



Actual Property

## OFFERING MEMORANDUM

# CHICAGO MSA DOLLAR GENERAL - 5.75% CAP

5555 WEST RIDGE, GARY, IN 46408

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TRINITY REAL ESTATE INVESTMENT SERVICES // 917 W VICKERY BLVD., FORT WORTH, TX 76104

**DOLLAR  
GENERAL**

GARY, IN

**\$1,738,755 | 5.75% CAP**

- 10 Year Chicago MSA Dollar General – 5.75% CAP
- Large 2+ Acre Corner Lot
- DG Fully Responsible for HVAC Repairs/Replacement
- Chicago MSA – Over 174,000 Residents Within 5 Miles of Property
- Situated on Highly Trafficked West Ridge Rd Generating Nearly 19,000 VPD
- Subject Property is 31 Miles SE of Chicago - the 3rd Largest MSA in the US With 9.7M+ Residents
- Dollar General is an Investment Grade Tenant With an S&P Credit Rating of BBB (the Same as Walgreens)

## EXCLUSIVELY MARKETING BY:

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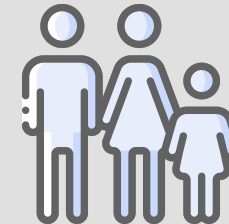
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## INVESTMENT OVERVIEW:

|                         |            |
|-------------------------|------------|
| Base Annual Rent:       | \$99,978   |
| Rent Per SF:            | \$10.70    |
| Rent Commencement Date: | 12/24/2021 |
| Lease Expiration Date:  | 12/31/2031 |
| Lease Term Remaining:   | 9.5+ Years |
| Lease Type:             | NN         |
| Type of Ownership:      | Fee Simple |



In 2021, Dollar General Continued 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: | 9,345 SF                             |
| Land Area:     | 2.84 AC                              |
| Year Built:    | 2010                                 |
| Guarantor:     | Dollar General Corporation (NYSE:DG) |
| Price Per SF:  | \$186.06                             |

\*Tenant pays Landlord \$300.00 (not included in NOI)  
Monthly as Tenant's Contribution for Parking Lot Maintenance

## ANNUALIZED OPERATING DATA

|                                        | Term                  | Annual Rent | Rent Per SF | Cap Rate |
|----------------------------------------|-----------------------|-------------|-------------|----------|
| Primary Term                           | 12/24/2021-12/31/2031 | \$99,978    | \$10.70     | 5.75%    |
| Three (3), 5-Year Options 10% Increase | 1/1/2031-12/31/2036   | \$109,976   | \$11.77     | 6.32%    |
|                                        | 1/1/2036-12/31/2041   | \$120,973   | \$12.95     | 6.96%    |
|                                        | 1/1/2041-12/31/2046   | \$133,071   | \$14.24     | 7.65%    |



## RESPONSIBILITIES BREAKDOWN

### TAXES AND INSURANCE

PAID BY **TENANT**

From and after the Commencement Date, Tenant shall pay, on an annual basis in arrears, and Real Estate Taxes relating to the Premises.

Tenant shall, at its sole cost and expense, pay the Insurance Provider Directly for Landlord's Liability Insurance and Property Insurance.

### PARKING LOT

PAID BY **TENANT/LANDLORD**

Landlord shall maintain, repair and replace all aspects of the Parking Area including , without limitation, all paved and grassed or Landscaped areas... Tenant will reimburse Landlord for the actual, reasonable costs of the maintenance and repair (but not replacement) of certain aspects of the Parking Areas... Tenant shall pay to Landlord, \$300.00 on a monthly basis...as Tenants sole contribution for Landlord's parking maintenance costs.

### ROOF & STRUCTURE

PAID BY **LANDLORD**

Landlord shall, at Landlord's sole cost and expense, maintain in clan condition and good repair...foundations, roof, gutters, downspouts, exterior and all structural portions of the Premises.

