



NEW DEVELOPMENT DOLLAR GENERAL - 5.25% CAP

102 IN-57, ELNORA, IN 47529

**\$1,640,950**  
5.25% CAP

**DOLLAR  
GENERAL**

ELNORA, IN

**\$1,640,950 | 5.25% CAP**

- 2022 Build Dollar General With Rent Projected to Commence May 2022
- Absolute NNN Requiring Zero Landlord Responsibilities
- Limited Competition - Closest Dollar Store is Over 7 Miles Away
- Situated on Elnora's Two Main Thoroughfares With a Combined Daily Traffic Count of Over 4,000 Vehicles
- About 47 Miles From Bloomington, IN With a Population of Over 87,000 Residents
- Attractive 5.25% CAP Rate for New Development Dollar General
- Corporately Guaranteed by Dollar General is an Investment Grade Tenant With an S&P Credit Rating of BBB (the Same as Walgreens)

## EXCLUSIVELY MARKETING BY:

**BRANSON BLACKBURN**

682.233.5223 | b.blackburn@trinityreis.com

**CHANCE HALES**

806.679.9776 | chance@trinityreis.com

**CODY CRIST**

817.584.2000 | cody@trinityreis.com

**ERIC KELLEY**

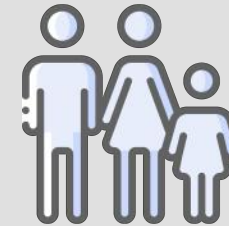
281.610.5011 | eric.kelley@trinityreis.com

## INVESTMENT OVERVIEW:

Base Annual Rent:	\$86,150
Rent Per SF:	\$9.54
Projected Rent Commencement:	5/15/2022
Lease Expiration Date:	5/31/2037
Lease Term Remaining:	15 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:	.86 AC
Year Built:	2022
Guarantor:	Dollar General Corporation (NYSE: DG)
Price Per SF:	\$181.80



## ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	5/15/2022-5/31/2037	\$86,150	\$9.54	5.25%
Five (5), 5-Year Options 10% Increase	6/1/2037-5/31/2042	\$94,765	\$10.50	5.77%
	6/1/2042-5/31/2047	\$104,241	\$11.55	6.35%
	6/1/2047-5/31/2052	\$114,665	\$12.70	6.99%
	6/1/2052-5/31/2057	\$126,132	\$13.97	7.69%
	6/1/2057-5/31/2062	\$138,745	\$15.37	8.46%



## RESPONSIBILITIES BREAKDOWN

### TAXES & INSURANCE

#### 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...

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").

