



OFFERING MEMORANDUM

10 YEAR NN LEASE DOLLAR GENERAL WITH UPSIDE - JEFFERSON CITY, MO MSA

1191 BUSINESS 54, FULTON, MO 65251

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

**DOLLAR
GENERAL**

FULTON, MO

\$1,445,840 | 5.0% CAP | 9.35% PRO FORMA

- 10 Year NN Dollar General With Upside Opportunity
- Dollar General Signed 10 Year Lease and is Currently Occupying 65% of Building
- DG Responsible for HVAC Repairs/Replacement
- Upside Potential by Leasing out Remaining 5,700+ Square Foot Vacancy
- 9.35% Pro-Forma Cap based on Vacant Space being Leased at \$10/PSF
- Building Priced Below \$90 PSF
- Large 1.4 Acre Parcel With Ample Parking for 2 Tenants
- Healthy 5-Mile Demographics With Over 16K Residents
- Located Along Bus. 54 - Fulton's Main Thoroughfare With Daily Traffic Counts Exceeding 5,000 Vehicles
- Subject Property is 22 Miles From Jefferson City - The Capitol of Missouri

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INVESTMENT OVERVIEW:

Current NOI:	\$72,292
Price Per SF:	\$88.97
Rent Commencement Date:	9/6/2021
Lease Expiration Date:	9/30/2031
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:	16,250 SF
Land Area:	1.31 AC
Year Built:	2021
Guarantor:	Dollar General Corporation (NYSE:DG)

RENT ROLL

1191 BUSINESS 54 | FULTON, MO

TENANT NAME	GUARANTOR	LEASE TYPE	UNIT SIZE (SF)	LEASE START	LEASE END	RENT PSF	ANNUAL RENT	% OF GLA	OPTIONS AND INCREASES
Dollar General	Dollar General Corportation	NN	10,457	9/6/2021	9/30/2036	\$7.39	\$77,298	64.35	Three (3), 5-Year; 10%
Vacant Space			5,793			\$0.00	\$0	35.65	
Totals/Averages			16,250				\$77,298		



ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	9/6/2021-9/30/2031	\$72,292	\$4.45	5.00%
Three (3), 5-Year Options 10% Increase	10/1/2031-9/30/2036	\$79,521	\$4.89	5.50%
	10/1/2036-9/30/2041	\$87,473	\$5.38	6.05%
	10/1/2041-9/30/2046	\$96,221	\$5.92	6.65%



RESPONSIBILITIES BREAKDOWN

TAXES & INSURANCE

PAID BY TENANT

From and after the Commencement Date, Tenant shall pay, on an annual basis in arrears, Tenant's Percentage Share of any Real Estate taxes... relating to the Premises.

From and after the Commencement Date, Tenant to pay to Landlord on an annual basis, in arrears, as additional rent during each Lease Year of the Lease Term, Tenant's Percentage Share of third-party premiums for insurance required to be maintained by Landlord

PARKING LOT

PAID BY TENANT/LANDLORD

Landlord shall maintain or cause to be maintained... the Common Areas in clean condition and good repair, including but not limited to: (i) maintaining all signs, sidewalks, landscaped areas, and parking areas... Tenant shall pay to Landlord on a monthly basis...\$300.00 as Tenant's sole contribution to Landlord for Common Area Costs...

ROOF & STRUCTURE

PAID BY LANDLORD

...Landlord shall, at Landlord's sole cost and expense, maintain in clean condition and good repair...including, but not limited to, the exterior walls...foundations, roof, gutters, downspouts, exterior and all structural portions of the Premises...