### HVAC

PAID BY **TENANT/LANDLORD**

Tenant will maintain, repair and replace the HVAC at its expense; provided, however, in the event of a replacement of the HVAC is necessary, the replacement cost will be amortized over 120 months and Tenant shall be responsible for an amount equal to (i) the number of months remaining in the Term divided by 120, multiplied by (ii) the cost of the replacement of the HVAC.

## 5 MILE RADIUS OF SUBJECT PROPERTY

### TOTAL POPULATION



|                       | 1 Mile | 3 Mile | 5 Mile  |
|-----------------------|--------|--------|---------|
| <b>2010</b> Census    | 7,130  | 57,116 | 183,770 |
| <b>2021</b> Estimated | 6,754  | 53,959 | 174,437 |
| <b>2026</b> Projected | 6,576  | 52,599 | 170,653 |

### HOUSEHOLD INCOME



|                | 1 Mile   | 3 Mile   | 5 Mile   |
|----------------|----------|----------|----------|
| <b>Median</b>  | \$41,873 | \$53,293 | \$51,524 |
| <b>Average</b> | \$52,588 | \$66,542 | \$68,441 |

Demographic data provided by CoStar

31 Miles to  
Downtown  
Chicago

**DOLLAR  
GENERAL**

# CHICAGO

Chicago, Illinois, otherwise known as “The Windy City”, is the state’s center for business and finance and has a global reputation as a top leader in these sectors. Chicago is home to the O’Hare International Airport - the second busiest airport in the world. The city’s distinct neighborhoods offer a large array of cultural, historical, sporting and entertainment focal points that bring 55M+ visitors annually.

