

Center, ND

Waubun, MN

Carlos, MN

Hinckley, MN

Edgemont, SD

Fife Lake, MI

New Era, MI

Mooers, NY

Saint Mary's, WV

Louisa, KY

Prue, OK

Lepanto, AR

Lake Village, AR

Robinsonville, MS

St. Martinville, LA

**15 UNIT  
DOLLAR GENERAL  
PORTFOLIO**

**15 STORE DOLLAR GENERAL PORTFOLIO!**

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BANG REALTY, INC.

11427 REED HARTMAN HWY #236

CINCINNATI , OH 45241

513.657.3645

## INVESTMENT SUMMARY

List Price:	\$27,538,286
Current NOI:	\$1,376,878.32
Initial Cap Rate:	5.00%
Total Land Acreage:	+/- 30.59
Year Built	2019 - 2020
Portfolio Size:	139,012 SF
Price PSF:	\$198.14
Lease Type:	Absolute NNN Lease
Lease Term:	15 Years

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present this extremely rare and geographically diverse Dollar General portfolio, with sites being in AR, KY, LA, MI, MN, MS, ND, NY, OK, SD, and WV. Most properties saw rent commence in 2020 with 2 sites commencing in 2019. Each is secured with a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. All locations have (5 Year) options to renew, each with a 10% rental rate increase. The leases are corporately guaranteed by Dollar General Corporation which holds an S&P credit rating of "BBB" and is classified as Investment Grade. Portfolio must have the interest only loan assumed, which will offer purchaser a cash of cash of 6.87%.

The portfolio benefits from long term NNN Leases, new construction BTS buildings, and corporate Guaranty from Dollar General - an investment grade tenant with over 18,000 locations. The 3 mile household income average coming in at \$65,993. The new owner will see continued success in owning a portfolio of geographically diverse Dollar General Stores, the #1 Dollar Store in the Country!



**PRICE** \$27,538,286



**CASH ON CASH** 6.87%



**LEASE TYPE** Absolute NNN Lease



**TERM REMAINING** +/- 13 Years

## INVESTMENT HIGHLIGHTS

- **Extremely Rare 15 Store DG Portfolio!**
- Diverse Geographical Locations!
- **15 Yr. Absolute NNN Leases | Two Plus Size Stores!**
- **Newer Construction | 2019 & 2020 BTS Construction**
- Dollar General Corporate Guarantee
- **Average 3 Mile Household Incomes Ideal at \$65,993**
- All Leases Equipped with Multiple (5 Year) Options with 10% Bumps
- **Interest only Assumable Loan, Offering a 6.87% Cash on Cash!**
- **Investment Grade Tenant | 18,000 Locations**



## FINANCIAL SUMMARY

INCOME		PER SF
Rental Income	\$1,376,878.32	\$9.91
<b>Gross Income</b>	<b>\$1,376,878.32</b>	<b>\$9.91</b>
EXPENSE		PER SF
Expenses	\$0	\$0.00
<b>Gross Expenses</b>	<b>\$0</b>	<b>\$0.00</b>
<b>NET OPERATING INCOME</b>	<b>\$1,376,878.32</b>	<b>\$9.91</b>

## PROPERTY SUMMARY

Year Built:	2019 - 2020
Lot Acreage:	+/- 30.59 Acres
Portfolio Size:	139,012 SF
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype, Upgraded, & Plus
Parking Lot:	Concrete & Asphalt



## LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN Lease
Primary Lease Term:	15 Years
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Dates:	2019 - 2020
Lease Expiration Date:	2034 - 2035
Lease Term Remaining:	13 - 14 Years
Rent Increases:	10% At Each Option Period
Renewal Options:	(5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB (Investment Grade)
Tenant Website:	<a href="http://www.DollarGeneral.com">www.DollarGeneral.com</a>



## INVESTMENT OVERVIEW

Price	\$27,538,286
Price per SF	\$198.14
CAP Rate	5.00%
<b>Cash-on-Cash Return (yr 1)</b>	<b>6.87%</b>
Total Return (yr 1)	\$940,465
Debt Coverage Ratio	1.54

## OPERATING DATA

Gross Scheduled Income	\$1,376,878.32
Total Scheduled Income	\$1,376,878.32
Gross Income	\$1,376,878.32
Operating Expenses	\$0.00
Net Operating Income	\$1,376,878.32
Pre-Tax Cash Flow	\$940,464.32

## FINANCING DATA

Down Payment	\$13,688,286.00
Loan Amount	\$13,850,000.00
Interest Rate	3.151%
Interest Only	Full Term
Amortization Schedule	30 Years
Maturity Date/Balloon Payment Date	2/6/2031
Debt Service	\$436,414.00
Debt Service Monthly	\$36,367.00
Principal Reduction (yr 1)	\$0.00

# DOLLAR GENERAL 15 STORE PORTFOLIO

STORE LOCATION	YEAR BUILT	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	RENT PER SF/YR
Fife Lake, MI	2020	9,100	10/14/2020	10/31/2035	\$92,799.96	\$10.20
New Era, MI	2020	9,026	11/20/2020	11/30/2035	\$89,919.96	\$9.96
Prue, OK	2020	9,026	1/16/2020	1/31/2035	\$79,995.96	\$8.86
St. Mary's, WV	2020	9,100	12/13/2020	12/31/2035	\$99,963.60	\$10.99
Lepanto, AR	2020	10,640	11/5/2020	11/30/2035	\$87,678.12	\$8.24
Lake Village, AR	2020	10,566	10/29/2020	10/31/2035	\$91,558.08	\$8.67
Louisa, KY	2019	9,100	11/14/2019	11/30/2034	\$83,873.04	\$9.22
St. Martinville, LA	2020	9,100	4/29/2020	4/30/2035	\$93,838.08	\$10.31
Carlos, MN	2020	9,002	10/11/2020	10/31/2035	\$98,544.84	\$10.95
Hinckley, MN	2021	9,100	12/6/2020	12/6/2035	\$89,304.00	\$9.81
Waubun, MN	2020	9,100	11/20/2020	11/30/2035	\$92,419.68	\$10.16
Robinsonville, MS	2020	9,100	5/27/2020	5/31/2035	\$110,150.28	\$12.10
Center, ND	2020	9,026	11/24/2020	11/30/2035	\$90,504.00	\$10.03
Mooers, NY	2020	9,026	4/11/2020	4/30/2035	\$89,032.68	\$9.86
Edgemont, SD	2019	9,000	11/1/2019	10/31/2034	\$87,296.04	\$9.70
<b>Toteals/Averages</b>		<b>139,012</b>			<b>\$1,376,878.32</b>	<b>\$9.94</b>



**TOTAL SF**  
139,012



**TOTAL ANNUAL RENT**  
\$1,376,878.04



**OCCUPANCY RATE**  
100.0%



**AVERAGE RENT/SF**  
\$9.94



**NUMBER OF SITES**  
15



# DOLLAR GENERAL 15 STORE PORTFOLIO



**3.9% INCREASE**  
IN NET SALES Q3



**1,110 STORES**  
OPENING IN 2022



**\$52 BIL**  
IN SALES

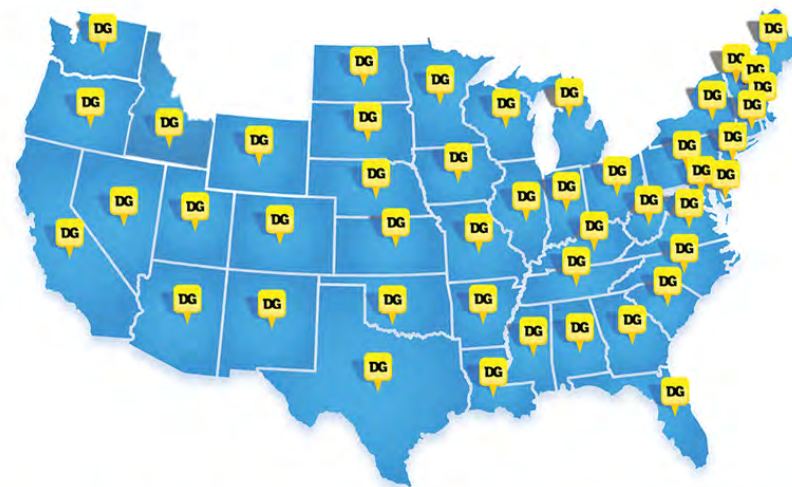


**83 YEARS**  
IN BUSINESS



**31 YEARS**  
SAME STORE GROWTH

**DOLLAR GENERAL** is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 18,000+ stores with more than 140,000 employees, located across 47 states. Dollar General has more retail locations than any retailer in America. The Dollar General store format has typically been in rural and suburban markets, now they are expanding into more densely populated areas. Opened 1,050 new stores in 2021, and planning to open an additional 1,110 in 2022. The Dollar General strategy is to deliver a hassle-free experience to consumers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.



