



TRINITY



UPGRADED CONSTRUCTION DOLLAR GENERAL - 2019 BUILD
409 WEST MCINTYRE STREET, MULLINS, SC 29574

\$1,908,480
5.0% CAP

Actual Property

TRINITYREIS.COM

**DOLLAR
GENERAL**

MULLINS, SC

\$1,908,480 | 5.0% CAP

- Upgraded Construction South Carolina New Development Dollar General
- Relocation Store - Subject Property was Relocated From a Nearby Site - Strong Commitment to Market
- 12+ Years Remaining on Original 15-Year Absolute NNN Lease
- Healthy 5-Mile Population - Over 12,000 Residents Within 5 Miles of Subject Property
- Great Visibility Along West McIntyre Street With Over 10,000 Vehicles Per Day
- Mullins has a Population Near 5,000 Residents
- Property is Part of a 4-Unit Dollar General Portfolio - Ask Agent for Details
- Subject Property Contains Loan that May be Assumed by Purchaser

EXCLUSIVELY MARKETED BY:

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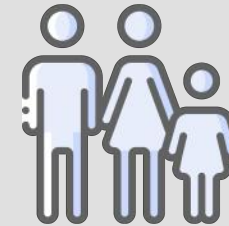
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INVESTMENT OVERVIEW:

| | |
|-------------------------|--------------|
| Base Annual Rent: | \$95,424 |
| Rent Per SF: | \$10.57 |
| Rent Commencement Date: | 3/14/2019 |
| Lease Expiration Date: | 3/31/2034 |
| Lease Term Remaining: | 12+ Years |
| Lease Type: | Absolute NNN |
| Type of Ownership: | Fee Simple |



In 2021, Dollar General Plans to Continue 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: | 9,026 SF |
| Land Area: | 1.56 AC |
| Year Built: | 2019 |
| Guarantor: | NYSE: DG |
| Price Per SF: | \$211.44 |

LEASE ABSTRACT

409 WEST MCINTYRE STREET | MULLINS, SC

DOLLAR GENERAL #1792 | MULLINS, SC

ANNUALIZED OPERATING DATA

| | Term | Annual Rent | Rent Per SF | Cap Rate |
|---|---------------------|-------------|-------------|----------|
| Primary Term | 3/14/2019-3/31/2034 | \$95,424 | \$10.57 | 5.00% |
| Five (5), 5-Year Options 10% Increase | 4/1/2034-3/31/2039 | \$104,966 | \$11.63 | 5.50% |
| | 4/1/2039-3/31/2044 | \$115,463 | \$12.79 | 6.05% |
| | 4/1/2044-3/31/2049 | \$127,009 | \$14.07 | 6.65% |
| | 4/1/2049-3/31/2054 | \$139,710 | \$15.48 | 7.32% |
| | 4/1/2054-3/31/2059 | \$153,681 | \$17.03 | 8.05% |

ASSUMABLE DEBT TERMS

| Loan Amount | Term | Interest | Amortization | Cash Flow | Loan Date |
|----------------|----------------|----------|--------------|-----------|-----------|
| \$1,012,548.25 | 10 Year Fixed* | 4.00% | 30 Year | \$35,820 | 12/2/2020 |

*Loan has option to reset term (upon notifying lender) for an additional 5 years with a ceiling of 4.50% interest.

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.

HVAC / PARKING LOT

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.

5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



| | 1 Mile | 3 Mile | 5 Mile |
|-----------------------|--------|--------|--------|
| 2010 Census | 3,813 | 7,822 | 10,979 |
| 2021 Estimated | 3,620 | 7,444 | 10,513 |
| 2026 Projected | 3,536 | 7,276 | 10,290 |

HOUSEHOLD INCOME



| | 1 Mile | 3 Mile | 5 Mile |
|----------------|----------|----------|----------|
| Median | \$26,868 | \$28,594 | \$31,237 |
| Average | \$41,998 | \$43,472 | \$45,712 |

Demographic data provided by CoStar

**DOLLAR
GENERAL**

RETAILER MAP

409 WEST MCINTYRE STREET | MULLINS, SC



Map data ©2022 Imagery ©2022 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency







Actual Property



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