



OFFERING MEMORANDUM

Actual Property

NEW DEVELOPMENT DOLLAR GENERAL - RELOCATION STORE TBD LAFAYETTE AVE., TERRE HAUTE, IN 47804

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**DOLLAR
GENERAL**

TERRE HAUTE, IN

\$1,886,383 | 5.2% CAP

- New Development NNN Dollar General - Rent Commenced May 2022
- Relocation Store From Successful Location 1 Mile South
- Absolute NNN Requiring Zero Landlord Responsibilities
- "Plus" Size 10,566 Prototype Built to Accommodate Higher Projected Sales
- Strong Demographics With Over 65,000 Residents in a 5-Mile Radius
- Located Near Various Big Box Tenants Including Menards, Kroger and American Freight Creating Additional Customer Traffic for the Area
- Corporately Guaranteed by Dollar General is an Investment Grade Tenant With an S&P Credit Rating of BBB (the Same as Walgreens)

EXCLUSIVELY MARKETED BY:

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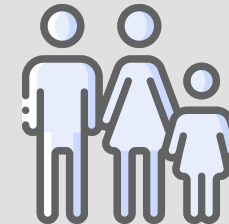
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INVESTMENT OVERVIEW:

Base Annual Rent:	\$98,092
Rent Per SF:	\$9.28
Rent Commencement Date:	5/22/2022
Lease Expiration Date:	5/31/2037
Lease Term Remaining:	14.5+ 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:	10,566 SF
Land Area:	2.4 AC
Year Built:	2022
Guarantor:	Dollar General Corporation (NYSE: DG)
Price Per SF:	\$178.53

LEASE ABSTRACT

TBD LAFAYETTE AVE. | TERRE HAUTE, IN

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	5/22/2022-5/31/2037	\$98,092	\$9.28	5.20%
Five (5), 5-Year Options 10% Increase	6/1/2037-5/31/2042	\$107,901	\$10.21	5.72%
	6/1/2042-5/31/2047	\$118,691	\$11.23	6.29%
	6/1/2047-5/31/2052	\$130,560	\$12.36	6.92%
	6/1/2052-5/31/2057	\$143,616	\$13.59	7.61%



RESPONSIBILITIES BREAKDOWN

TAXES & INSURANCE

PAID BY **TENANT**

Taxes: 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: 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

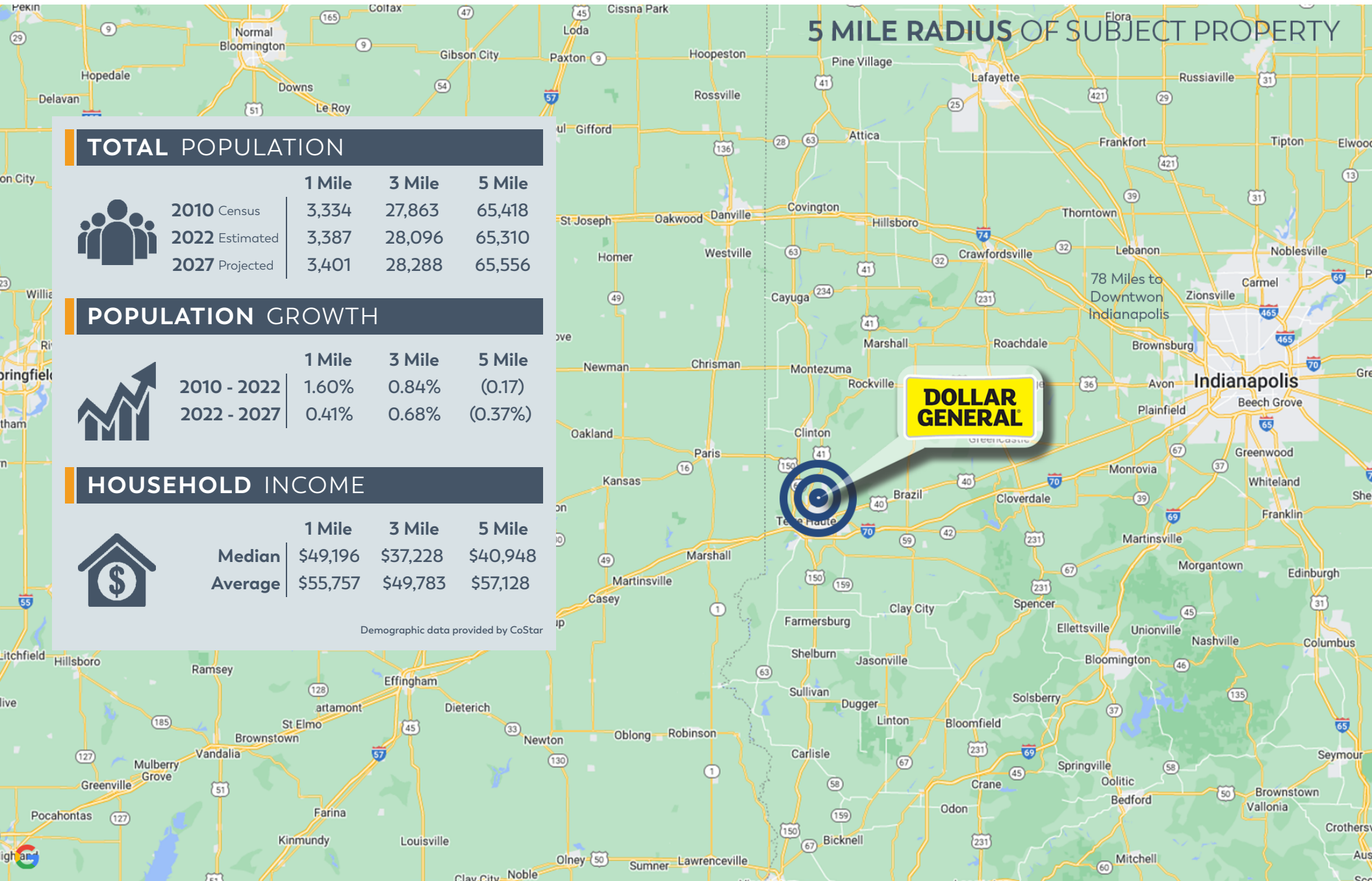
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HVAC

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TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	3,334	27,863	65,418
2022 Estimated	3,387	28,096	65,310
2027 Projected	3,401	28,288	65,556

POPULATION GROWTH



	1 Mile	3 Mile	5 Mile
2010 - 2022	1.60%	0.84%	(0.17)
2022 - 2027	0.41%	0.68%	(0.37%)

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$49,196	\$37,228	\$40,948
Average	\$55,757	\$49,783	\$57,128

Demographic data provided by CoStar



Map data ©2022 Google Imagery ©2022 , CNES / Airbus, IndianaMap Framework Data, Maxar Technologies, USDA/FPAC/GEO

RETAIL MAP

TBD LAFAYETTE AVE. | TERRE HAUTE, IN



RETAIL MAP

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TENANT OVERVIEW

TBD LAFAYETTE AVE. | TERRE HAUTE, IN



**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.

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BROKER OF RECORD

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