



TRINITY

REAL ESTATE INVESTMENT SERVICES



NN KENTUCKY DOLLAR GENERAL

1242 HIGHWAY 770, CORBIN, KY 40701

\$817,778

6.75% CAP

**DOLLAR
GENERAL**

CORBIN, KY

\$817,778 | 6.75% CAP

- NN Dollar General with 4+ Years Remaining
- Last Reported Sales (2016-2017) Were Above \$1.8M
- Tenant Paying Large \$450 Per Month, Covering Well Over the Monthly CAM Expense
- Excellent Frontage on HWY 770 With Over 7,200+ VPD
- Strong 5 Mile Demographics of Over 28,000 Residents Near Subject Property
- Conveniently Located 3 Miles From Downtown Corbin, a Home Rule Class City Located in London MSA (126,000+)
- Large Concrete Parking Lot
- Part of a Larger Portfolio Available - Contact Agent For More Information

MARKETED BY:

CODY CRIST

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BRANSON BLACKBURN

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PROPERTY DETAILS:

Building Area:	9,100 SF
Land Area:	0.85 AC
Year Built:	2005
Guarantor:	Dollar General Corporation (NYSE: DG)
Price (Psf):	\$89.87

LEASE OVERVIEW:

Remaining Lease Term:	4+ Years
Rent Commencement:	6/1/2005
Lease Expiration:	5/21/2025
NOI:	\$54,126
Lease Type:	NN
Monthly CAM Payment:	\$450
Options & Increases:	Five (5), 5-Year; 10%
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Landlord*
Property Taxes:	PAID BY Tenant**
Roof & Structure:	PAID BY Landlord
HVAC:	PAID BY Landlord

*Tenant pays first \$750 of repairs

**Tenant reimburses \$1802.76 annually for taxes

INCOME SUMMARY

Effective Gross Income	\$56,400
Tax Reimbursements	\$1,802
Gross Income	\$58,202

EXPENSE SUMMARY

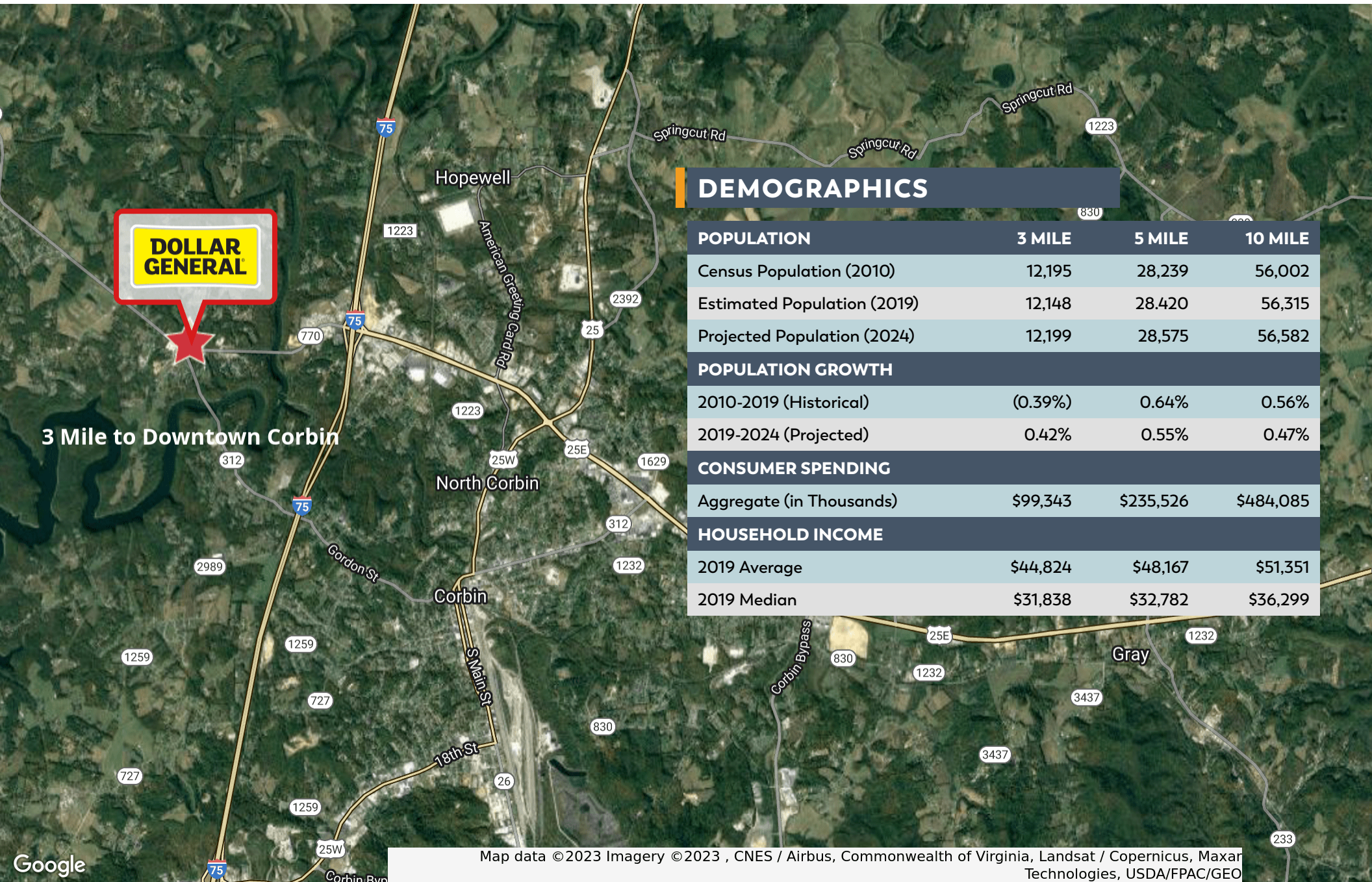
Property Taxes	\$4,076
Gross Expenses	\$4,076
Net Operating Income	\$55,200