**\$327,000**  
2022 Median Home Value

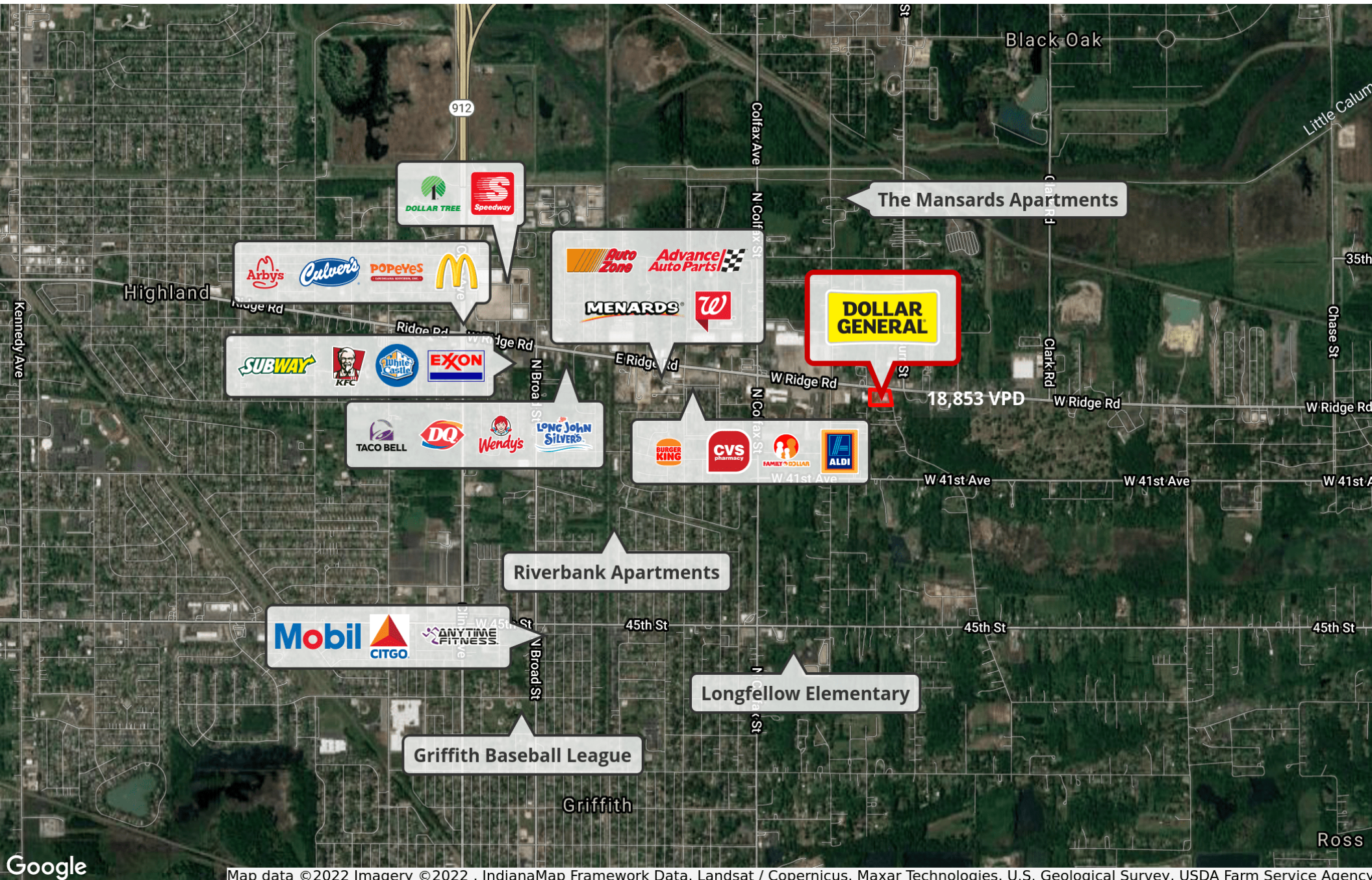


