



OFFERING MEMORANDUM

Similar Store Prototype

2021 DEVELOPMENT DOLLAR GENERAL - ABSOLUTE NNN

990 IN-64, WINSLOW, IN 47598

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



**DOLLAR
GENERAL**

WINSLOW, IN

\$1,540,910 | 5.5% CAP

- New Development Dollar General With Over 13.5 Years Remaining
- Absolute NNN - Requiring Zero Landlord Responsibilities
- Limited Competition - Closest Dollar Store is Over 6 Miles Away
- Located Along IN-64 With a Daily Traffic Count of Nearly 3,000 Vehicles
- Healthy 5-Mile Population of Over 5,000 Residents
- 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:	\$84,750
Rent Per SF:	\$9.31
Rent Commencement Date:	2/4/2021
Lease Expiration Date:	2/29/2036
Lease Term Remaining:	13.5+ 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:	9,100 SF
Land Area:	2.415 AC
Year Built:	2021
Guarantor:	Dollar General Corporation (NYSE:DG)
Price Per SF:	\$169.33

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	2/4/2021-2/29/2036	\$84,750	\$9.31	5.50%
Five (5), 5-Year Options 10% Increase	3/1/2036-2/28/2041	\$93,225	\$10.24	6.05%
	3/1/2041-2/28/2046	\$102,548	\$11.27	6.66%
	3/1/2046-2/28/2051	\$112,803	\$12.40	7.32%
	3/1/2051-2/28/2056	\$124,083	\$13.64	8.05%
	3/1/2056-2/28/2061	\$136,491	\$15.00	8.86%