**18,000+ STORES ACROSS 47 STATES**







# DOLLAR GENERAL 15 STORE PORTFOLIO

6950 US-131, FIFE LAKE, MI 49633

**Fife Lake, Michigan** is located in the northern Lower Peninsula about 20 miles south of Traverse City. Downtown offers several shops, galleries and dining spots all within a short walk to the shoreline of Fife Lake itself. Fife Lake is a 617 acre, all-sport lake with exceptional fishing, boating and swimming opportunities.

This Dollar General is highly visible as it is strategically positioned on the corner of Fife Lake Road and Highway 131 (a state trunkline highway that connects to the metropolitan areas of Kalamazoo and Grand Rapids before continuing north to its terminus at Petoskey). It is across the street from a Family Dollar and credit union. The ten mile population from the site is 15,194 while the three mile average household income is \$67,610 per year, making this location ideal for a Dollar General.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2021	2,544	4,201	15,194
Total Population 2026	2,611	4,317	15,740
Median Age	43.1	42.6	41.9
# Of Persons Per HH	2.5	2.5	2.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	794	1,338	5,366
Average HH Income	\$67,610	\$65,541	\$76,633
Median House Value	\$154,035	\$145,942	\$187,806
Consumer Spending	\$23.3 M	\$38.9 M	\$171.2 M



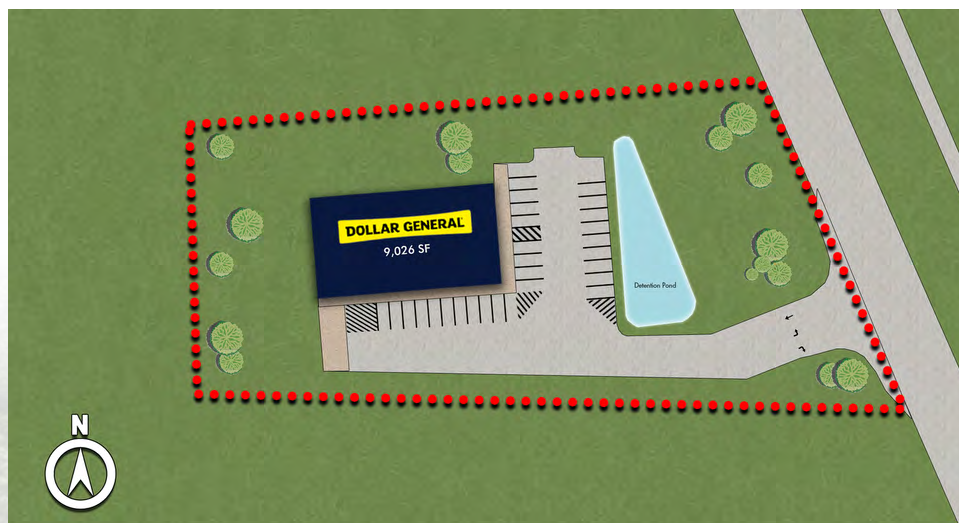
# DOLLAR GENERAL 15 STORE PORTFOLIO

4121 S OCEANA DR, NEW ERA, MI 49446

**New Era, Michigan** is a village in Shelby Township, Oceana County. New Era, Michigan is a warm and welcoming village with quiet streets, an active business community, good schools, and friendly neighbors. Located in Western Michigan between Muskegon and Ludington, New Era is a town of under 600 residents. Surrounded on all sides by rolling orchards and farmland, the picture of small town America.

New Era is located in Western Michigan 30 miles North of Muskegon, 30 miles South of Ludington, a short drive from US-31. Only 15 minutes from a public Lake Michigan beach and 25 minutes from the excitement of the Silver Lake sand dunes or the resort town of Pentwater.

This Dollar General is highly visible as it is strategically positioned on Oceana Drive, seeing 4,697 cars per day. It is the only dollar store serving the community! The ten mile population from the site is 18,337 while the three mile average household income is \$63,487 per year, making this location ideal for a Dollar General.



POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2021	2,974	5,989	18,337
Median Age	38.3	38.7	42.5
# Of Persons Per HH	2.8	2.7	2.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,041	2,128	6,844
Average HH Income	\$66,358	\$63,487	\$64,483
Median House Value	\$96,135	\$102,143	\$137,201
Consumer Spending	\$30.5 M	\$60.8 M	\$198.8 M





# DOLLAR GENERAL 15 STORE PORTFOLIO

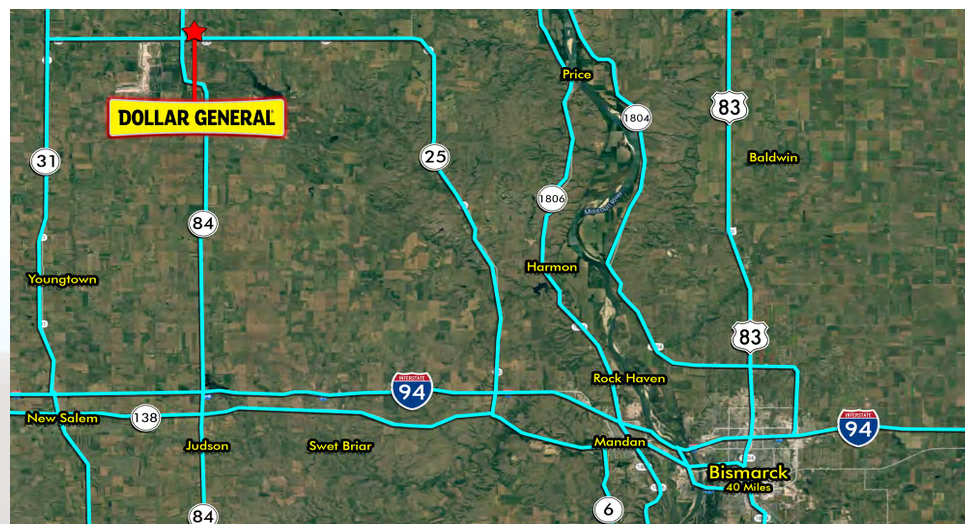
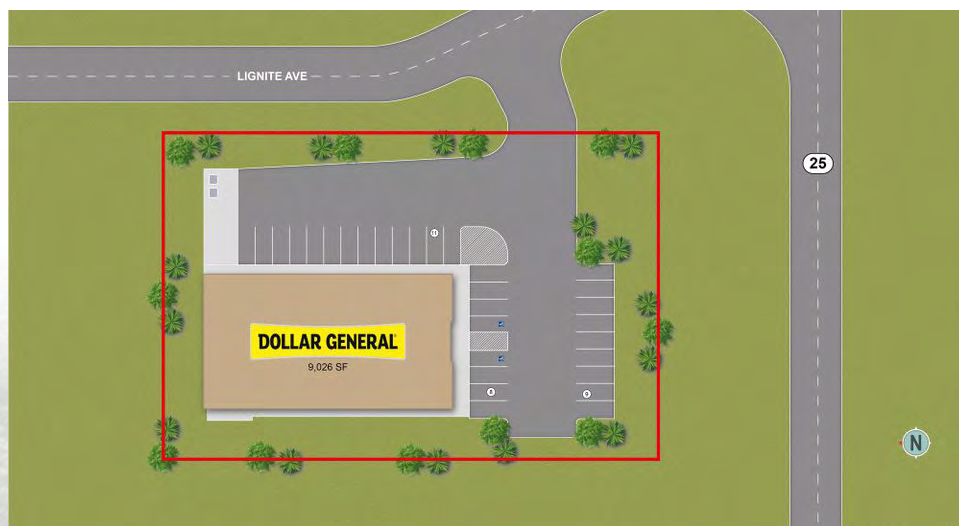
308 LIGNITE AVE, CENTER, ND 58530