**2.74 Million**  
2022 Total Population

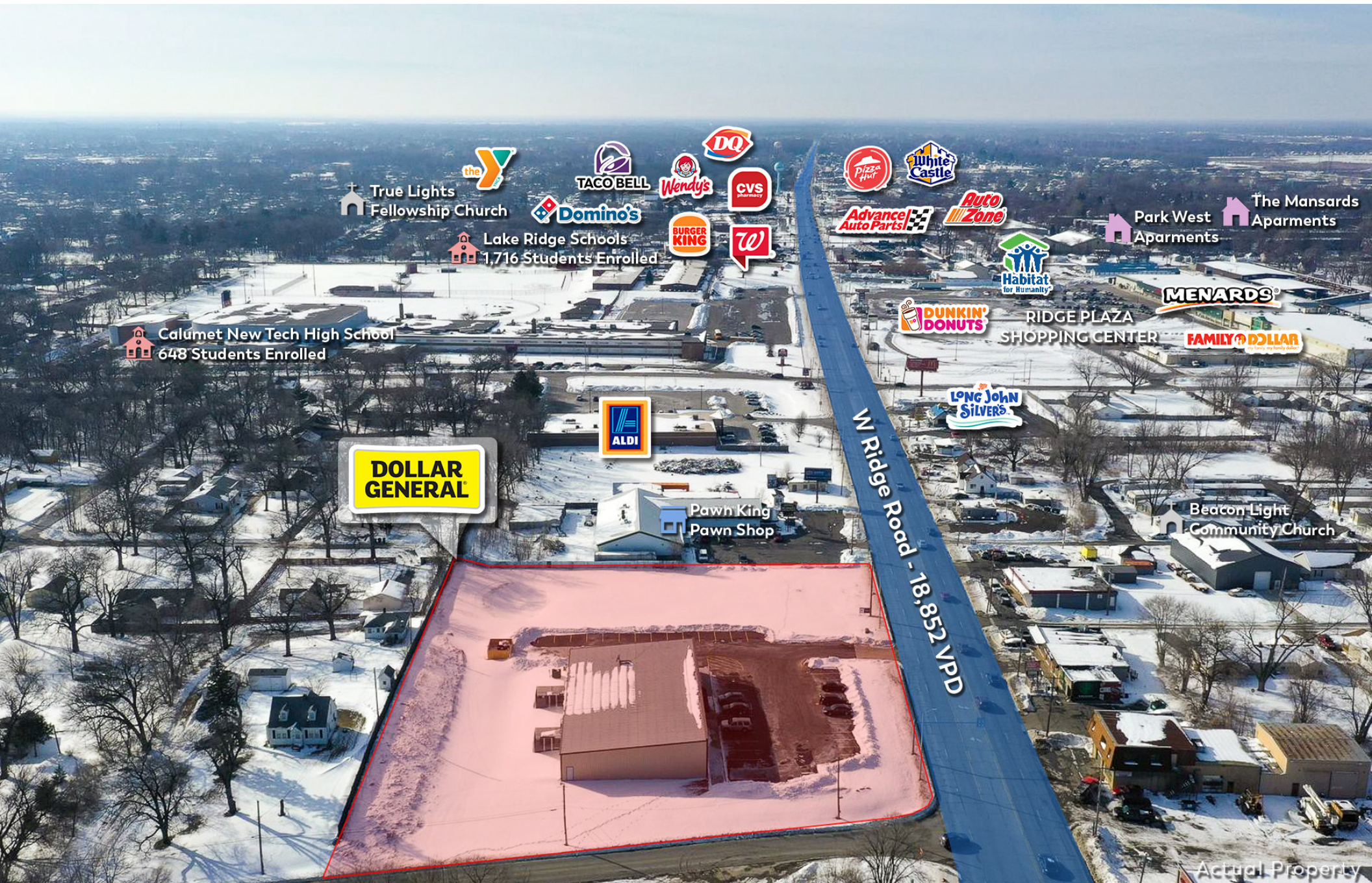