HVAC

PAID BY TENANT

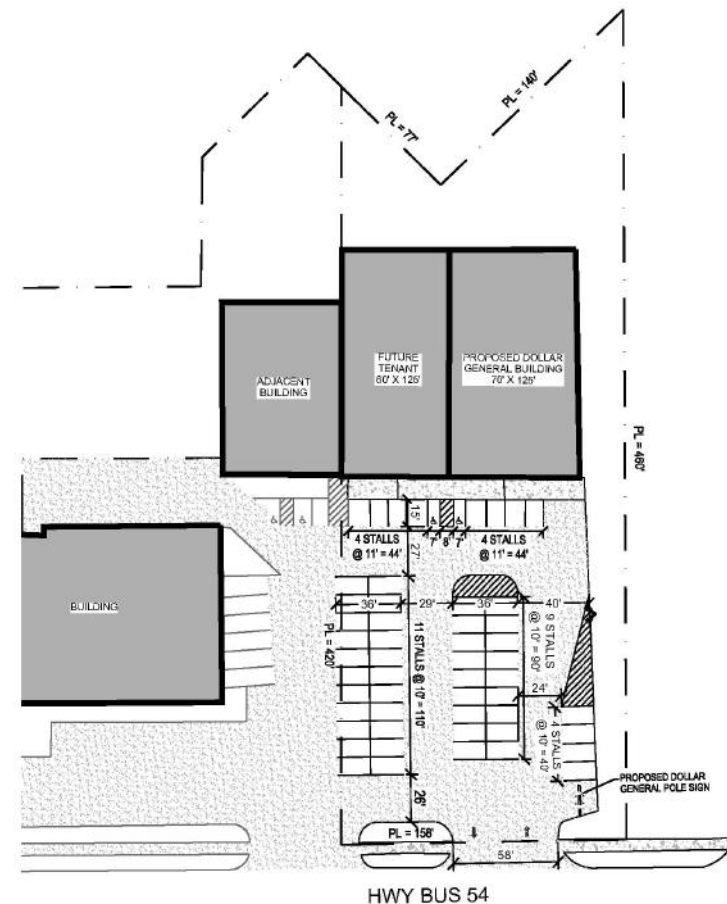
Tenant shall be responsible, at Tenant's cost and expense during the Term of this Lease... all maintenance, repairs and replacements to the heating, ventilation and air conditioning equipment.

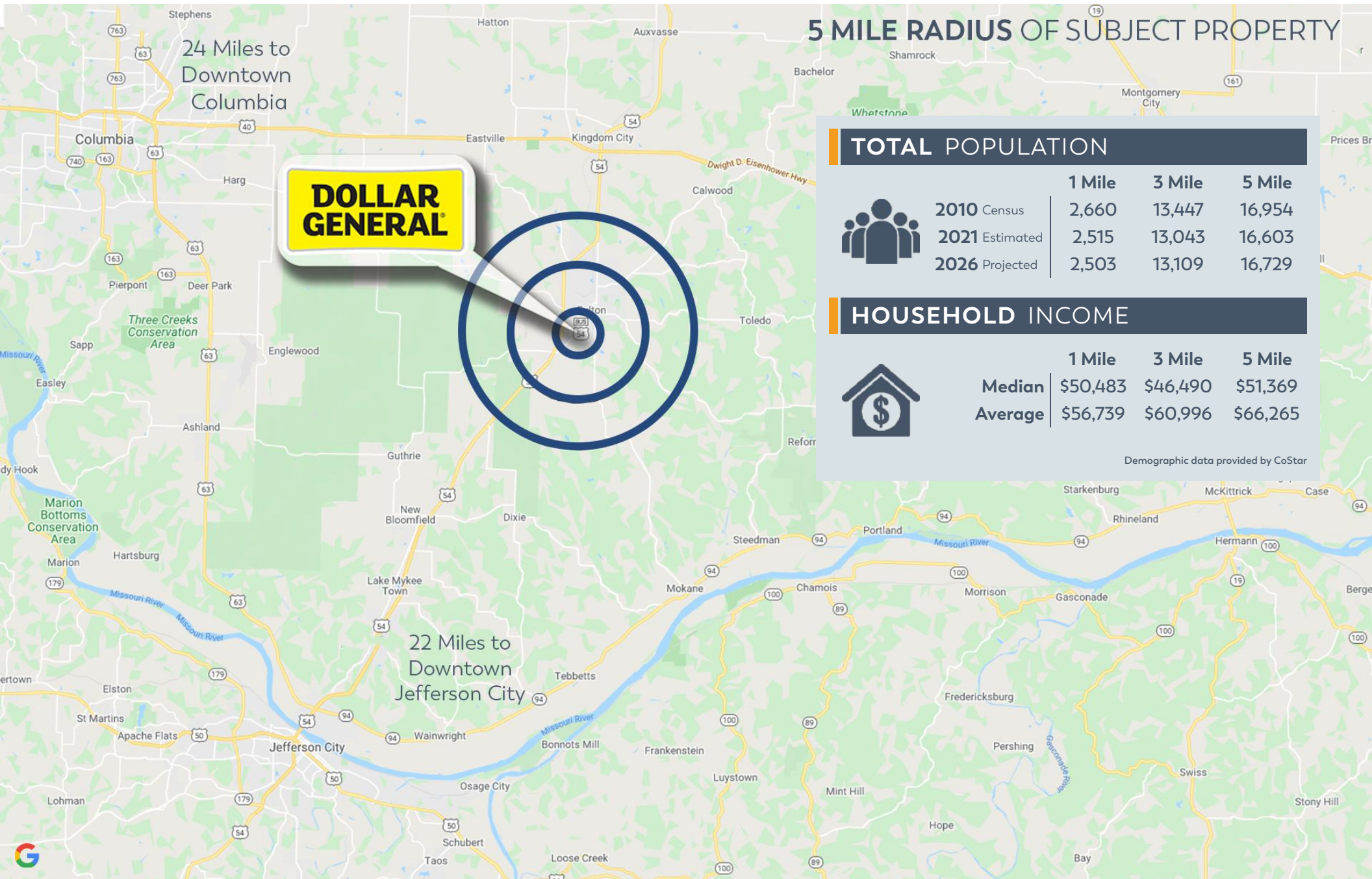
INCOME SUMMARY	CURRENT	PRO FORMA
DG Annual Rent	\$77,298	\$77,298
DG Tax Reimbursement	\$3,765	\$3,765
DG Insurance Reimbursement	\$2,200	\$2,200
DG CAM Reimbursement	\$3,600	\$3,600
Tenant #2 (\$10 PSF)	-	\$57,930
Tenant #2 Tax Reimbursement	-	\$2,086
Tenant #2 Insurance Reimbursement	-	\$1,219
Tenant #2 CAM Reimbursement	-	\$1,200
Gross Income	\$86,864	\$149,299

