

RETAIL PROPERTY FOR SALE

DOLLAR GENERAL

DOLLAR GENERAL

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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 Legacy Commercial Group, LLC in compliance with all applicable fair housing and equal opportunity laws.

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EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

Sale Price:	\$730,000
NOI:	\$46,147
Cap Rate:	6.32%
Building Size:	10,080 SF
Lot Size:	0.93 Acres
Price / SF:	\$72.42
Year Built:	2000

LEASE SUMMARY

Lease Type:	NN
Taxes / Insurance:	Tenant & Landlord Responsibility
Roof / Structure:	Landlord Responsibility
Term Remaining:	5 Years, 3 Months
Current Term Expiration:	March 31, 2027
Options:	(1) 5-Year Option
Increases:	5% Increase at Option
Guarantor:	Corporate

INVESTMENT HIGHLIGHTS

- Double Net Lease Structure | Corporate Guarantee by Dollar General | Strong Commitment to Site | Early Execution of 5-Year Extension
- Excellent Dollar General Demographics | Average Household Income of \$56,963 Within a 5-Mile Radius & Average Population of 17,581 Within a 5-Mile Radius
- Well Below Market Average Rent per SF | Promoting Strong Rent to Sales Ratio for Tenant
- Parcel is an Outlot to an 80+ Unit Manufactured Home Community
- Surrounded by Many National Retailers Including Sunoco, Marathon, Circle K, Huntington, Family Dollar & Many More



PRICE

\$730,000



CAP RATE

6.32%



NOI

\$46,147

INCOME & EXPENSES

INCOME SUMMARY		PER SF
Annual Rent	\$51,900	\$5.15
Tax Reimbursement (\$0.30/SF)	\$3,024	\$0.30
Insurance Reimbursement (\$0.10/SF)	\$1,008	\$0.10
Parking Lot Maintenance & Snow Reimbursement	\$1,915	\$0.19
Effective Gross Income	\$57,847	\$5.74
EXPENSE SUMMARY		PER SF
Taxes	\$6,504	\$0.65
Insurance	\$1,955	\$0.19
Parking Lot Maintenance & Snow	\$1,915	\$0.19
Landscaping 20'	\$1,326	\$0.13
Gross Expenses	\$11,700	\$1.16
Net Operating Income	\$46,147	\$4.58

Parking Lot Maintenance, Repair & Snow Removal is Subject to Reimbursement up to \$0.30/SF (\$3,024) Per Year