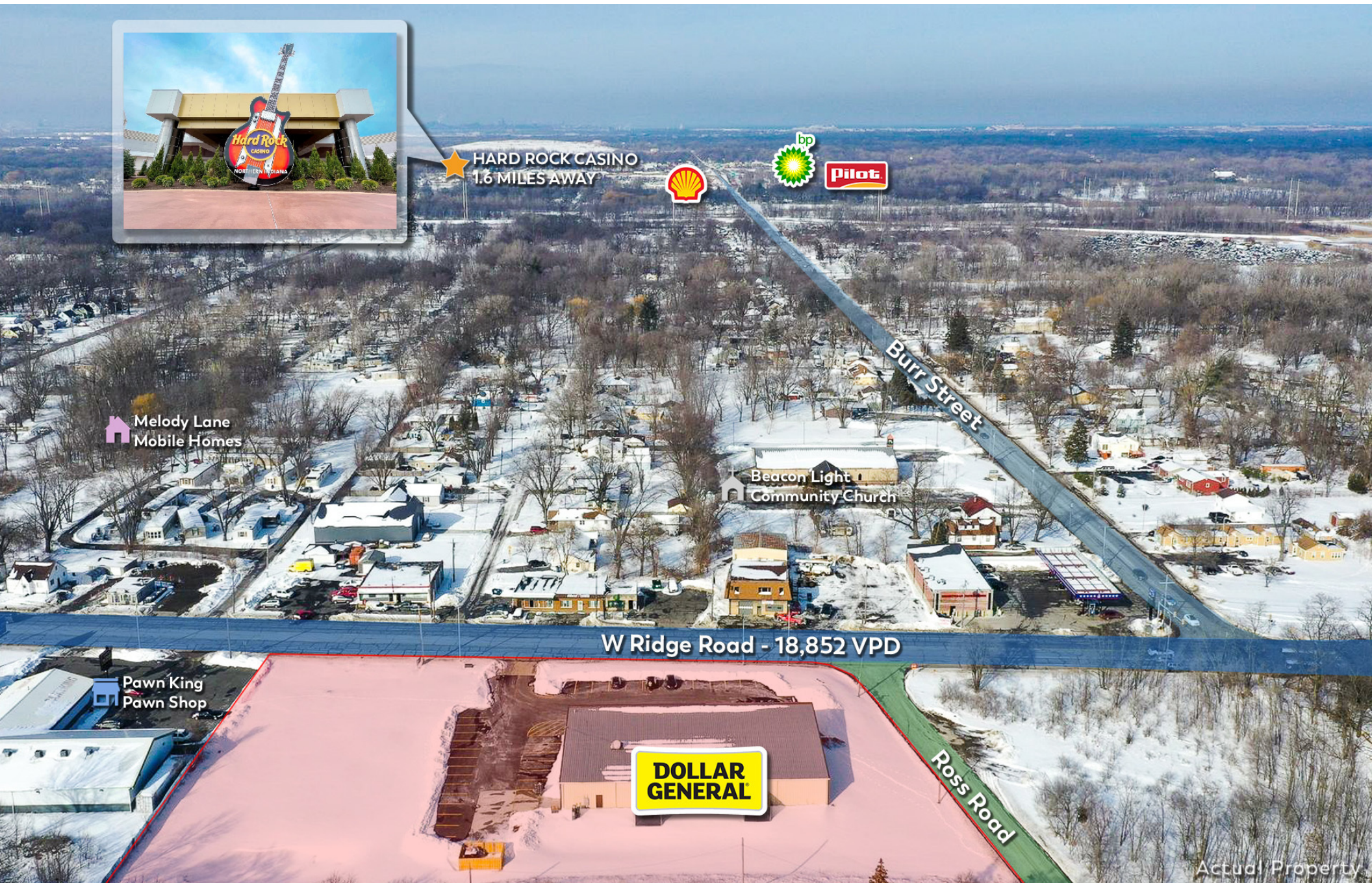
**\$90,708**  
2022 Average Household Income