**Center, North Dakota** is a city in Oliver County, North Dakota. It was founded in 1902. The city was named from its location near the geographical center of Oliver County. Coincidentally, it has also been calculated to be the geographical center of North America. It is a nice, quiet community located in the center of Oliver County, 40 miles NW of Bismarck, ND. The City is unique in that it is the only incorporated city in Oliver County. Center has a population of 573 residents. It has one school, Pre-K - 12, home of the Center/Stanton Wildcats. Center also has an indoor Jr. Olympic size pool that is open year round, a grass greens golf course, and several parks with camping available.

Just to the SE of Center is BNI Coal Company and Minnkota Power Plant. Tours of these facilities are available as it is interesting to see the size of equipment that is used in the surface mine, along with where the coal is processed.

This Dollar General is highly visible as it is strategically positioned on Lignite Avenue, just off of Highway 25, seeing 4,697 cars per day. It is the only dollar store within a 25 mile radius! The ten mile population from the site is 1,149 while the three mile average household income is \$80,153 per year, making this location ideal for a Dollar General.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2021	297	484	1,149
Total Population 2026	311	507	1,197
Median Age	44.3	44.3	44.7
# Of Persons Per HH	2.5	2.4	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	122	198	471
Average HH Income	\$80,153	\$83,177	\$84,148
Median House Value	\$188,888	\$191,071	\$193,181
Consumer Spending	\$4.3 M	\$7.2 M	\$17.1 M



# DOLLAR GENERAL 15 STORE PORTFOLIO

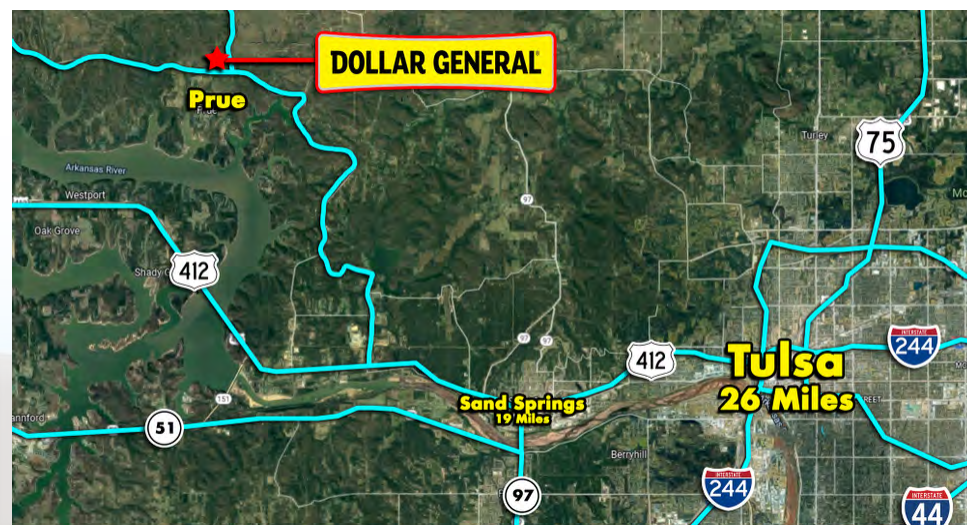
11152 NEW PRUE RD, PRUE, OK 74060

**Prue, Oklahoma** is a town in southern Osage County. The population was 465 at the 2010 census, up 7.4 percent from the figure of 433 recorded in 2000. The town was named for Henry Prue, who owned the original townsite. Prue was relocated when Lake Keystone was built, and is sometimes called "New Prue".

Located in an agricultural region, the Prue vicinity also offered hardwood timber and deposits of sandstone, lime (calcium oxide), shale, clay, petroleum, and natural gas. Oil-field activity was present by 1911. The Prue Field was opened east-northeast of town in 1920 and became a major source of natural gas. The nearby East Osage City and Twin Creek oil fields remained productive into the twenty-first century.

This Dollar General is highly visible as it is strategically positioned on New Prue Road adjacent to Ken's Convenience Store & gas station. It is the only dollar store within an 11 mile radius! The ten mile population from the site is 12,833 while the three mile average household income is \$63,721 per year, making this location ideal for a Dollar General.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2021	286	2,418	12,833
Median Age	48.2	47.7	45.5
# Of Persons Per HH	2.5	2.5	2.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	113	977	4,957
Average HH Income	\$63,721	\$70,056	\$76,446
Median House Value	\$119,355	\$135,000	\$150,727
Consumer Spending	\$3.3 M	\$30 M	\$160.8 M





# DOLLAR GENERAL 15 STORE PORTFOLIO

5056 S PLEASANTS HWY, BELMONT, WV 26134

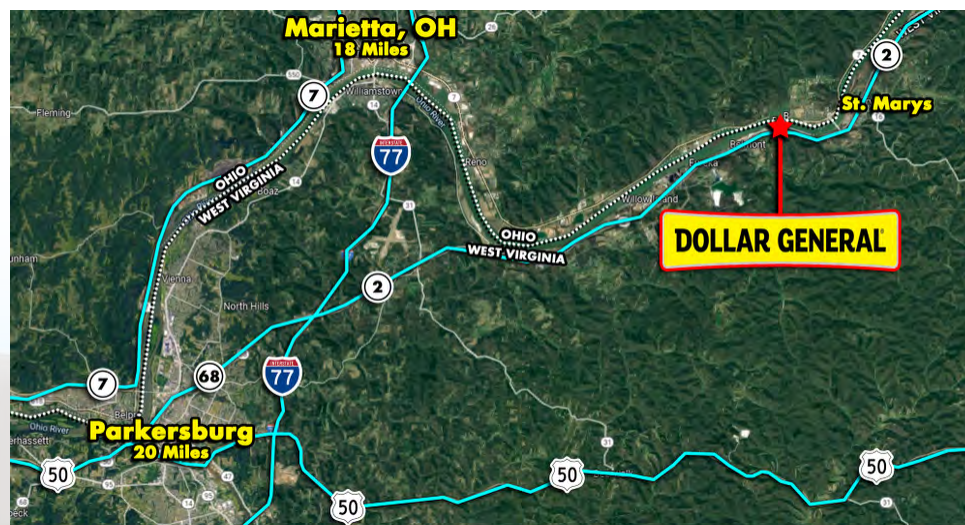
**Saint Marys, West Virginia**, the Pleasants County seat, is located on the banks of the Ohio. The town was founded by Alexander Creel in 1849. According to legend, Creel was traveling by steamboat down the Ohio when he beheld a vision of the Virgin Mary who told him that a city founded at the joining of the Ohio River and Middle Island Creek would be happy and prosperous. Creel bought the land, marked off the streets for his city, and named it in honor of the Virgin Mary. St. Marys is part of the Parkersburg-Marietta-Vienna, WV-OH Metropolitan Statistical Area.

Train tracks run down the middle of 2nd Street in St. Marys, and freight trains running through the middle of downtown St. Marys are a common sight. It is one of the few remaining towns in the United States where freight trains actually share city streets with automotive traffic.