ADDITIONAL PHOTOS



DOLLAR GENERAL

**FOUNDED
IN 1939**



OVER 82 YEARS IN BUSINESS

NYSE TICKER SYMBOL: DG



S&P RATING: BBB

**1,050 STORES
TO OPEN**

SCHEDULED FOR 2021



1,750 STORE REMODELS IN 2021

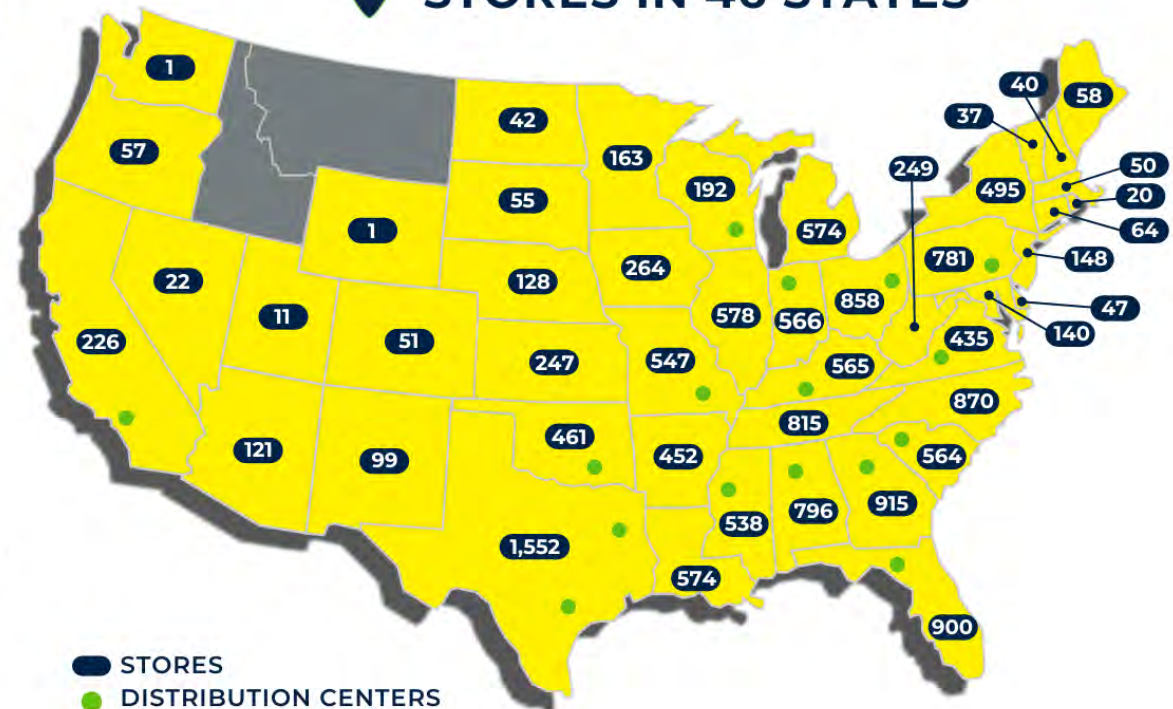
DOLLAR GENERAL®

Dollar General Corporation, a discount retailer, provides various merchandise products in the southern, southwestern, Midwestern, and eastern United States. Dollar General offers both name brand and generic merchandise — including off-brand goods and closeouts of name-brand items — in the same store, often on the same shelf.

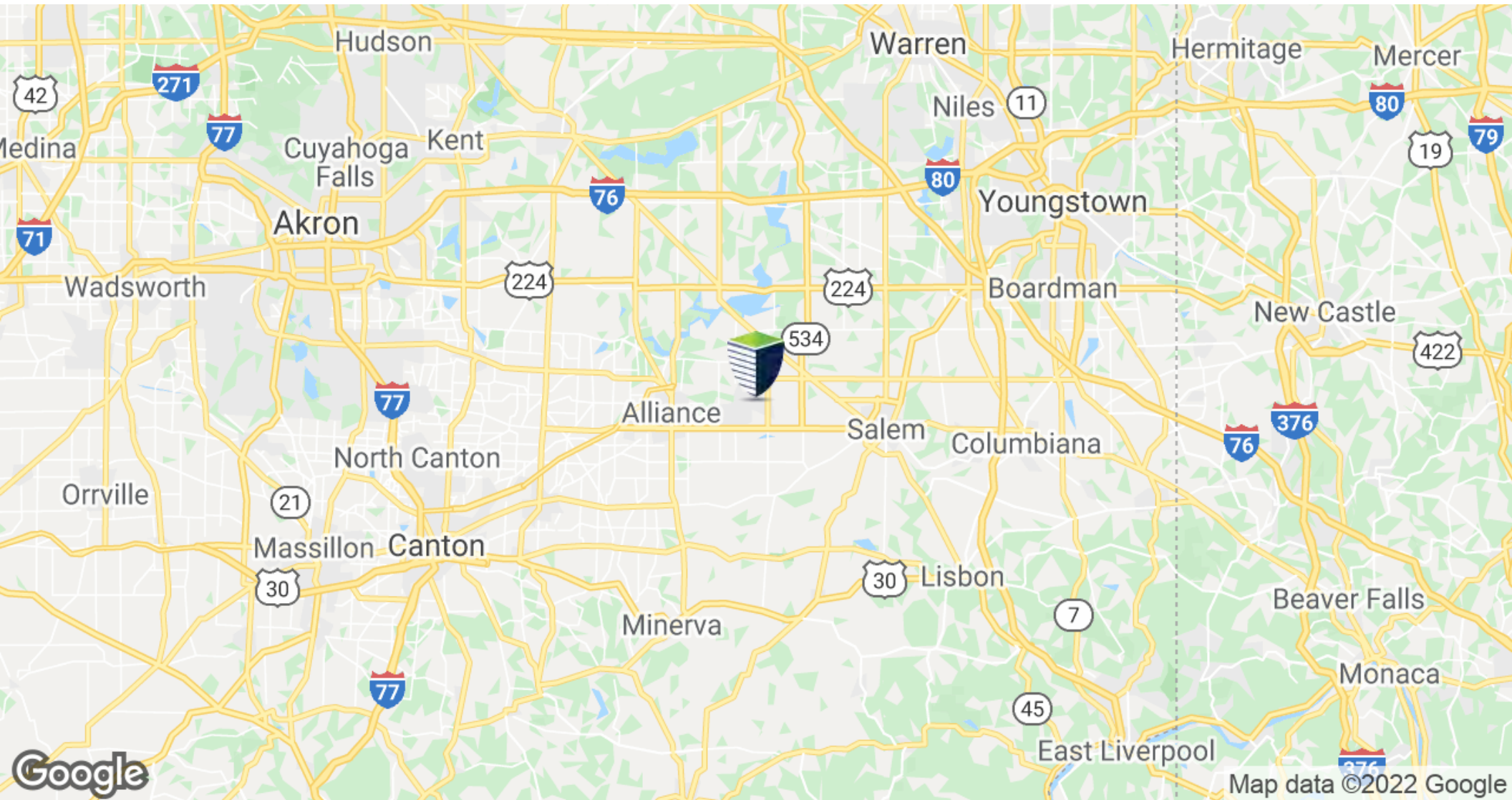
Although it has the word "dollar" in the name, Dollar General is not a dollar store. Most of its products are priced at more than \$1.00. However, goods are usually sold at set price points in the range of .50 to 60 dollars, not counting phone cards and loadable store gift cards.

