List Operating 17,000+ Stores

PROPERTY DETAILS:

Building Area:	9,100 SF
Land Area:	1.9 AC
Year Built:	2021
Guarantor:	Dollar General Corporation (NYSE: DG)
Price Per SF:	\$229.04

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	12/31/2021 - 12/31/2036	\$107,339	\$11.80	5.15%
Five (5), 5-Year Options 10% Increase	1/1/2037 - 12/31/2041	\$118,073	\$12.98	5.67%
	1/1/2042 - 12/31/2046	\$129,880	\$14.27	6.23%
	1/1/2047 - 12/31/2051	\$142,868	\$15.70	6.85%
	1/1/2052 - 12/31/2056	\$157,155	\$17.27	7.54%
	1/1/2057 - 12/31/2061	\$172,870	\$19.00	8.29%



RESPONSIBILITIES BREAKDOWN

TAXES

PAID BY TENANT

Tenant shall reimburse Landlord for the ad valorem taxes payable with respect to the Demised Premises within forty-five (45) days after receipt of Landlord's paid receipt...

INSURANCE

PAID BY TENANT

Tenant further agrees to maintain a "special cause of loss" policy (formerly an "all risk" policy) insuring all improvements on the Demised Premises (the "Property Insurance").

PARKING LOT & HVAC

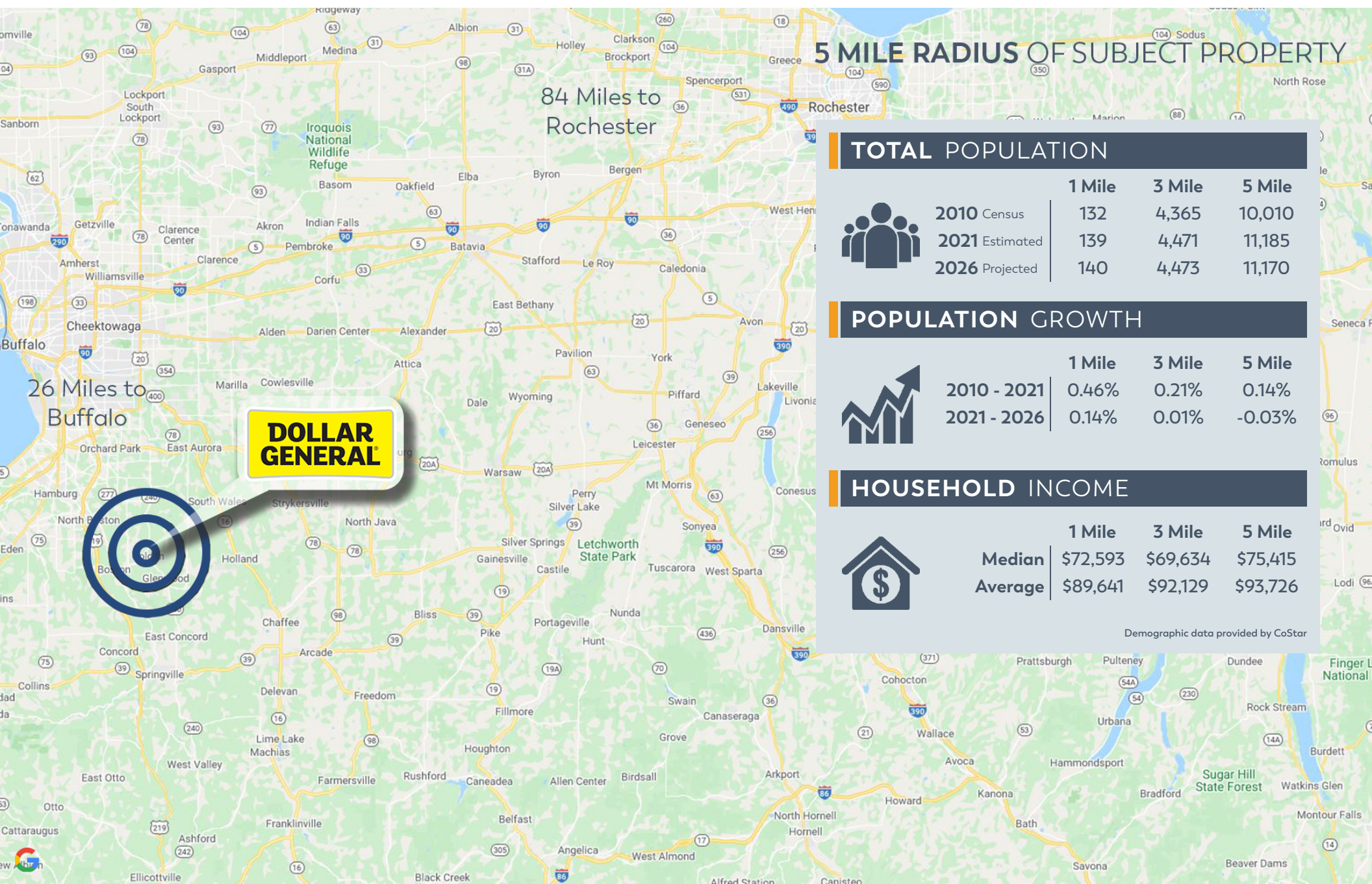
PAID BY TENANT

...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.

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.





Google

