



TRINITY



2020 DEVELOPMENT DOLLAR GENERAL - 5.1% CAP

\$1,823,530

24511 COUNTY ROAD 7, SAINT AUGUSTA, MN 56301

5.1% CAP

Actual Property

TRINITYREIS.COM

**DOLLAR
GENERAL**

SAINT AUGUSTA , MN

\$1,823,530 | 5.1% CAP

- 2020 Build Dollar General With 13.5+ Years Remaining
- Absolute NNN Lease With No Landlord Responsibilities
- Limited Local Retail Competition - Store Serves as a Primary Source of Goods for Local Residents
- Closest Dollar Store is Over 6 Miles Away
- Strong Population Growth of 11.85% From 2010-2021 in a 5-Mile Radius
- Located on Country Road 7, With Daily Traffic Counts of 6,400 Vehicles
- Dollar General is an Investment Grade Tenant With an S&P Credit Rating of BBB (the Same as Walgreens)

EXCLUSIVELY MARKETING BY:

BRANSON BLACKBURN

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CHANCE HALES

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CODY CRIST

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ERIC KELLEY

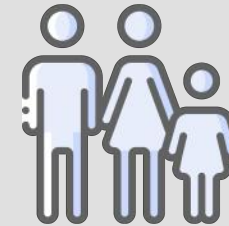
281.610.5011 | eric.kelley@trinityreis.com

INVESTMENT OVERVIEW:

Base Annual Rent:	\$93,000
Rent Per SF:	\$10.22
Rent Commencement Date:	10/26/2020
Lease Expiration Date:	10/31/2035
Lease Term Remaining:	13.5+ Years
Lease Type:	NNN
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:	9,100 SF
Land Area:	.96 AC
Year Built:	2020
Guarantor:	Dollar General Corporation (NYSE: DG)
Price Per SF:	\$200.39

LEASE ABSTRACT

24511 COUNTY ROAD 7 | SAINT AUGUSTA , MN

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	10/26/2020-10/31/2035	\$93,000	\$10.22	5.10%
Five (5), 5-Year Options 10% Increase	11/1/2035-10/31/2040	\$102,300	\$11.24	5.61%
	11/1/2040-10/31/2045	\$112,530	\$12.37	6.17%
	11/1/2045-10/31/2050	\$123,783	\$13.60	6.79%
	11/1/2050-10/31/2055	\$136,161	\$14.96	7.47%
	11/1/2055-10/31/2060	\$149,777	\$16.46	8.21%



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").

