



DOLLAR GENERAL

DOLLAR GENERAL ABSOLUTE NNN LEASE

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 **The Kase Group**



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PROPERTY INFORMATION

SECTION 1

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- NEW 15 YEAR ABSOLUTE NNN LEASE
- ZERO LANDLORD OBLIGATIONS
- SCHEDULED INCREASES IN RENT
- CORPORATE GUARANTY
- HARD CORNER LOCATION
- NEW CONSTRUCTION - MASONRY ON TWO SIDES

OFFERING SUMMARY

Sale Price:	\$1,876,444
Building Size:	10,640 SF
NOI:	\$101,328.00
Cap Rate:	5.4%

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	3,577	11,343	41,320
Total Population	8,644	27,060	93,095
Average HH Income	\$63,655	\$59,705	\$66,384



PROPERTY DESCRIPTION



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This is the unique opportunity to purchase a corporately guaranteed Dollar General asset with a newly executed absolute NNN lease in Liberty, South Carolina.

This is a new 15 year lease calling for zero landlord obligations. The tenant has five, 5 year renewal options with 10% increases. The building is located on corner of busy intersection,

LOCATION DESCRIPTION

Liberty is a city in Pickens County, South Carolina, United States. It is part of the Greenville–Mauldin–Easley Metropolitan Statistical Area. Mid-sized city - Northwest South Carolina near North Carolina border, 75 miles southwest of Charlotte, NC.



FINANCIAL ANALYSIS

SECTION 2

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$1,876,444
Net Operating Income	\$101,328
CAP Rate	5.40%
Lease Start	1/11/2023
Lease End	1/10/2038
Options	Five, 5-Year
Increases	10% at Options

OPERATING DATA

Years 1-15	\$101,328
Option 1	\$111,461
Option 2	\$122,607
Option 3	\$134,868
Option 4	\$148,354
Option 5	\$163,190

LOCATION AERIAL





DEMOGRAPHICS

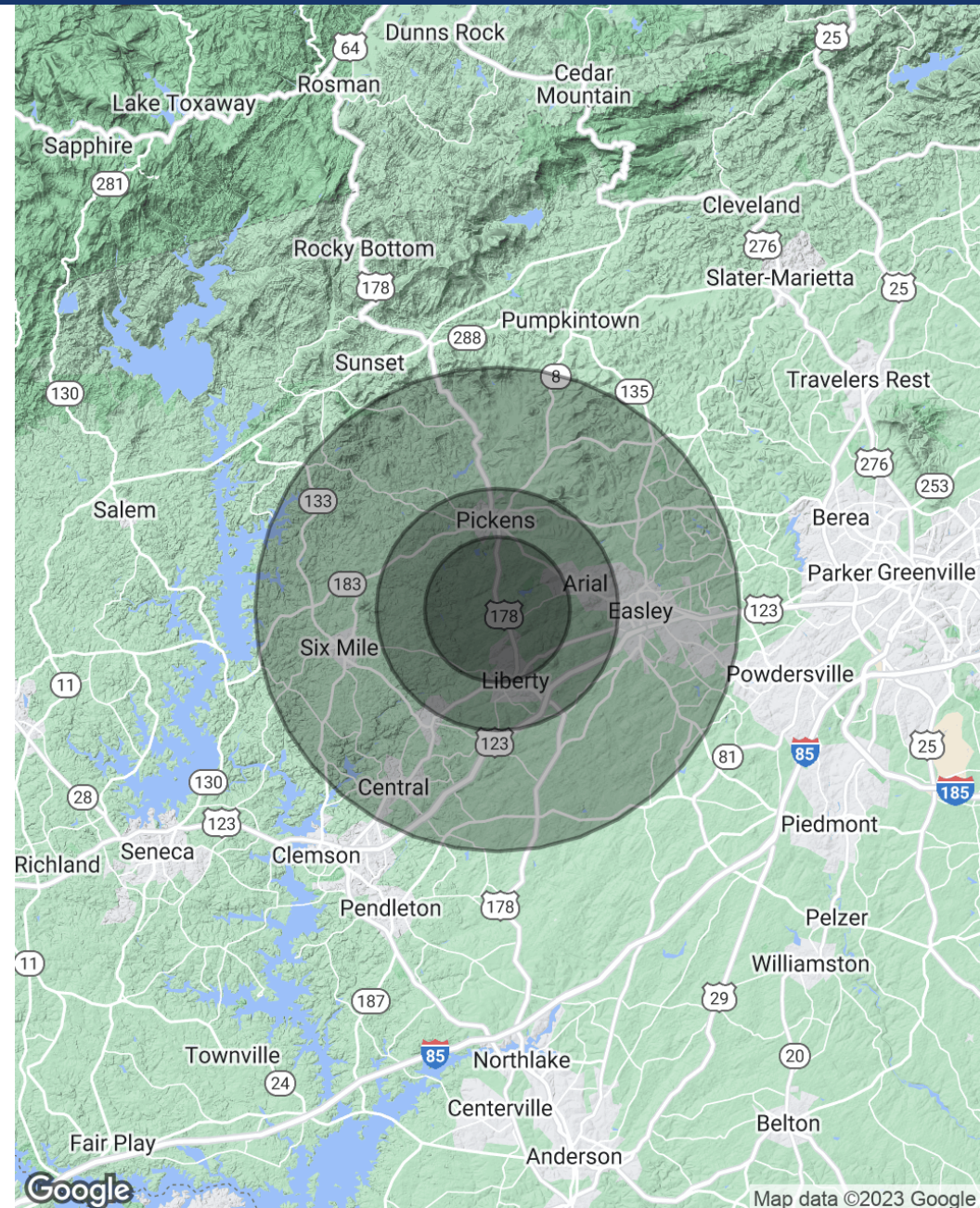
SECTION 3

DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	8,644	27,060	93,095
Average Age	39.7	38.7	40.5
Average Age (Male)	38.2	36.9	38.3
Average Age (Female)	39.8	39.1	42.4

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,577	11,343	41,320
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$63,655	\$59,705	\$66,384
Average House Value	\$149,123	\$140,295	\$170,645

* Demographic data derived from 2020 ACS - US Census





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