Map data ©2021 Imagery ©2021, CNES / Airbus, Maxar Technologies, New York GIS, U.S. Geological Survey, USDA Farm Service Agency

Under
Construction

**DOLLAR
GENERAL**

Walter Kummer
Town Park

Colden Country
Inn Restaurant

Colden Ski &
Board Shop

Colden
Elementary

Redeemer
Lutheran Church

Colden Market &
Cafe Restaurant

Colden United
Methodist Church

Qualitee Imprints
Commercial Printing

NY-240 - 2,440+ VPD

**DOLLAR
GENERAL**

Actual Property

Under
Construction

**DOLLAR
GENERAL**

**DOLLAR
GENERAL**

NY-240 - 2,440+ VPD

Actual Property



Under
Construction

**DOLLAR
GENERAL**

Key Demographics 5 Miles



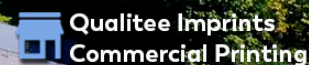
Total Population
2021
11,185



Household Income
2021 Average
\$93,726



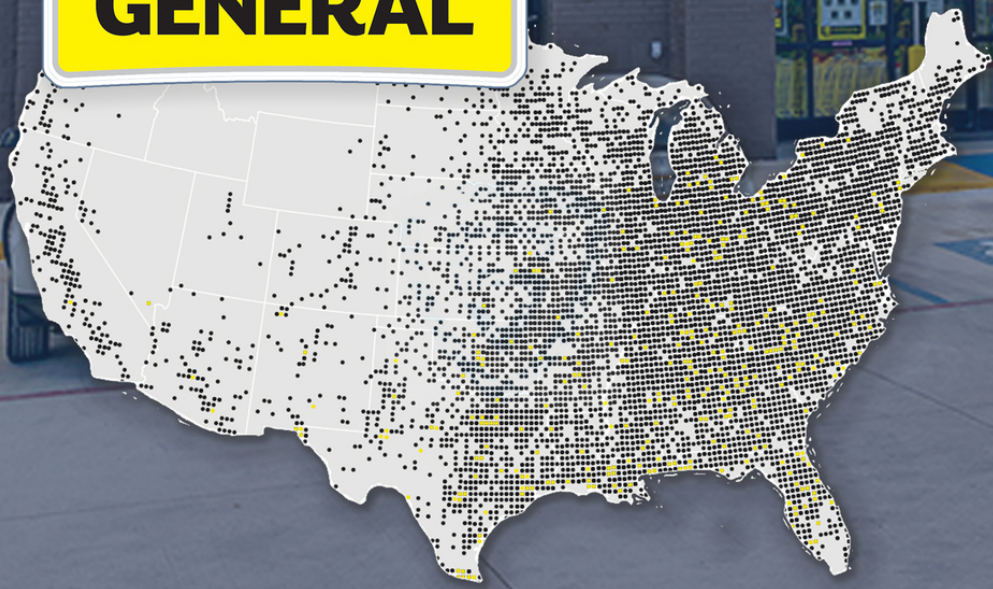
NY-240 - 2,440+ VPD



Actual Property



**DOLLAR
GENERAL®**



82 Years
of Success



**Publicly
Traded Co.**
NYSE: DG



BBB
S&P Rated



\$49B
Market Cap



17,500+
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.



REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY MARKETING BY

BRANSON BLACKBURN

682.233.5223

b.blackburn@trinityreis.com

CHANCE HALES

806.679.9776

chance@trinityreis.com

MATT DAVIS

325.513.6406

matt@trinityreis.com

BROKER OF RECORD

BRIAN BROCKMAN

Bang Realty-New York Inc

NY #10311208985