This Dollar General is highly visible as it is strategically positioned on S Pleasants Highway, seeing 8,016 cars per day, and adjacent to Blue Heron Campground. The ten mile population from the site is 24,534 while the three mile average household income is \$65,482 per year, making this location ideal for a Dollar General.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2021	2,422	5,511	24,534
Median Age	43.8	43.3	44.1
# Of Persons Per HH	2.4	2.4	2.4

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,673	2,473	7,121
Average HH Income	\$65,482	\$66,533	\$70,012
Median House Value	\$126,666	\$123,022	\$135,562
Consumer Spending	\$28.4 M	\$65.5 M	\$291.9 M



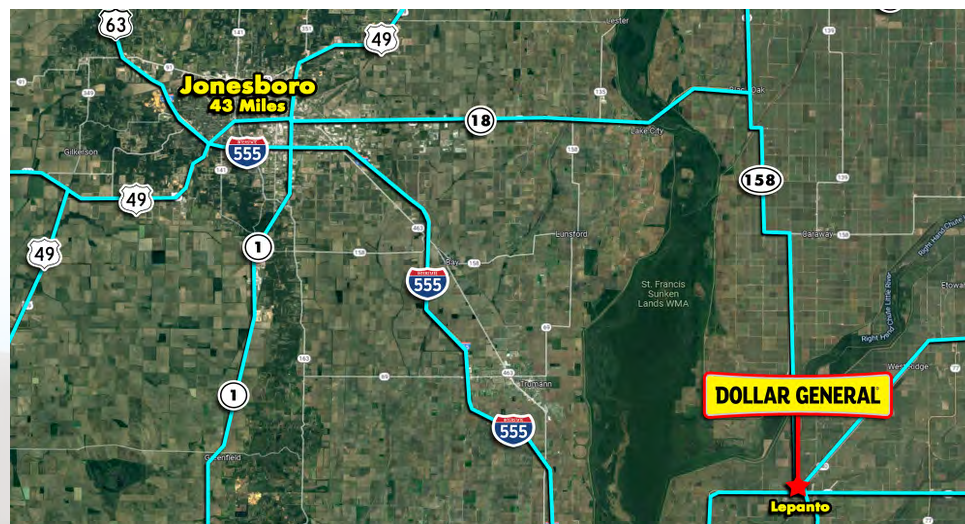
# DOLLAR GENERAL 15 STORE PORTFOLIO

330 W BROAD ST, LEPANTO, AR 72354

**Lepanto, Arkansas** is located in the sunken lands of northeast Arkansas, Lepanto first served as a high spot in the swamps surrounding the area. As the 20th century approached, a series of levees and drainage ditches was built and the region became a major player in the timber industry. The town of Lepanto, named after a port in Greece, was incorporated in 1909. In the years following, the town flourished thanks to improved drainage, a cotton gin, and the addition of a bank, a telephone company, a newspaper and the arrival of the railroads. Today, Lepanto has a population of just over 2,000 people, but is a charming small-town stop.

This **PLUS SIZE** Dollar General is highly visible as it is strategically positioned on W Broad Street, seeing 3,700 cars per day, across from a Family Dollar and Sonic Drive-In Restaurant, and next to Lepanto Sports Complex. The ten mile population from the site is 8,168 while the three mile average household income is \$54,790 per year, making this location ideal for a Dollar General.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2021	2,037	2,256	8,168
Median Age	41.3	41.4	40.0
# Of Persons Per HH	2.4	2.5	2.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	836	920	3,301
Average HH Income	\$54,790	\$54,534	\$50,576
Median House Value	\$69,083	\$69,265	\$67,740
Consumer Spending	\$20.9 M	\$23.1 M	\$80.1 M





# DOLLAR GENERAL 15 STORE PORTFOLIO

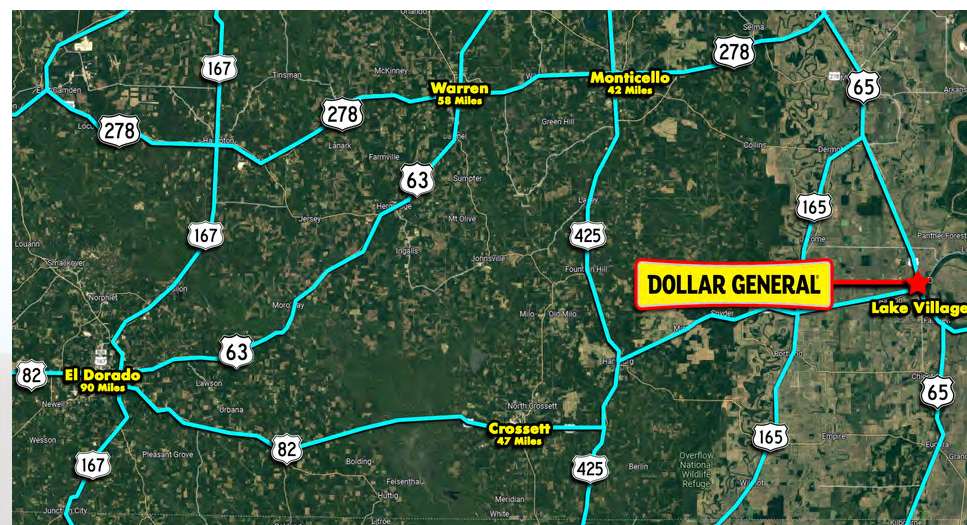
612 HIGHWAY 65 N, LAKE VILLAGE, AR 71653

**Lake Village, Arkansas** is approximately 125 miles southeast of Little Rock, located along the Great River Road National Scenic Byway, and lies on the curving shore of picturesque Lake Chicot, a 20-mile long abandoned channel of the Mississippi River. This ancient river channel is Arkansas's largest natural lake and the largest oxbow lake in North America. Fishing for crappie, bass, bluegill and catfish, as well as water sports and birding, are popular at Lake Chicot State Park, along with cabins, campgrounds, a marina and other recreational assets. County and private campgrounds also are located on the lakeshore, while the downtown Jack R. Rhodes Lakefront Park provides a community swimming area, walking path, small amphitheater, boat ramp, and picnic pavilions. A state-of-the-art Arkansas Welcome Center on the lake greet visitors to the state.

This **PLUS SIZE** Dollar General is highly visible as it is strategically positioned on Highway 65 N, seeing 11,923 cars per day, adjacent to Napa Auto Parts, across the street from an O'Reilly's Auto Parts and on the main thoroughfare through town. The ten mile population from the site is 4,659 while the three mile average household income is \$55,039 per year, making this location ideal for a Dollar General.



POPULATION	3 MILE	5 MILES	10 MILES
Total Population 2021	2,578	3,322	4,659
Median Age	42.5	43.5	44.5
# Of Persons Per HH	2.4	2.4	2.4
HOUSEHOLDS & INCOME	3 MILE	5 MILES	10 MILES
Total Households	1,034	1,282	1,719
Average HH Income	\$55,039	\$58,119	\$62,391
Median House Value	\$74,260	\$78,742	\$84,002
Consumer Spending	\$23.5 M	\$30.5 M	\$43.2 M



# DOLLAR GENERAL 15 STORE PORTFOLIO

31 SPANKEM BRANCH RD, LOUISA, KY 41230

**Louisa, Kentucky** Home of Yatesville Lake State Park, Louisa, Kentucky is a great place for vacation. It has been recognized as being one of the best fishing sites for bass, bluegill, and crappie in the state of Kentucky. Louisa exhibits an abundance of wildlife including the only bald eagle nesting area in Eastern Kentucky. Visitors can also enjoy boating, swimming, skiing, hiking, and camping.

