

**DOLLAR  
GENERAL®**

**Dollar General**  
**3199 Louisville Street**  
**Clio, AL 36017**

**Lease Extended Through 7/31/2030**  
**7% Cap**

**DOLLAR  
GENERAL®**

#### INVESTMENT HIGHLIGHTS

- Dollar General Extended Lease until 2030 Showing Commitment to Location
- Lease Expires 7/31/2030
- Tenant Reimburses Landlord for Taxes & Insurance
- Great Performing Location. High Store Sales Indicated
- Built 2003 / Operating Over 19 Years
- Limited Competition in Area
- Proven Location For Dollar General.
- Dollar General Recently Remodeled Store

DEVELOPMENT & INVESTMENT

**BELCO**

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#### Executive Summary

3199 Louisville Street  
Clio, AL 36017

List Price:	\$595,000
CAP:	7%
Net Rent:	\$41,700 Annual (\$3,475)Monthly
Parking Lot Reimbursement:	\$150.00 per month not included in NOI
Building S.F.	8,125
Lease Type:	(NN)
Landlord Responsibilities:	Roof & Structure, Parking lot, see lease
Parcel Size:	54,014 sqft (1.24) Acre
Options:	3 (5) year
Built:	2003
Lease Term:	9 Years Remaining
Increase:	In Options

This information is compiled from data that we believe to be correct but, no liability is assumed by this company as to accuracy of such data

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Subject property consists of an 8,125 sf Dollar General on 1.24 acre site. Store is very well performing store, Dollar General has been operating at site since 2003, recently extended lease term through 7/31/2030. Dollar General has continuously pushed out base lease term and persevered their three (5) year options. Site recently was remodeled showing commitment to location. Lease commenced in 2003, limited Landlord responsibilities, NN lease structure which includes \$150.00 per month parking lot maintenance reimbursement. Dollar General has three (5) year option remaining. Over the last few years ownership has significantly maintained/site.

<b>Lease Commencement</b>	<b>January 8, 2003</b>
<b>Lease Expiration</b>	<b>July 31, 2030</b>

**Current Rent:**

\$3,475.00 thru 7/31/2030

Parking Lot Reimbursement \$150.00 per month not included in NOI

**Options:**                      **3 (5) Year Remaining**

1st Option	\$4,000.00	Not Including \$150 parking lot reimbursement
2nd Option	\$4,440.00	Not Including \$150 parking lot reimbursement
3rd Option	\$4,840.00	Not Including \$150 parking lot reimbursement

**Population**

<u>1 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
1,761	3,152	6,999

**Income:**

<u>1 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
\$35,143	\$38,385	\$48,573

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Clio is a city in Barbour County, Alabama, United States. The population within 10 mile 6,999. Clio is located 76 miles from Montgomery AL with an population in excess of 200,000. It is the birthplace of former Alabama governor George C. Wallace, as well as Baseball Hall of Famer and former Atlanta Braves broadcaster Don Sutton

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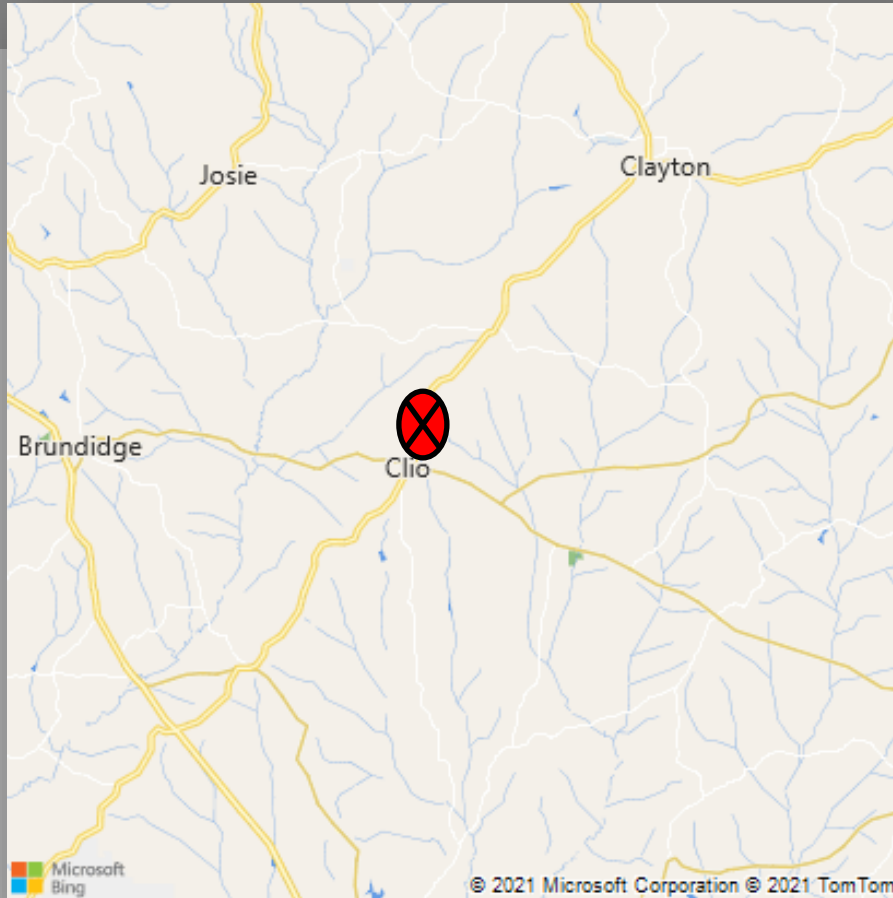
**Tenant Information**