EXPENSE SUMMARY	CURRENT	PRO FORMA
Taxes	\$5,851	\$5,851
Insurance	\$3,420	\$3,420
CAM/Misc	\$4,800	\$4,800
Gross Expenses	\$14,071	\$14,071
Net Operating Income	\$72,292	\$135,228

INVESTMENT OVERVIEW	CURRENT	PRO FORMA
Price	\$1,445,840	\$1,445,840
Price per SF	\$88.97	\$88.97
CAP Rate	5.0 %	9.35 %

OPERATING DATA	CURRENT	PRO FORMA
Gross Income	\$86,864	\$149,299
Operating Expenses	\$14,071	\$14,071
Net Operating Income	\$72,292	\$135,228







JEFFERSON CITY

Jefferson City, MO, otherwise known as "Jeff City," is the capital and 6th largest MSA in Missouri. The city ranks in the top third of US capital cities based on affordability, livability, employment, and education. Many are drawn to the Missouri River and natural surroundings, while also attracted to the numerous historic buildings and landmarks. The Missouri State Capitol, Governor's Mansion, and Supreme Court Building all contribute to Jefferson City's charm.

\$182K

2021 Median Home Value



43,220K+

2021 Total Population



\$68,389

2021 Average Household Income







Actual Property

Key Demographics 5 Miles



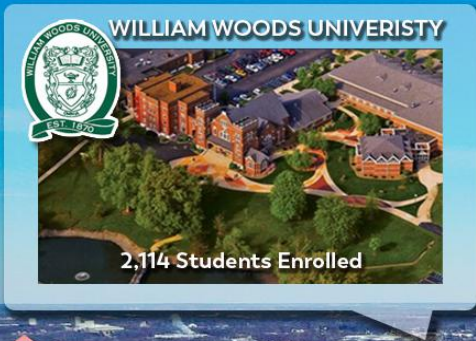
Total Population
2021
16,603



Average Household
Income
\$66,265



Actual Property



McIntire Elementary
462 Students

WESTMINSTER COLLEGE

Greystone Village



Actual Property







**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

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