Located directly off the Country Music Highway in Lawrence County, visitors can stop in at the Falls Creek Pavilion marketplace where memorabilia of famous singers are showcased. The Showcase of Stars displays personal items of of stars from Elvis Presley to Loretta Lynn

This Dollar General is highly visible as it is strategically positioned on the corner of Spankem Branch Rd & N Highway 3, just off of Highway 23 near the Kentucky/West Virginia border. It is the only dollar store serving the community! The ten mile population from the site is 15,839 while the three mile average household income is \$53,512 per year, making this location ideal for a Dollar General.



POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2021	1,522	3,286	15,839
Median Age	42.4	42.6	42.4
# Of Persons Per HH	2.6	2.6	2.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	578	1,262	6,243
Average HH Income	\$53,512	\$54,328	\$55,872
Median House Value	\$93,319	\$90,215	\$109,397
Consumer Spending	\$15.7 M	\$34.5 M	\$173 M





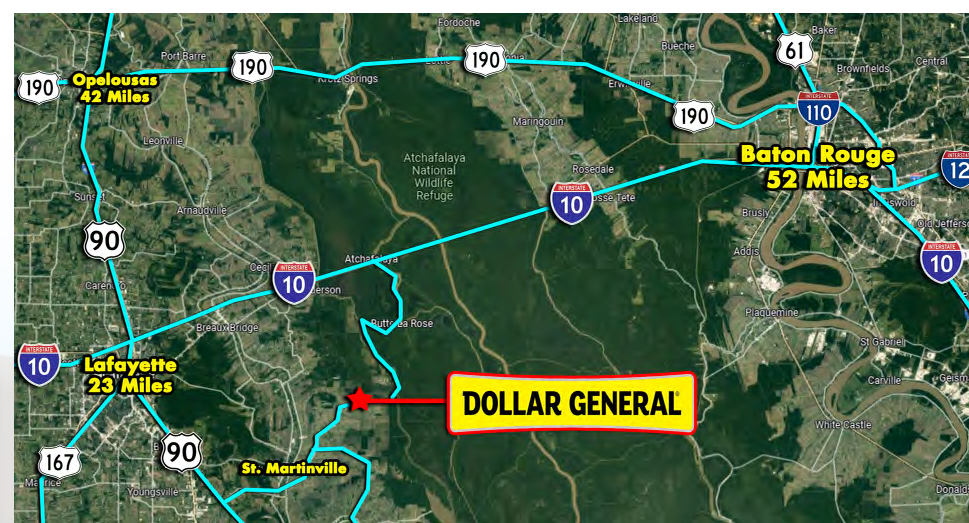
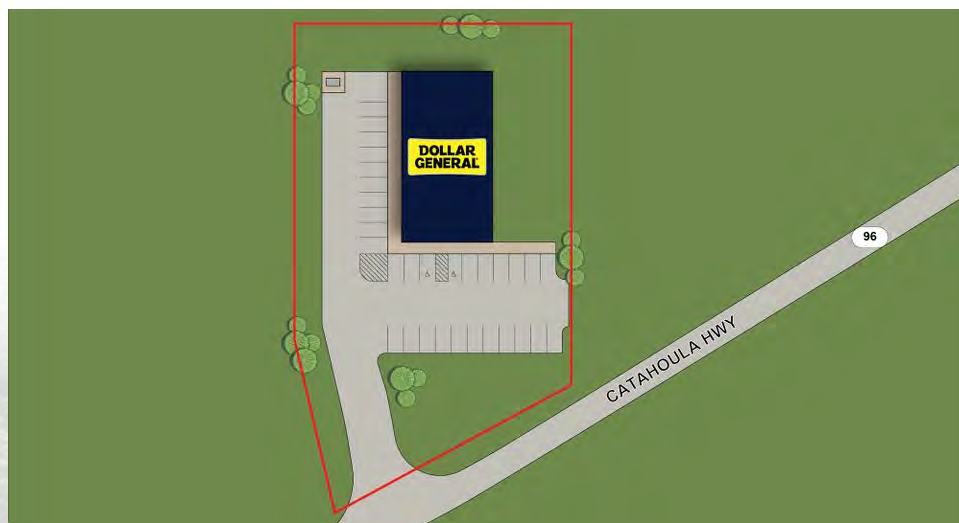
# DOLLAR GENERAL 15 STORE PORTFOLIO

4009 CATAHOULA HWY, ST MARTINVILLE, LA 70582

**St. Martinville, Louisiana** is a city in, and the parish seat of, St. Martin Parish. It lies on Bayou Teche, 13 miles south of Breaux Bridge, 16 miles southeast of Lafayette, and 9 miles north of New Iberia. The population was 6,114 at the 2010 U.S. census, and 5,379 at the 2020 United States census. It is part of the Lafayette metropolitan statistical area. The economy of St. Martinville is fueled by agriculture and tourism. St. Martinville is widely considered an important site in the development of Cajun culture, and it is in the heart of Cajun Country. A multicultural community in St. Martinville, with Acadians and Cajuns, Creoles (French coming via the French West Islands - Guadeloupe, Martinique and Santo Domingo), French, Spaniards and Africans.

This Dollar General is highly visible as it is strategically positioned on Catahoula Highway seeing 3,049 cars per day and part of the Lafayette LA Market area. It is the only dollar store serving the community! The ten mile population from the site is 28,798 while the three mile average household income is \$73,668 per year, making this location ideal for a Dollar General.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2021	1,595	2,799	28,798
Median Age	40.3	39.7	38.4
# Of Persons Per HH	2.7	2.7	2.7
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	602	1,042	10,609
Average HH Income	\$73,668	\$68,899	\$65,088
Median House Value	\$112,435	\$107,358	\$127,037
Consumer Spending	\$19.1 M	\$31.8 M	\$296.5 M



# DOLLAR GENERAL 15 STORE PORTFOLIO

4480 COUNTY RD 13 NE, ALEXANDRIA, MN 56308

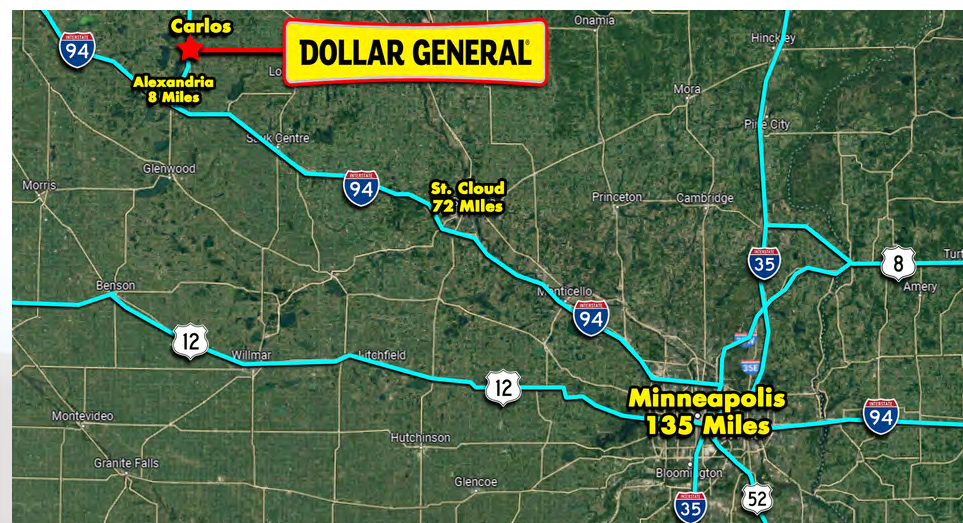
**Carlos, Minnesota** is a city in Douglas County. Carlos was incorporated in 1904. Carlos Township, which predates the city, was named after Lake Carlos. In the late 1800's, a few years after the Indian uprising, the first settlers homesteaded the land which is now the City of Carlos. Indians were living along the Long Prairie River and would often trade venison and bear meat for rutabagas, potatoes, or bread with the white man. Wild animals were in abundance. Wolf packs were often seen crossing the open fields. Small farm animals were often their prey.