### 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.

### ROOF & STRUCTURE

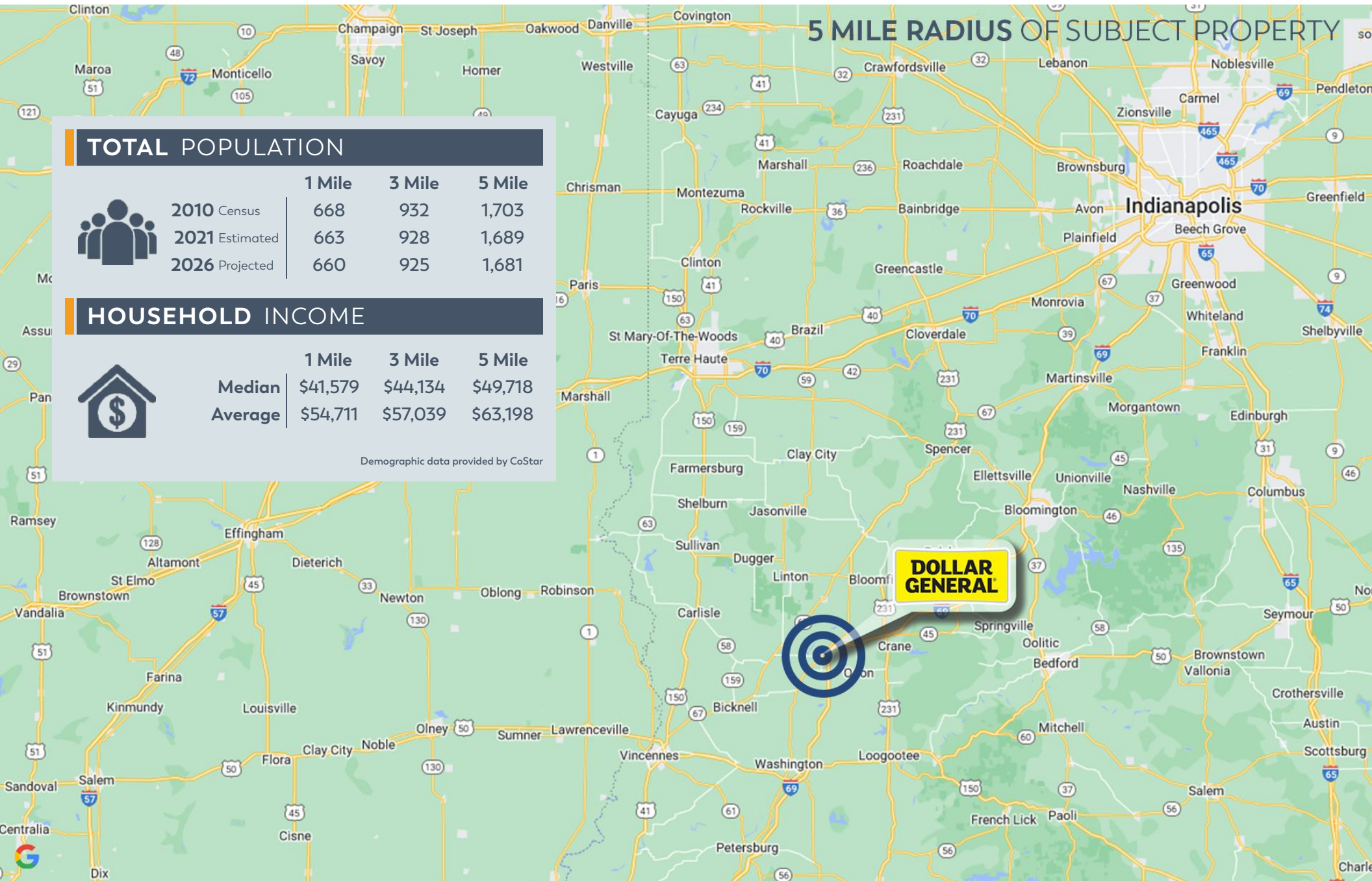
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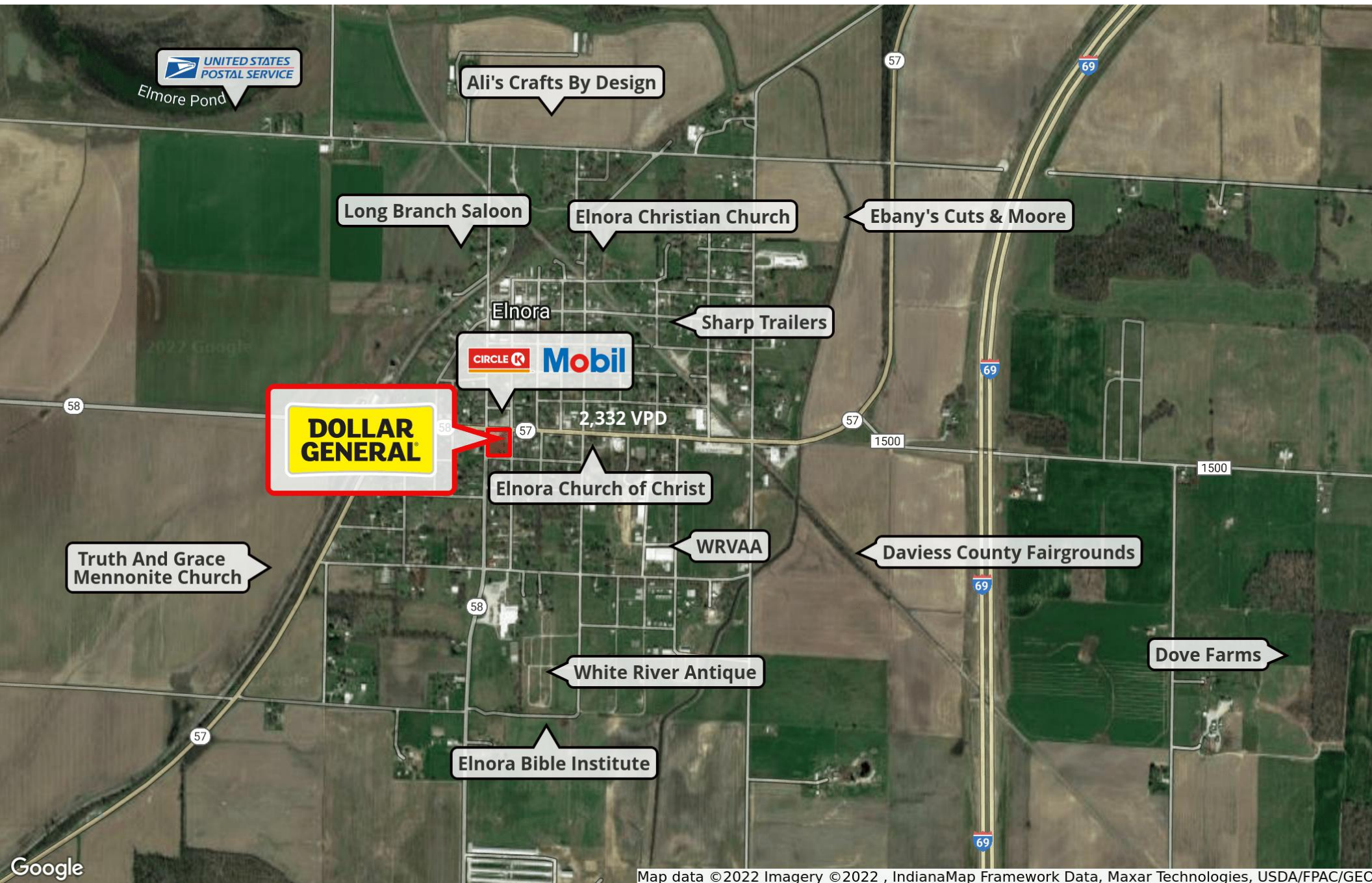
### HVAC

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Under  
Construction

**DOLLAR  
GENERAL**



White River Co-Op  
Oil Supplier



Daviess County  
Fairgrounds



White River  
Antique Store



Elnora Bible Institute  
Religious School

**DOLLAR  
GENERAL**

Odon Street

IN-57 - 2,332 VPD

Ellen Street - 1,981 VPD

Actual Property



Under  
Construction

**DOLLAR  
GENERAL**

UNITED STATES  
POSTAL SERVICE

Long Branch Saloon

Elnora  
Christian Church

Elnora  
Church of Christ

Sharp Trailers  
Trail Dealer

**Mobil**

CIRCLE K

IN-57 - 2,332 VPD

**DOLLAR  
GENERAL**

Ellen Street - 1,981 VPD

Odon Street

Actual Property



Under  
Construction

**DOLLAR  
GENERAL**



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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Under  
Construction

DOLLAR  
GENERAL

# RINITY

## REAL ESTATE INVESTMENT SERVICES

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**BROKER OF RECORD**

**BRIAN BROCKMAN**

Bang Realty, Inc

IN#RB14037939