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

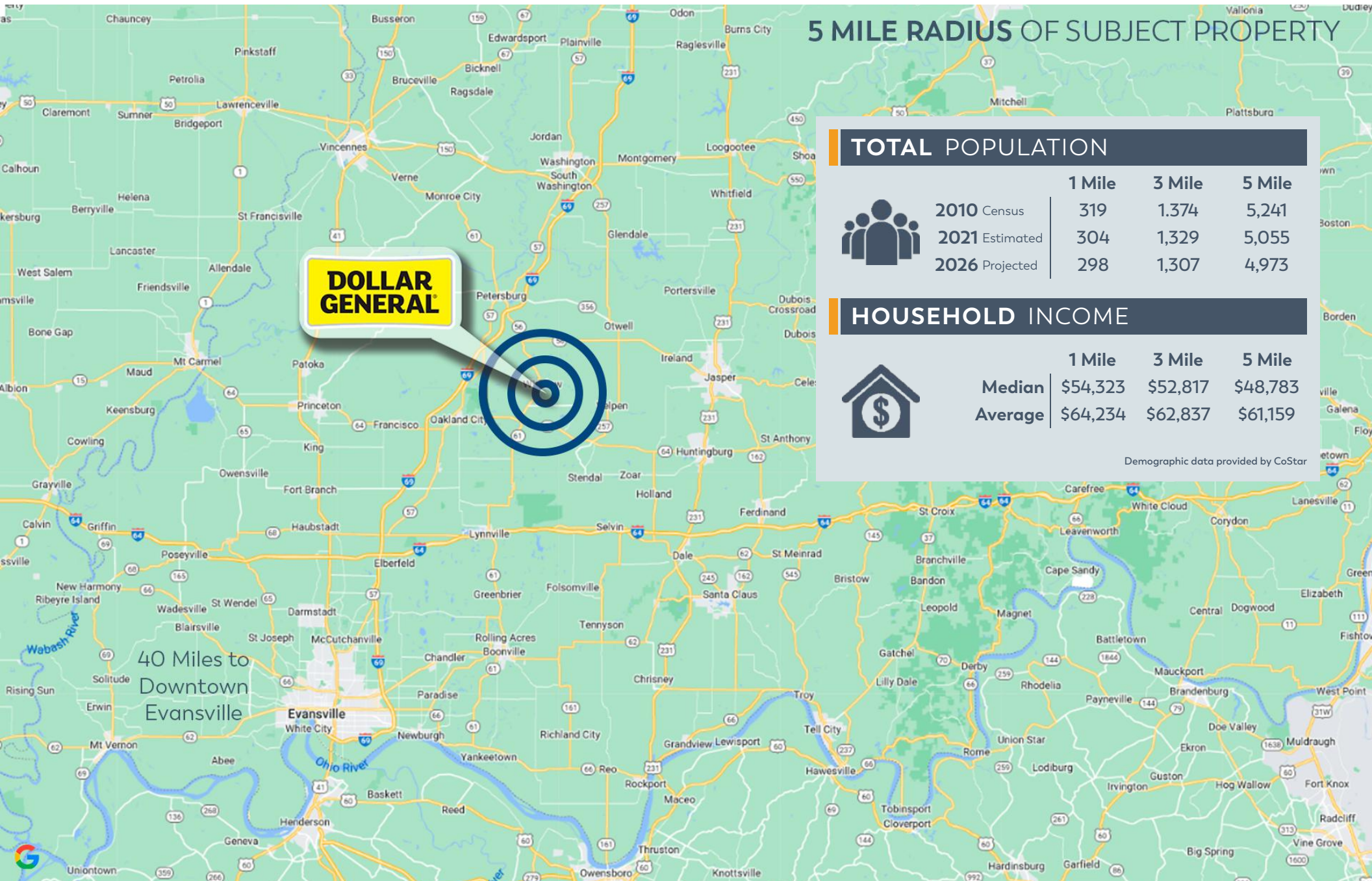
PAID BY TENANT

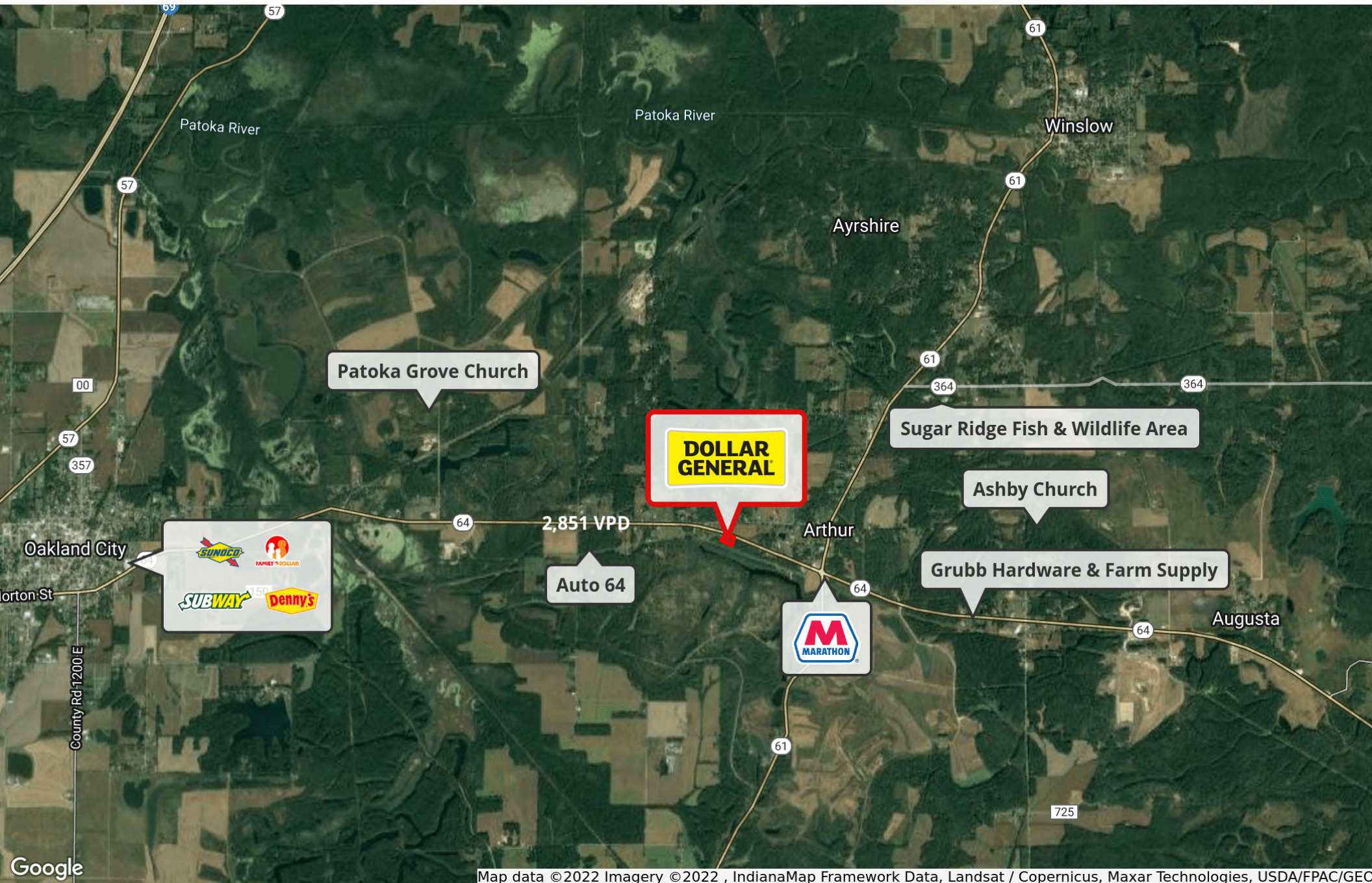
...Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.

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.





Map data ©2022 Imagery ©2022 , IndianaMap Framework Data, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEBCO







Actual Property



**DOLLAR
GENERAL®**



82 Years
of Success



**Publicly
Traded Co.**
NYSE: DG



BBB
S&P Rated



\$49B
Market Cap



17,500+
Locations

All materials and information received or derived from Trinity Real Estate Investment Services its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Trinity Real Estate Investment Services its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Trinity Real Estate Investment Services will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Trinity Real Estate Investment Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Trinity Real Estate Investment Services does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TRINITY

REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY MARKETED 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

BROKER OF RECORD

BRIAN BROCKMAN

Bang Realty, Inc

IN #RB14037939