The City of Carlos offers a wide range of events, from outdoor concerts, seasonal festivals, and sports competitions, to spending time in our local parks, and relaxing with your family for an afternoon of outdoor fun. Whether it is your love of shopping, a delicious meal with friends, or a well deserved, relaxing weekend get away, Carlos, MN is the place to be.

This Dollar General is highly visible as it is strategically positioned on the corner of County Road 13 NE and Viking Trail seeing 9,700 cars per day. It is the only dollar store within a 7 mile radius! The ten mile population from the site is 29,126 (with expected 4.25% growth) while the three mile average household income is \$102,761 per year, making this location ideal for a Dollar General.



POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2021	1,470	6,024	29,126
Median Age	45.1	48.2	43.3
# Of Persons Per HH	2.5	2.5	2.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	578	2,415	12,600
Average HH Income	\$102,761	\$106,365	\$83,057
Median House Value	\$245,370	\$286,478	\$237,855
Consumer Spending	\$21.2 M	\$89.7 M	\$390.9 M





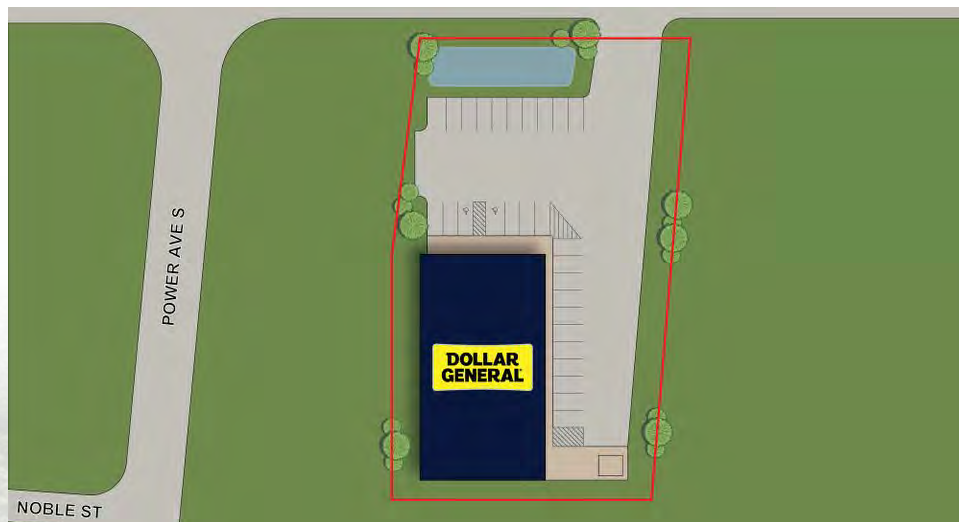
# DOLLAR GENERAL 15 STORE PORTFOLIO

304 FIRE MOUNTAIN RD, HINCKLEY, MN 55037

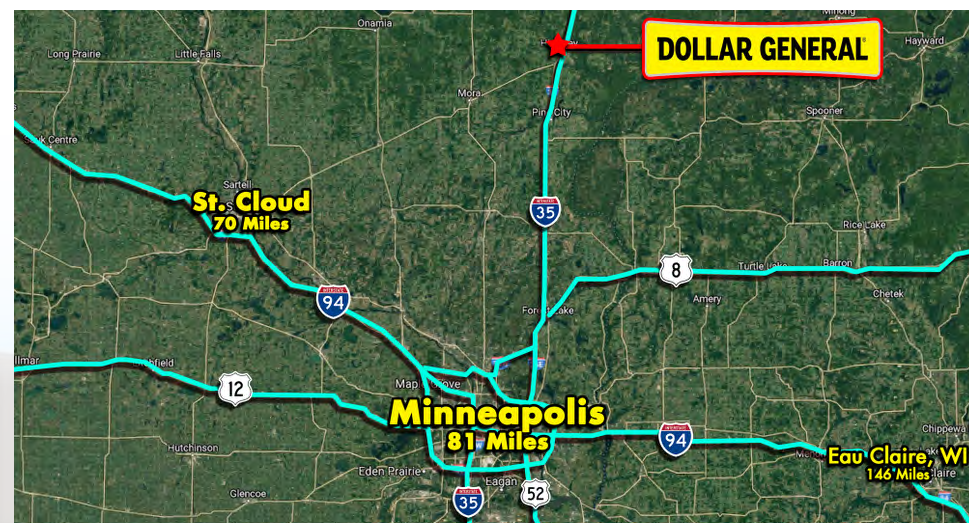
**Hinckley, Minnesota** is a quaint full service community conveniently located halfway between the Twin Cities and Duluth. It is a small town with a large sense of community. They welcome opportunities to accommodate new growth, and seek new ideas from residents, businesses, and visitors.

The City of Hinckley offers a wide range of activities for visitors and residents alike. It had lost much of its agriculture community but has become a tourist destination famous for its history, caramel rolls, good food, bike trails, St. Croix State Park, and the Grand Casino Hinckley. The population is over 1,700 and continues to grow by meeting the demands of new job opportunities and people who want to live in a small town with many opportunities. Come for a visit, stay for the night or make Hinckley your home.

This Dollar General is highly visible as it is strategically positioned on Fire Mountain Road seeing 12,101 cars per day, just off of I-35 seeing 23,585 cars per day. It is adjacent to a Family Dollar store. The ten mile population from the site is 10,147 (with 3.22% expected growth) while the three mile average household income is \$102,761 per year, making this location ideal for a Dollar General.



POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2021	2,724	3,407	9,830
Total Population 2026	2,823	3,531	10,147
Population Growth Rate	3.63%	3.64%	3.22%
Median Age	40.0	41.4	43.0
# Of Persons Per HH	2.5	2.5	2.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,096	1,365	3,456
Average HH Income	\$57,130	\$60,118	\$66,077
Median House Value	\$142,857	\$150,000	\$158,315
Consumer Spending	\$28 M	\$36.4 M	\$99.1 M



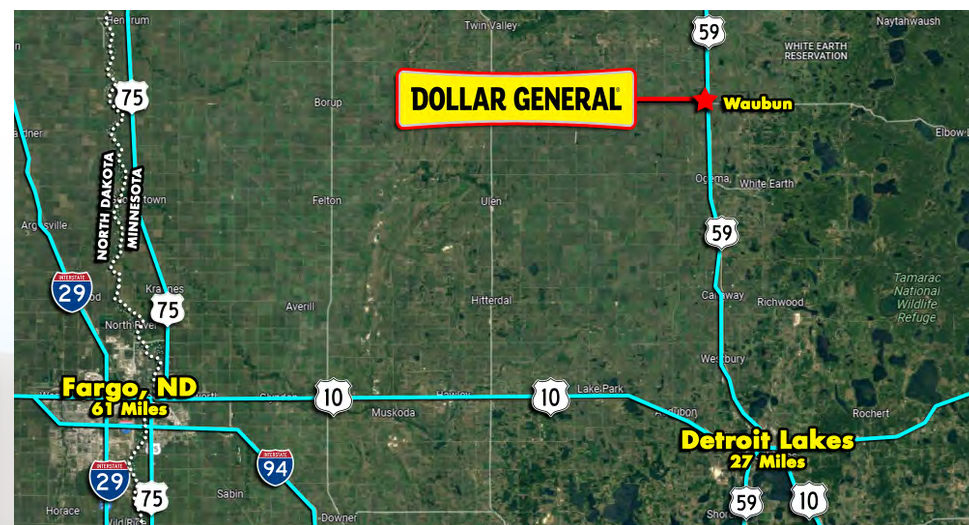
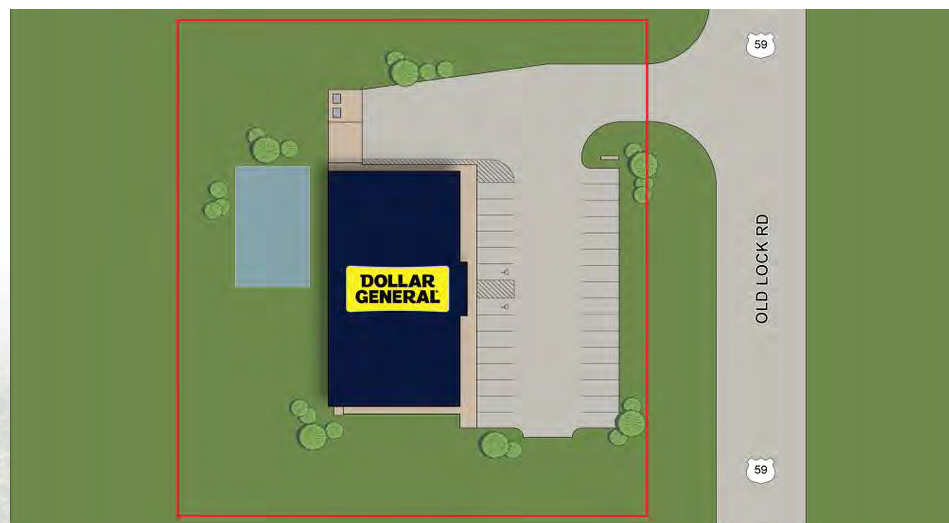
# DOLLAR GENERAL 15 STORE PORTFOLIO

