



TRINITY

REAL ESTATE INVESTMENT SERVICES



BIRMINGHAM, AL MSA DOLLAR GENERAL - RELOCATION STORE

25 AVONDALE AVE., SYLACAUGA, AL 35150

**\$1,996,242**

5.75% CAP

TRINITYREIS.COM

Representative Photo

**DOLLAR  
GENERAL**

SYLACAUGA, AL

**\$1,996,242 | 5.75% CAP**

- Birmingham, AL MSA New Development Dollar General With Over 14.5 Years Remaining on Primary Term
- Absolute NNN Dollar General Requiring Zero Landlord Responsibilities
- Established Customer Base - Relocation Store From Successful Site Less Than 1 Mile SW of the New Development
- Dense Population With Over 18,000 Residents in a 5-Mile Radius
- Surrounded by Local Traffic Generators as Well as Several National Credit Tenants
- Dollar General is a Publicly Traded (NYSE:DG) Investment Grade Tenant With an S&P Credit Rating of BBB

## EXCLUSIVELY MARKETED BY:

**BRANSON BLACKBURN**

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**ERIC KELLEY**

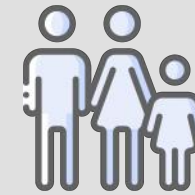
281.610.5011 | eric.kelley@trinityreis.com

## INVESTMENT OVERVIEW:

Base Annual Rent:	\$114,784
Rent Per SF:	\$10.86
Rent Commencement Date:	8/7/2022
Lease Expiration Date:	8/31/2037
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 17,00

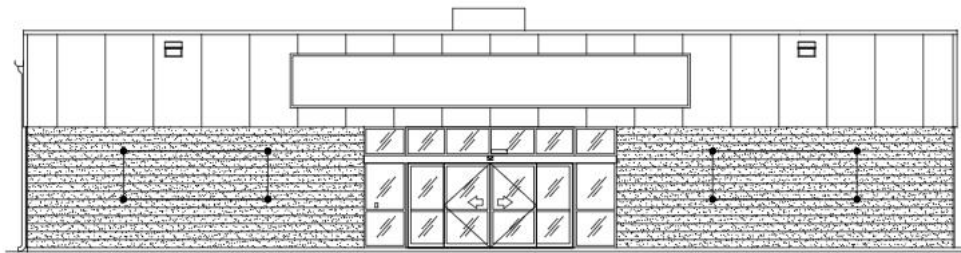
## PROPERTY DETAILS:

Building Area:	10,566 SF
Land Area:	1.24 AC
Year Built:	2022
Guarantor:	Dollar General Corporation (NYSE: DG)
Price Per SF:	\$188.93



## ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	8/7/2022 - 8/31/2037	\$114,784	\$10.86	5.75%
Five (5), 5-Year Options 10% Increase	9/1/2037 - 8/31/2042	\$126,262	\$11.95	6.33%
	9/1/2042 - 8/31/2047	\$138,889	\$13.14	6.96%
	9/1/2047 - 8/31/2052	\$152,778	\$14.46	7.65%
	9/1/2052 - 8/31/2057	\$168,055	\$15.91	8.42%
	9/1/2057 - 8/31/2062	\$184,861	\$17.50	9.26%