As of August 2020, 75% of Americans are within five miles of a Dollar General. The company has been public, trading as DG on the NYSE since November 2009. Dollar General has a credit rating of BBB from Standard & Poor's. Dollar General Corporation was founded in 1939 and is based in Goodlettsville, Tennessee.

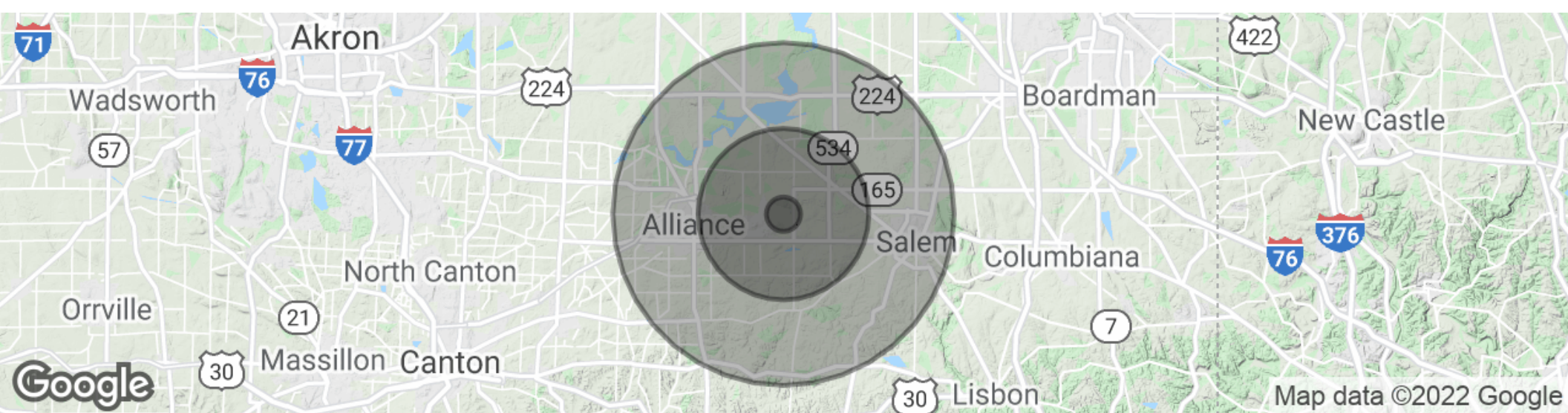
**OVER 17,175
STORES IN 46 STATES**



REGIONAL MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,030	15,660	75,690
Average Age	46.2	43.6	39.6
Average Age (Male)	43.2	42.4	38.5
Average Age (Female)	47.2	43.8	41.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	859	6,354	29,583
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$45,853	\$49,105	\$49,298
Average House Value	\$93,052	\$101,802	\$122,916

* Demographic data derived from 2010 US Census

LEGACY COMMERCIAL GROUP

RECENT TRANSACTIONS



\$23,000,000

The Wilsontown Shopping Center



\$10,000,000

Total Wine | Bed Bath & Beyond



\$5,143,000

Times Square & Central Park Retail Portfolio



\$4,825,000

United Rentals (2 Locations)



\$2,725,000

Houghton Lake Shopping Center



\$2,500,000

Taco Bell

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