3185 US-59, WAUBUN, MN 56589

**Waubun, Minnesota** is a city in Mahnomen County. The population was 400 at the 2010 census. U.S. Route 59 and Minnesota State Highway 113 are two of the main routes in the community. The city was incorporated as a village on December 18, 1907. When the Soo Line built through the county in 1903–4, the general manager, Pennington, and his chief engineer, Thomas Green, named the stations as they moved the line north; all towns on the reservation had to have Native American names. The post office for this community was established in 1905 as Bement, changing to Waubun in 1906. The name Waubun comes from the Ojibwe word which means "the east," "the morning," "the twilight of dawn", and "dawn of day.

This Dollar General is highly visible as it is strategically positioned on US-59 seeing 4,451 cars per day. It is the only dollar store serving the community with no competition in 10 miles! The ten mile population from the site is 4,057 while the three mile average household income is \$68,916 per year, making this location ideal for a Dollar General.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2021	583	744	4,057
Median Age	32.6	32.9	34.4
# Of Persons Per HH	2.7	2.7	2.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	214	274	1,545
Average HH Income	\$68,916	\$67,878	\$60,804
Median House Value	\$107,447	\$112,712	\$100,699
Consumer Spending	\$6.5 M	\$8.2 M	\$41.6 M





# DOLLAR GENERAL 15 STORE PORTFOLIO

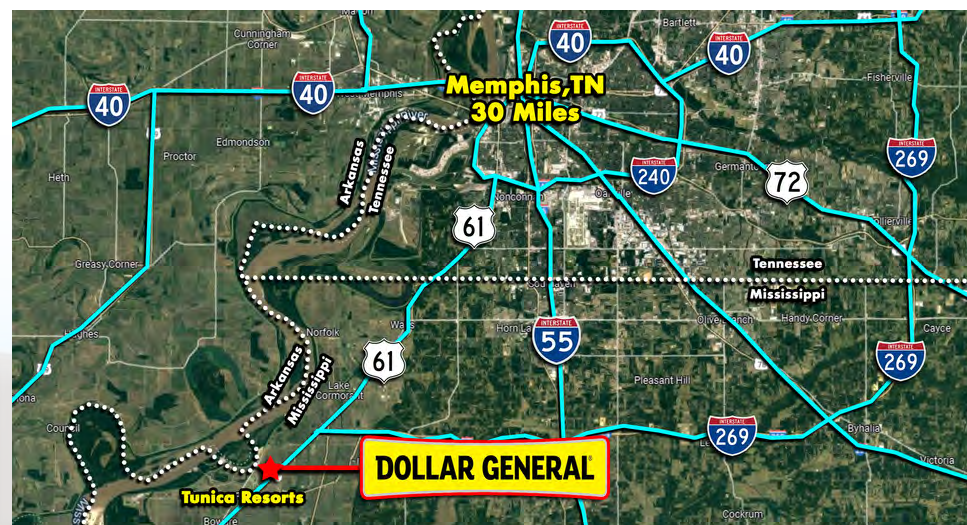
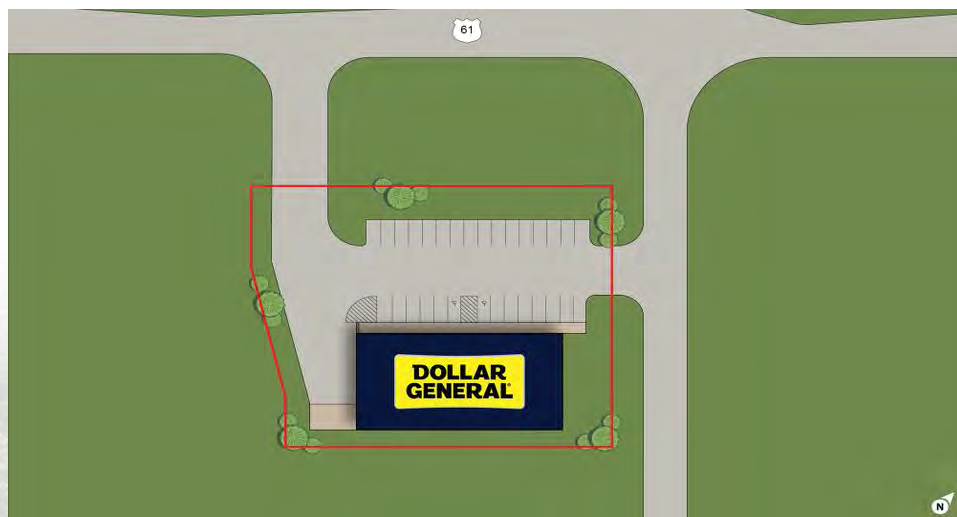
13060 HIGHWAY 61 N, TUNICA RESORTS, MS 38664

**Tunica Resorts, Mississippi**, formerly known as Robinsonville until 2005, is a census-designated place (CDP) in northern Tunica County, north of the county seat of Tunica. The community is situated mostly between the Mississippi River and U.S. Route 61 along the border with Arkansas. The population as of the 2010 census was 1,910.

Tunica Resorts is the site of six casino resorts, and at one time generated the third largest gambling revenues in the nation, after Las Vegas and Atlantic City, New Jersey, but competition has increased in other locations, including properties owned by Native American tribes and operated on their reservations. The use of the name "Tunica" by the resorts led to the alternative name of Tunica Resorts to make it easier for tourists to find the destination. The unincorporated community of Robinsonville is in the south-central part of the CDP. The Robinsonville post office, with ZIP code 38664, is the mailing address for the entire CDP.