## 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").

### PARKING LOT & HVAC

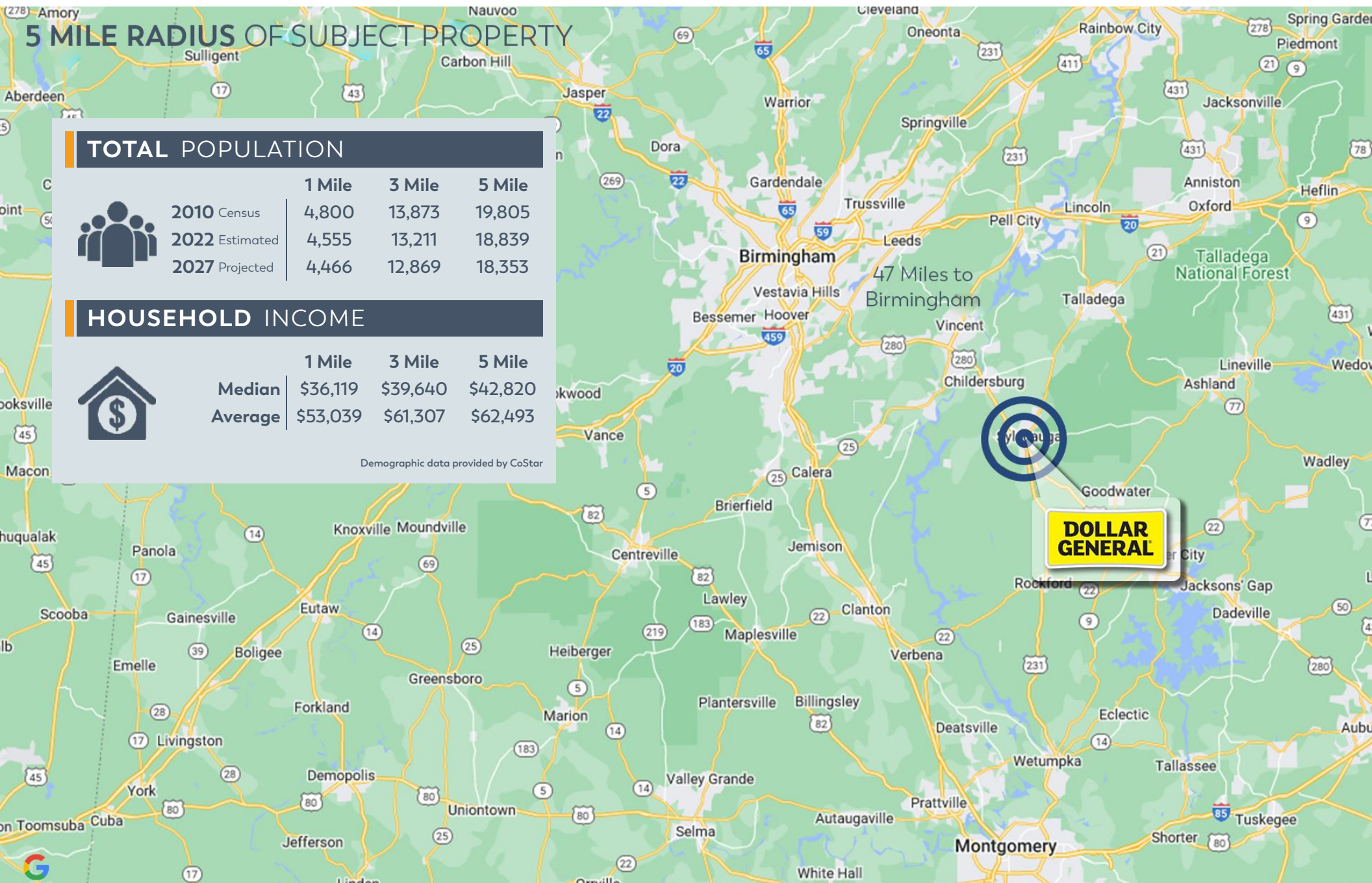
#### PAID BY TENANT

...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.

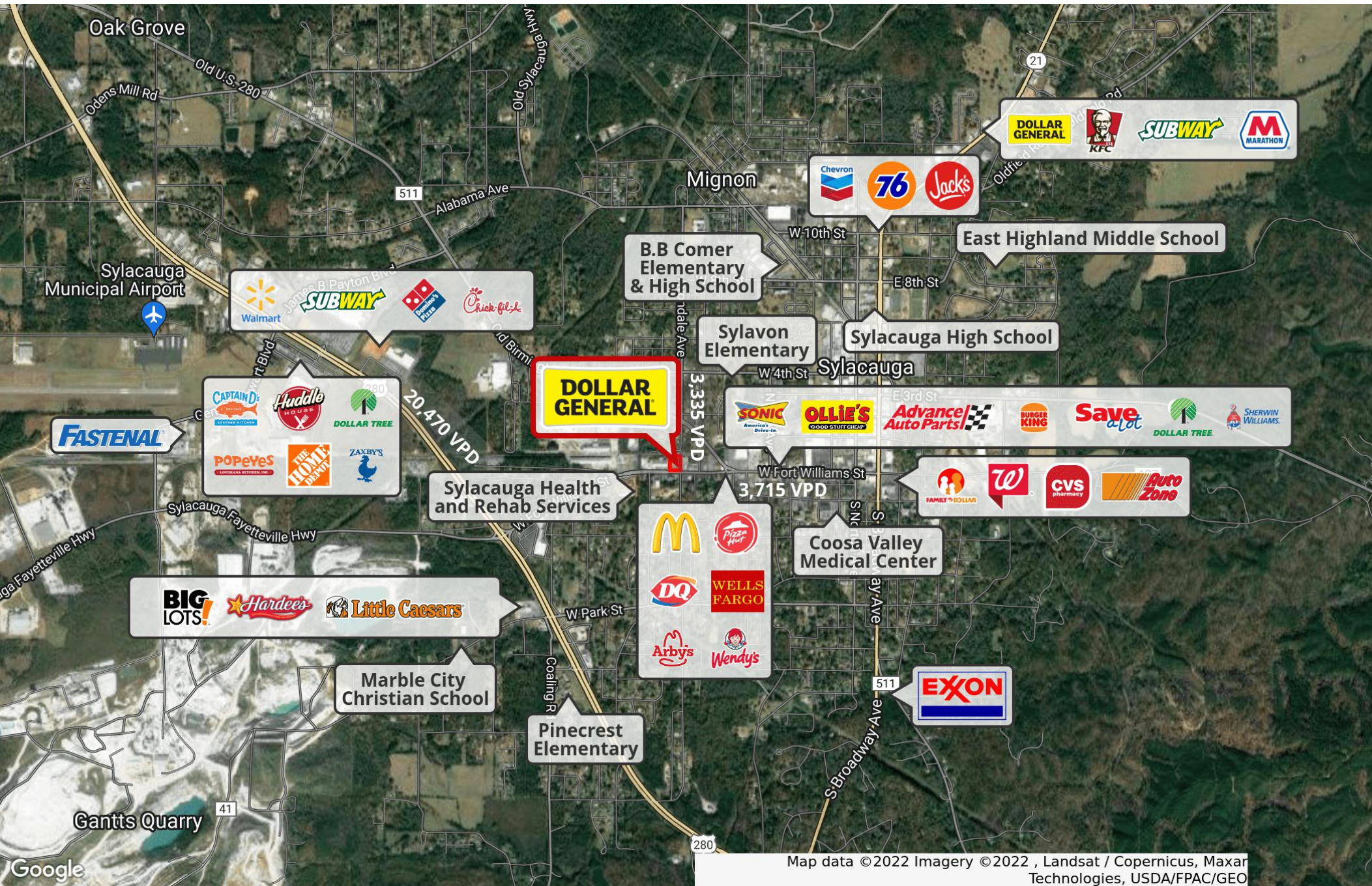
### ROOF & STRUCTURE

#### PAID BY TENANT

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**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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**BROKER OF RECORD**

**BRIAN BROCKMAN**

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