ROOF & STRUCTURE

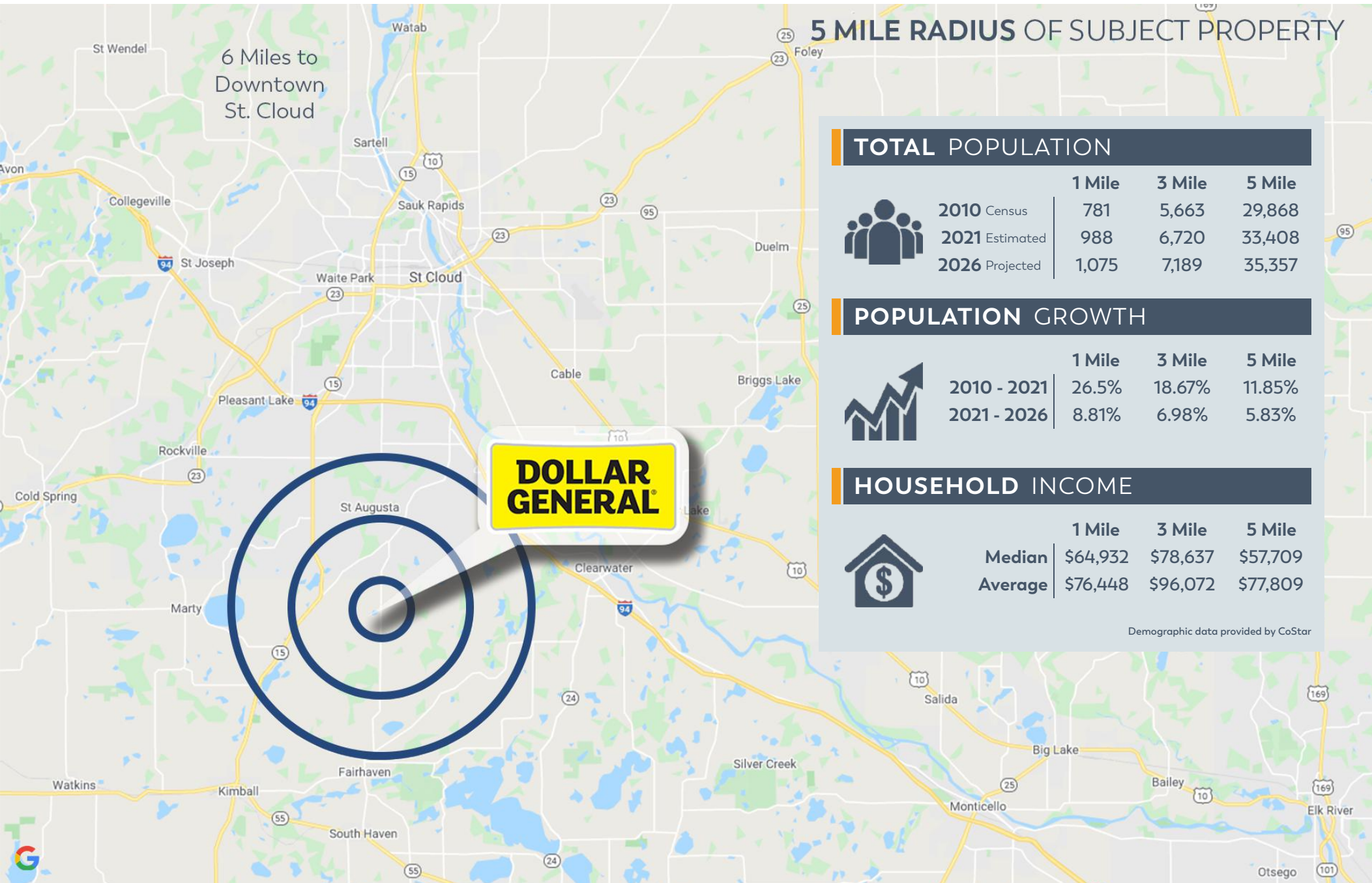
PAID BY **TENANT**

...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.

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.



TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	781	5,663	29,868
2021 Estimated	988	6,720	33,408
2026 Projected	1,075	7,189	35,357