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

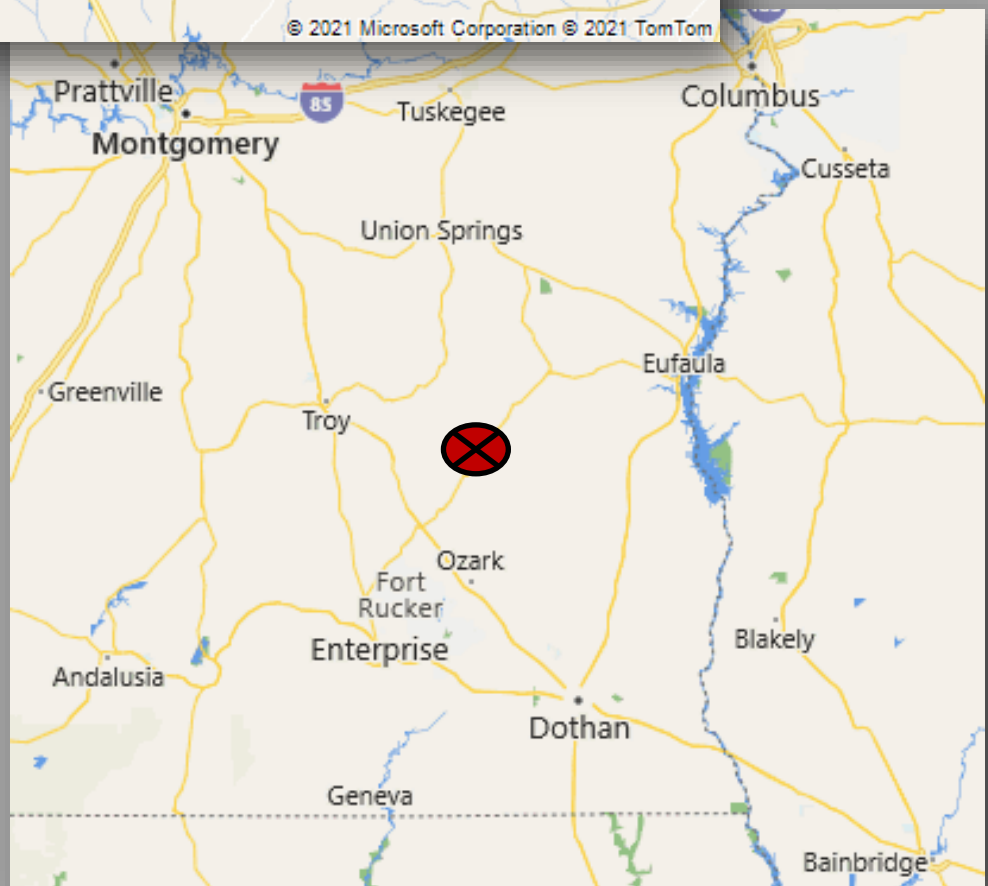
♦ TENANT TRADE NAME	Dollar General Corporation
♦ TENANT	Dollar General
♦ OWNERSHIP	Public
♦ LEASE GUARANTOR	Dollar General Corporation
♦ NUMBER OF LOCATIONS	17,200+
♦ HEADQUARTERED	Goodlettsville, TN
♦ WEB SITE	<a href="http://www.dollargeneral.com">www.dollargeneral.com</a>
♦ STOCK SYMBOL	DG
♦ BOARD	NYSE
♦ REVENUE	\$33.75B (2020)
♦ CREDIT RATING	BBB RATING AGENCY S&P