This Dollar General is highly visible as it is strategically positioned on Highway 61 seeing 17,667 cars per day near Casino Center Drive, seeing 9,000 cars per day. It sits in front of the Casino Outlets shopping center near Waffle House, AutoZone, Wendy's, and other notable tenants. It is part of the Memphis TN market area. The ten mile population from the site is 10,303 while the three mile average household income is \$50,180 per year, making this location ideal for a Dollar General.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2021	3,227	3,901	10,303
Total Population 2026	3,232	3,922	10,663
Median Age	31.9	32.4	37.7
# Of Persons Per HH	2.6	2.6	2.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,206	1,459	3,878
Average HH Income	\$50,180	\$51,849	\$62,880
Median House Value	\$137,951	\$143,601	\$165,724
Consumer Spending	\$25.5 M	\$31.7 M	\$103.1 M



# DOLLAR GENERAL 15 STORE PORTFOLIO

2593 US-11, MOOERS, NY 12958

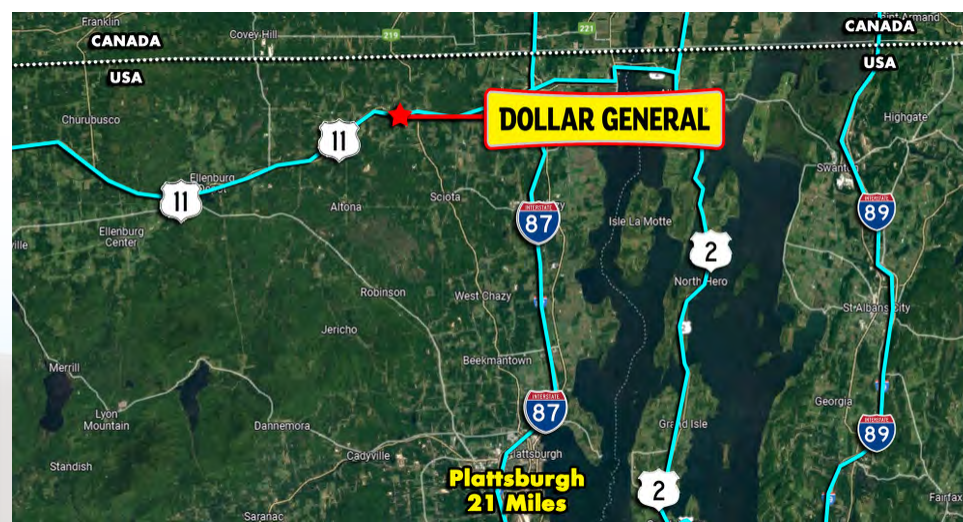
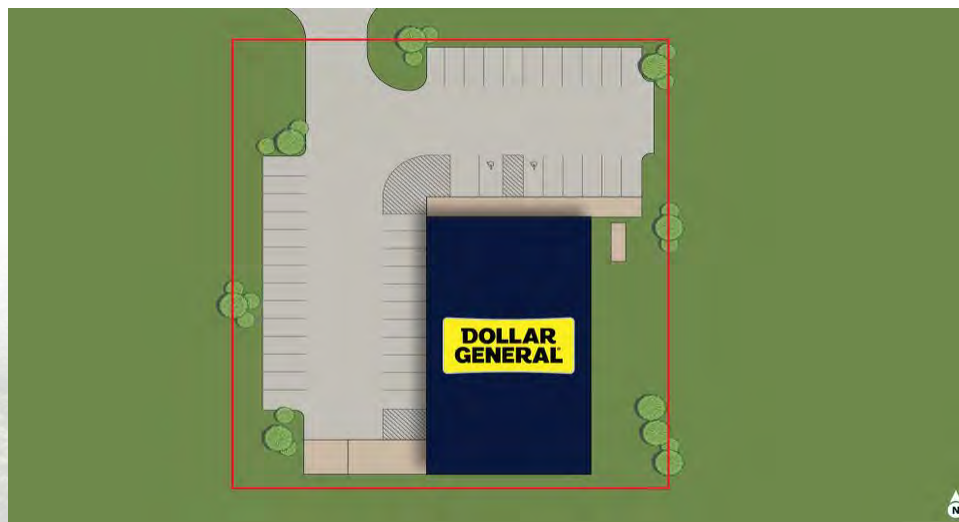
**Mooers, New York** is a town in Clinton County. The town is named after Benjamin Mooers, an early settler. The town forms part of the northern border of Clinton County and is northwest of Plattsburgh. U.S. Route 11 runs east-west through Mooers, intersecting with the northern terminus of New York State Route 22 in Mooers village.

Located just 15 minutes west of Rouses Point, Mooers sits on the banks of the Great Chazy River and shares a border with Canada. In the heart of town, you can find Mooers' wide variety of shops and restaurants, as well as stroll near the Great Chazy River, an ideal location for Adirondack Coast fishing and paddling.

Another great way to experience Mooers is by visiting Stonehouse Vineyard, located on Blair Road. The winery, which is featured on the emerging Adirondack Coast Wine Trail, was the first family-owned winery licensed in Clinton County and produces both red and white wines, as well as a limited selection of fruit wines.

This Dollar General is highly visible as it is strategically positioned on NY State Road 11 seeing 5,554 cars per day. It is the only dollar store in over 7 miles. The ten mile population from the site is 10,654 while the three mile average household income is \$80,357 per year, making this location ideal for a Dollar General.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2021	2,035	3,399	10,654
Median Age	42.9	42.1	41.8
# Of Persons Per HH	2.5	2.6	2.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	808	1,319	4,044
Average HH Income	\$80,357	\$77,942	\$70,874
Median House Value	\$138,495	\$123,677	\$118,861
Consumer Spending	\$26.3 M	\$42.5 M	\$122.4 M





# DOLLAR GENERAL 15 STORE PORTFOLIO

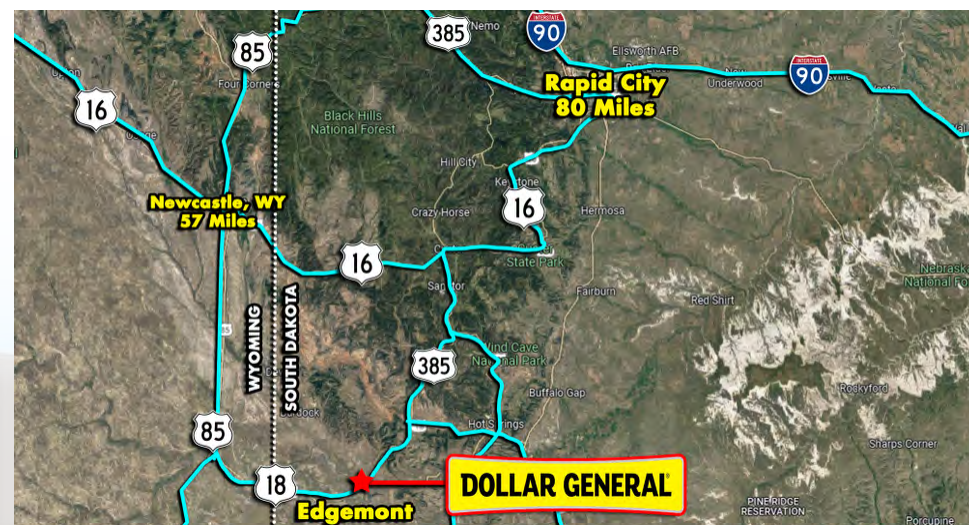
11116 US-18, EDMONT, SD 57735

**Edgemont, South Dakota** Edgemont has had a very unique historic past. Leaning on the past we are looking forward to the future. Edgemont's greatest asset is its friendly, warm and caring citizens who live in Edgemont and the surrounding area. Reflecting on the past they have developed a very "Can Do" attitude toward each other and the community. Projects currently under way are; a major upgrade to the city's infrastructure, uranium has come to town again and will begin mining in the near future. Again, Edgemont is looking toward the future and striving to grow, while preserving its historic past.

Edgemont is a great place to live, work, retire or raise a family. Our community has a great school system, a friendly downtown, a charming 100 year old city park, miles and miles of national land for outdoor activities of all types plus the famous Black Hills are just minutes away.

This Dollar General is highly visible as it is strategically positioned on Highway 18 seeing 2,459 cars per day. It is the only dollar store in over 24 miles! The ten mile population from the site is 766 while the three mile average household income is \$50,215 per year, making this location ideal for a Dollar General.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2021	611	624	766
Median Age	54.3	54.4	54.6
# Of Persons Per HH	2.1	2.1	2.1
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	295	301	365
Average HH Income	\$50,215	\$50,233	\$52,959
Median House Value	\$74,171	\$74,999	\$83,928
Consumer Spending	\$7.6 M	\$7.8 M	\$9.7 M





TOTAL SALES VOLUME

\$7.5B

PROPERTIES SOLD

3,600+

BROKER & BUYER REACH

345K

STATES SOLD IN

44

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