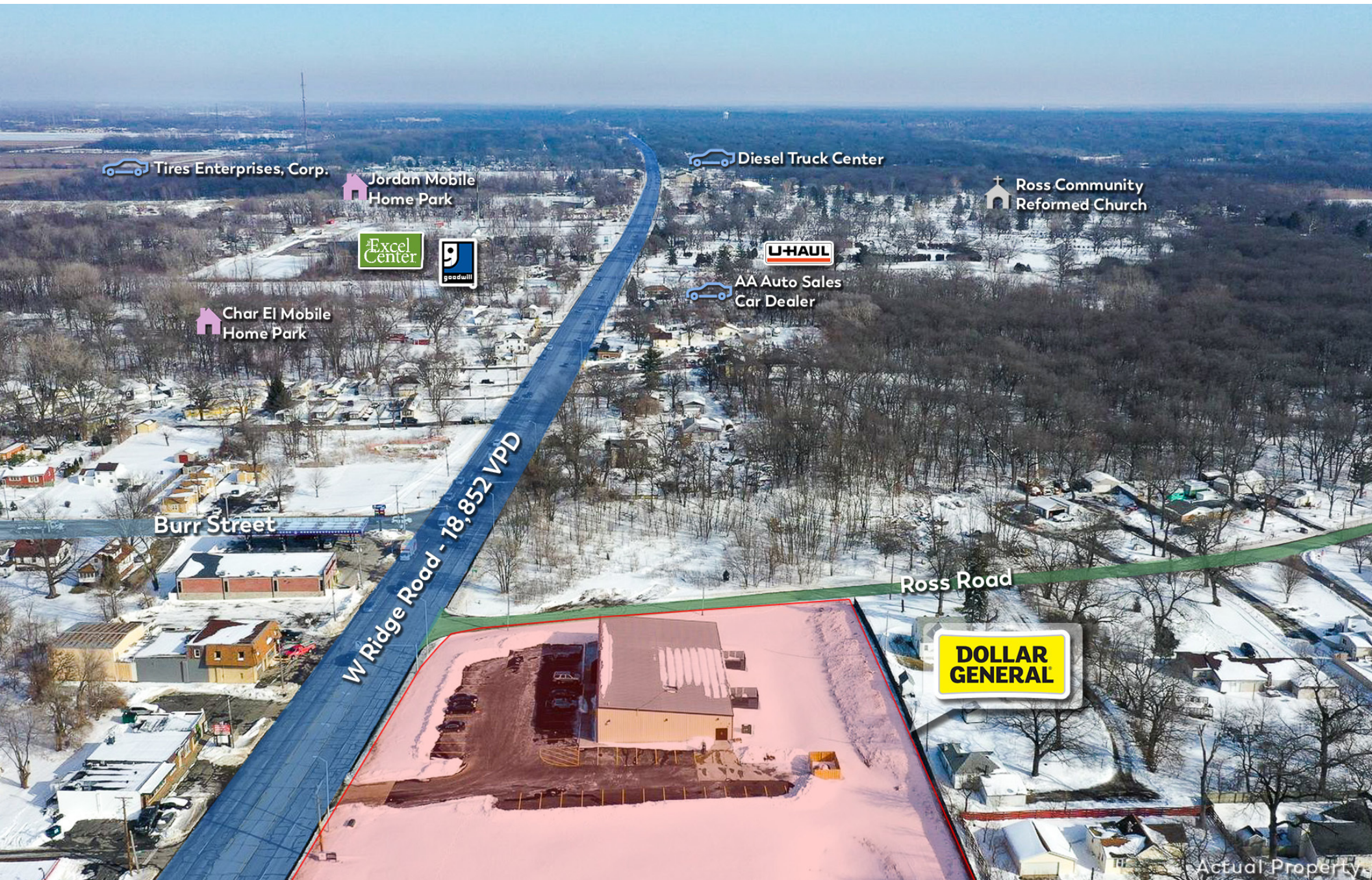




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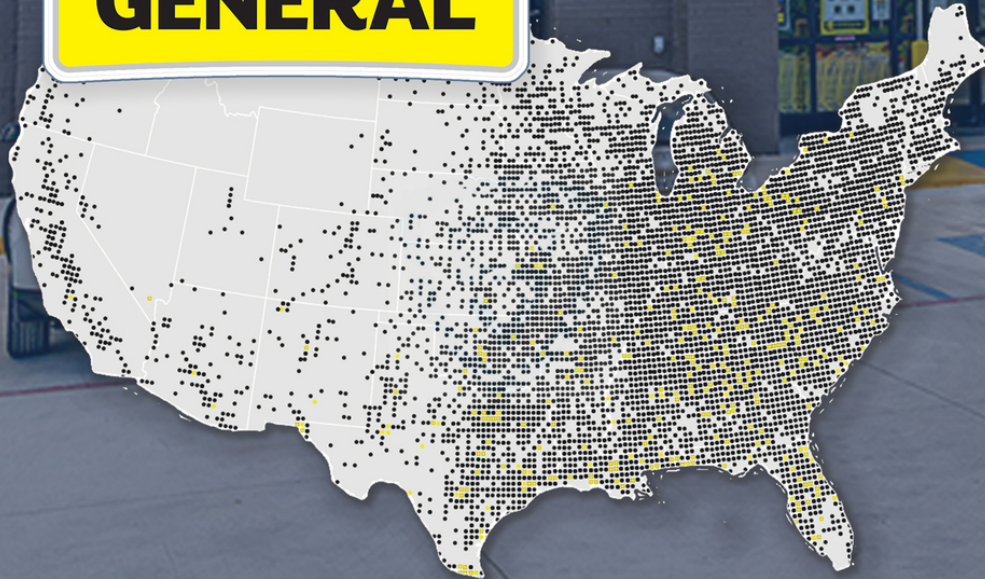
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**DOLLAR  
GENERAL®**



**82 Years**  
of Success



**Publicly  
Traded Co.**  
NYSE: DG



**BBB**  
S&P Rated



**\$49B**  
Market Cap



**17,500+**  
Locations

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**BROKER OF RECORD**

**BRIAN BROCKMAN**

Bang Realty, Inc.

IN #RB14037939

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