INVESTMENT OVERVIEW

Price	\$817,778
Price per SF	\$89.87
Price per Unit	\$817,778
CAP Rate	6.75 %
Cash-on-Cash Return (yr 1)	6.75 %
Total Return (yr 1)	\$55,200

OPERATING DATA

Total Scheduled Income	\$58,202
Gross Income	\$58,202
Operating Expenses	\$4,076
Net Operating Income	\$55,200
Pre-Tax Cash Flow	\$55,200



DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	10 MILE
Census Population (2010)	12,195	28,239	56,002
Estimated Population (2019)	12,148	28,420	56,315
Projected Population (2024)	12,199	28,575	56,582
POPULATION GROWTH			
2010-2019 (Historical)	(0.39%)	0.64%	0.56%
2019-2024 (Projected)	0.42%	0.55%	0.47%
CONSUMER SPENDING			
Aggregate (in Thousands)	\$99,343	\$235,526	\$484,085
HOUSEHOLD INCOME			
2019 Average	\$44,824	\$48,167	\$51,351
2019 Median	\$31,838	\$32,782	\$36,299

Key Demographics 10 Miles



Total Population
2019
56,315



Projected Growth
2019 - 2024
0.47%



Actual Property



Actual Property



Actual Property



Actual Property

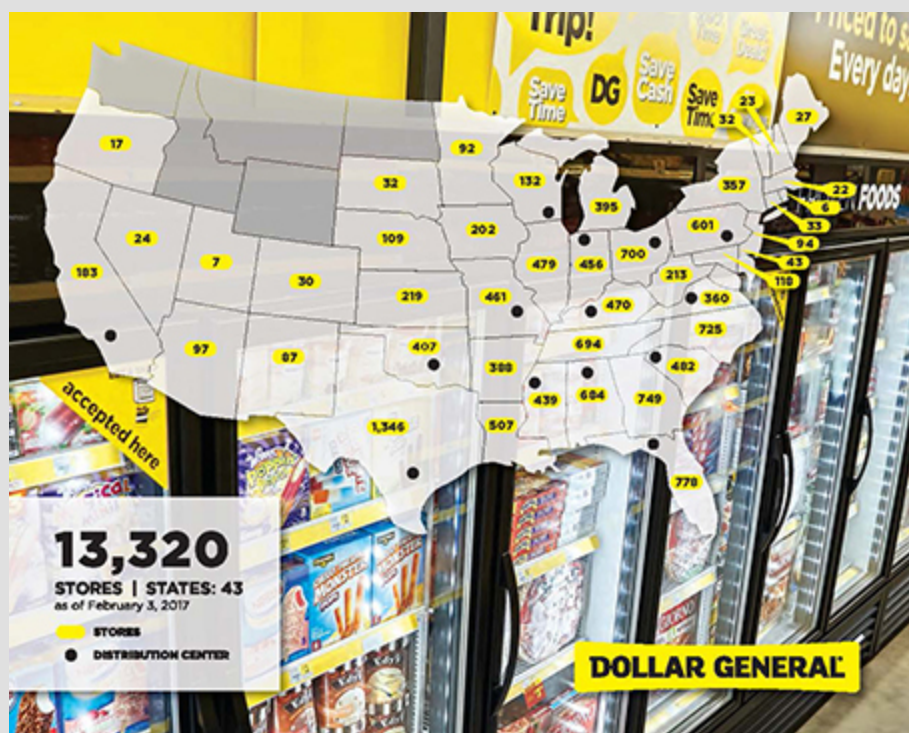
TENANT SUMMARY

Dollar General Corporation has been delivering value to shoppers for over 75 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, clothing for the family, housewares and seasonal items at low everyday prices in convenient neighborhood locations. Dollar General operated 14,000 stores in 44 states as of August 19, 2017. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola.

STRATEGY

Dollar General sells similar products as wholesale retailers Wal-Mart (WMT) and Target (TGT), but typically at lower prices. Because of this, during harsh economic conditions, many consumers may make the change of shopping at Dollar General instead of a regular wholesale retailer.

Dollar General's (DG) business strategy revolves around driving profitable top line growth while enhancing its low-cost operator position and capturing new growth opportunities. The company attempts to drive profitable top line growth through strategies like improving the in-stock position of its stores and continuously offering products at competitive prices.



TENANT DETAILS:

Tenant Name:	Dollar General
Tenant Type:	Net-Leased Dollar Store
Parent Company Trade Name:	Dollar General
Ownership:	Public (NYSE: DG)
No. of Locations:	15,000 (as of June 2018)
Website:	dollargeneral.com
Year Founded:	1939
Credit Rating (S&P):	BBB
No. of Employees:	127,000+
Headquartered:	Goodlettsville, Tennessee

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Actual Property



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Actual Property