# Maps



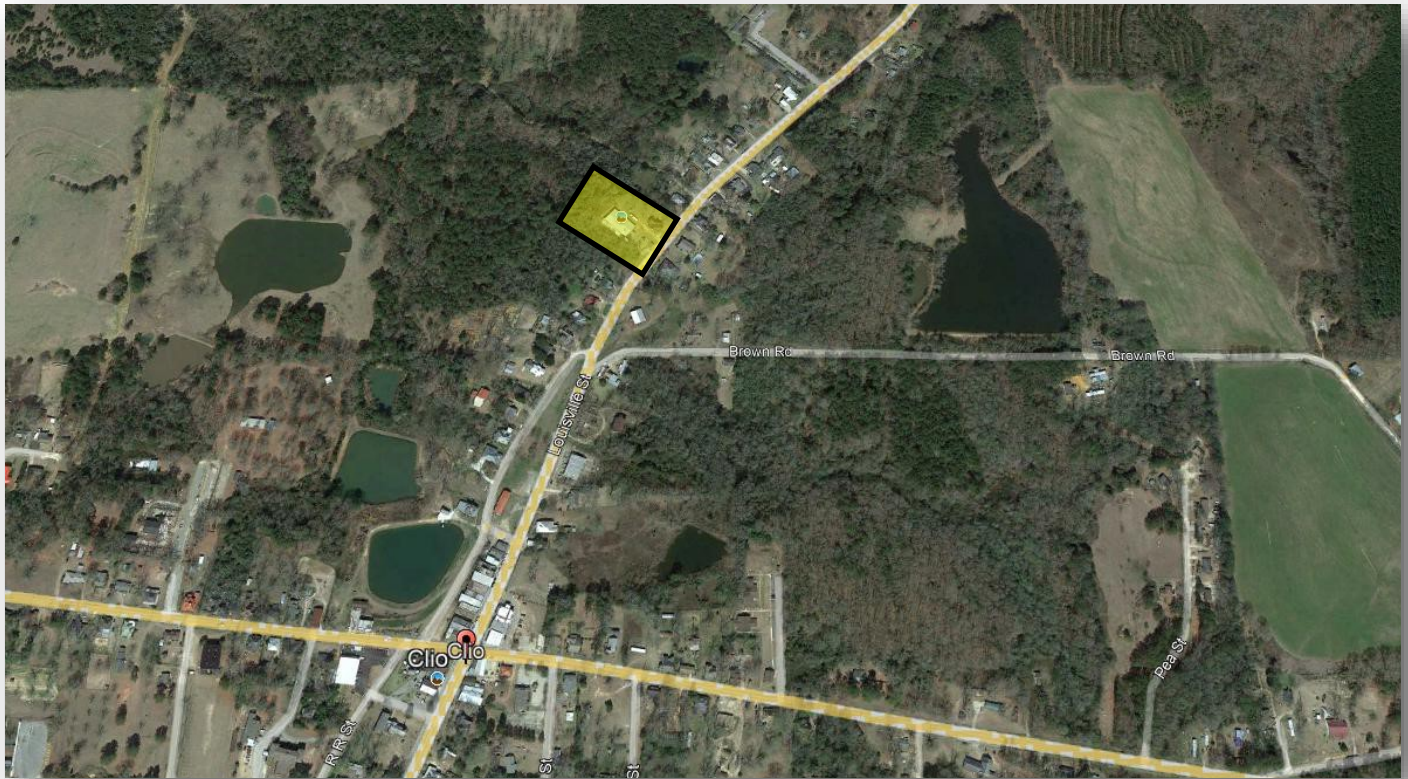
Local Map



Regional Map



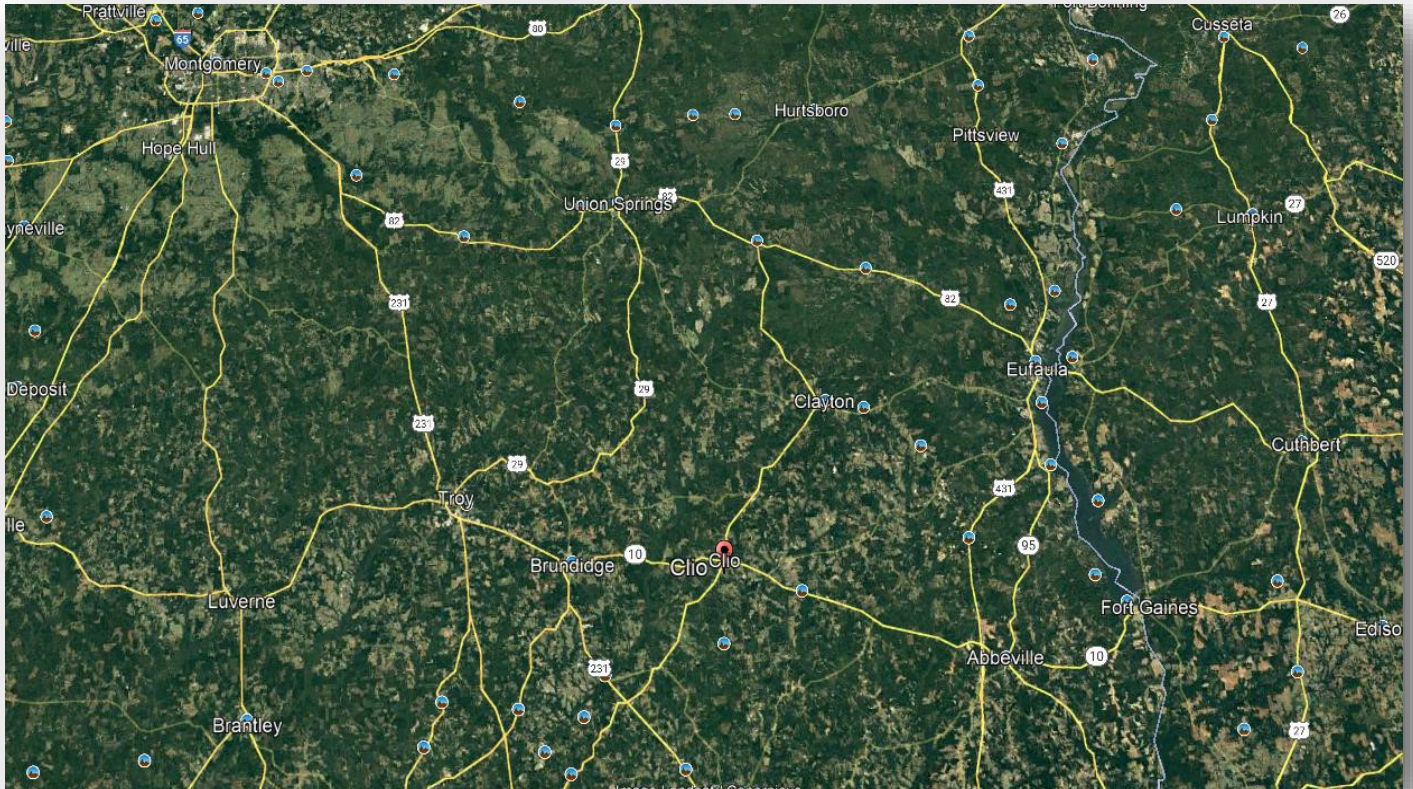
## Aerial Photo



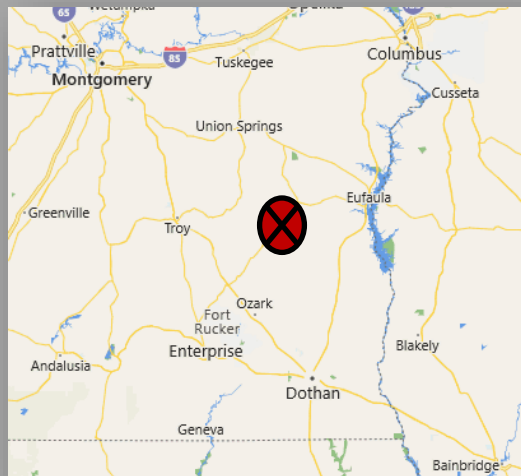
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## Aerial Photo



**Clio, AL is located off Highway 51 and Highway 10 located 76 miles from Montgomery, Population in excess of 200,000.  
25 miles from Troy University of Alabama over 16,145 enrolled students, 48 Miles from Dalton, Population 33,000 and 35 miles from Enterprise, Population 28,830**



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