POPULATION GROWTH



	1 Mile	3 Mile	5 Mile
2010 - 2021	26.5%	18.67%	11.85%
2021 - 2026	8.81%	6.98%	5.83%

HOUSEHOLD INCOME



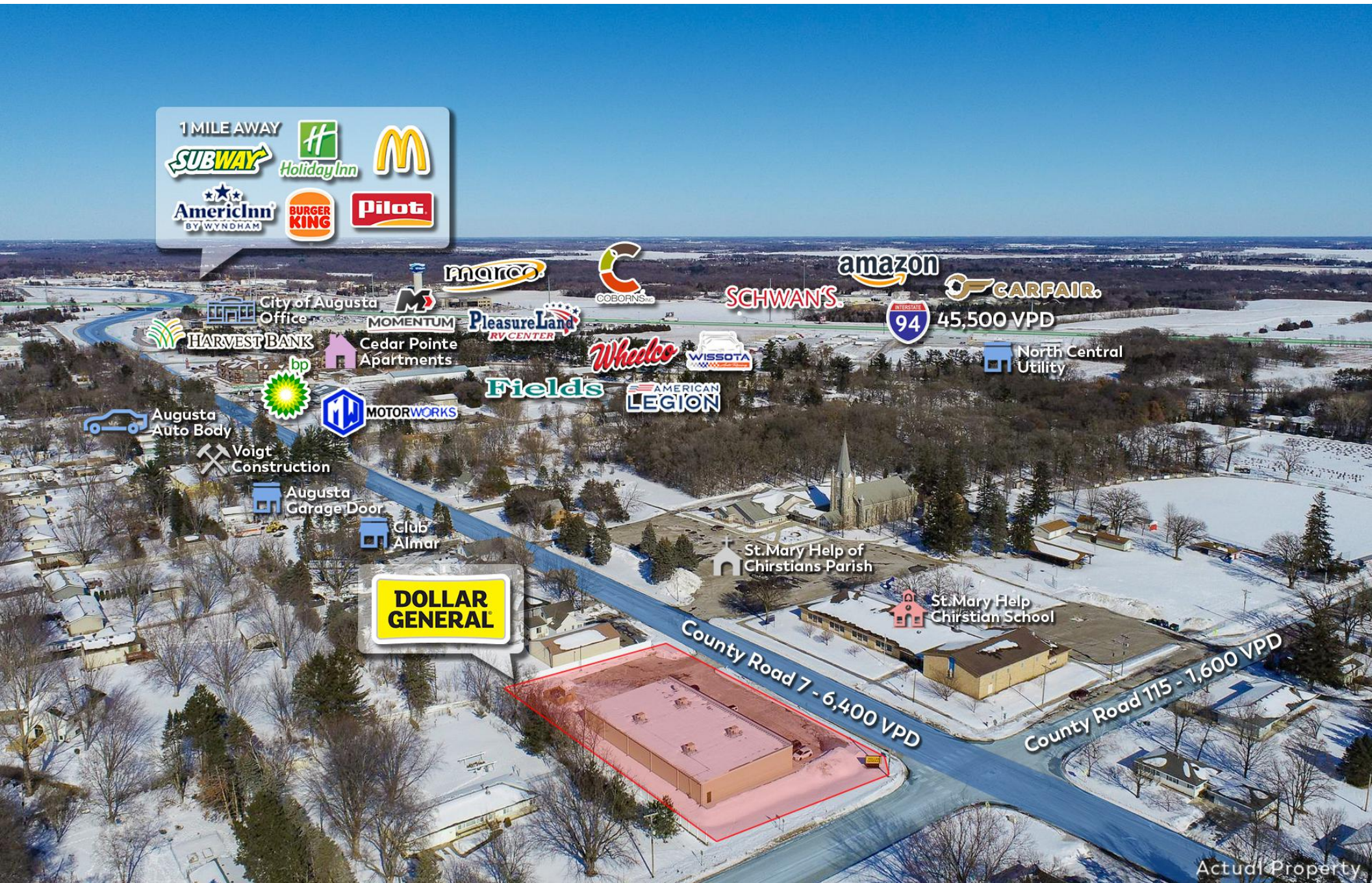
	1 Mile	3 Mile	5 Mile
Median	\$64,932	\$78,637	\$57,709
Average	\$76,448	\$96,072	\$77,809

RETAILER MAP

24511 COUNTY ROAD 7 | SAINT AUGUSTA , MN



Map data ©2022 Imagery ©2022 , Landsat / Copernicus, Maxar Technologies, USDA Farm Service Agency



Key Demographics 5 Miles



Total Population
2021
33,408



Projected Growth
2021 - 2026
11.85%



45,500 VPD



Associated
Wholesale Grocers



Aubright



Blackberry Farms Neighborhood -
296K Average List Price



St. Mary Help
Christian School



St. Mary Help of
Christians Parish



County Road 7 - 6,400 VPD

County Road 115 - 1,600 VPD

**DOLLAR
GENERAL**

Actual Property





Actual Property



**DOLLAR
GENERAL®**



**82 Years
of Success**



**Publicly
Traded Co.**
NYSE: DG



BBB
S&P Rated



\$49B
Market Cap



17,500+
Locations



REAL ESTATE INVESTMENT SERVICES

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BROKER OF RECORD

BRIAN BROCKMAN

Bang Realty, Inc.

MN #40628602

Actual Property