



OFFERING MEMORANDUM

UPGRADED CONSTRUCTION NY DOLLAR GENERAL

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Actual Property

**DOLLAR
GENERAL**

WESTTOWN, NY

\$1,785,375 | 5.5% CAP

- Upgraded Construction Dollar General - 60 Miles Northwest of NYC
- Absolute NNN - Requiring Zero Landlord Responsibilities
- Significant Construction Upgrades - Pitched Roof Construction, Masonry Border, Upgraded Signage and Window Shutters
- Healthy 5-Mile Demographics With 11,440 Residents
- Affluent Community - Average HH Incomes Over \$130,000 Within 3 Miles of Subject Property
- Limited Local Retail Competition - Store Serves as Primary Source of Goods for Local Residents
- Subject Property is 60 Miles NW of New York City - the Largest MSA in the US With 20.3M+ Residents
- Lease Guaranteed by Dollar General - Investment Grade Tenant With an S&P Credit Rating of BBB

EXCLUSIVELY MARKETED BY:

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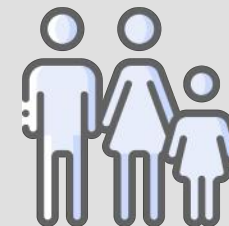
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INVESTMENT OVERVIEW:

Base Annual Rent:	\$98,195
Rent Per SF:	\$13.07
Rent Commencement Date:	4/10/2022
Lease Expiration Date:	4/30/2037
Lease Term Remaining:	13+ 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 U.S. Population



As a Recession Proof Tenant, Dollar General is #119 on the Fortune 500 List Operating 17,000+ Stores

PROPERTY DETAILS:

Building Area:	7,512 SF
Land Area:	4.54 AC
Year Built:	2021
Guarantor:	Dollar General Corporation (NYSE: DG)
Price Per SF:	\$237.67

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	4/10/2022-4/30/2037	\$98,195	\$13.07	5.50%
Four (4), 5-Year Options 10% Increase	5/1/2037-4/30/2042	\$108,015	\$14.38	6.05%
	5/1/2042-4/30/2047	\$118,816	\$15.82	6.65%
	5/1/2047-4/30/2052	\$130,698	\$17.40	7.32%
	5/1/2052-4/30/2057	\$143,767	\$19.14	8.05%



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.

PARKING LOT & HVAC

PAID BY **TENANT**

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5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



	3 Mile	5 Mile	10 Mile
2010 Census	5,108	12,163	87,844
2022 Estimated	5,327	12,346	88,956
2027 Projected	5,414	12,376	89,460

POPULATION GROWTH



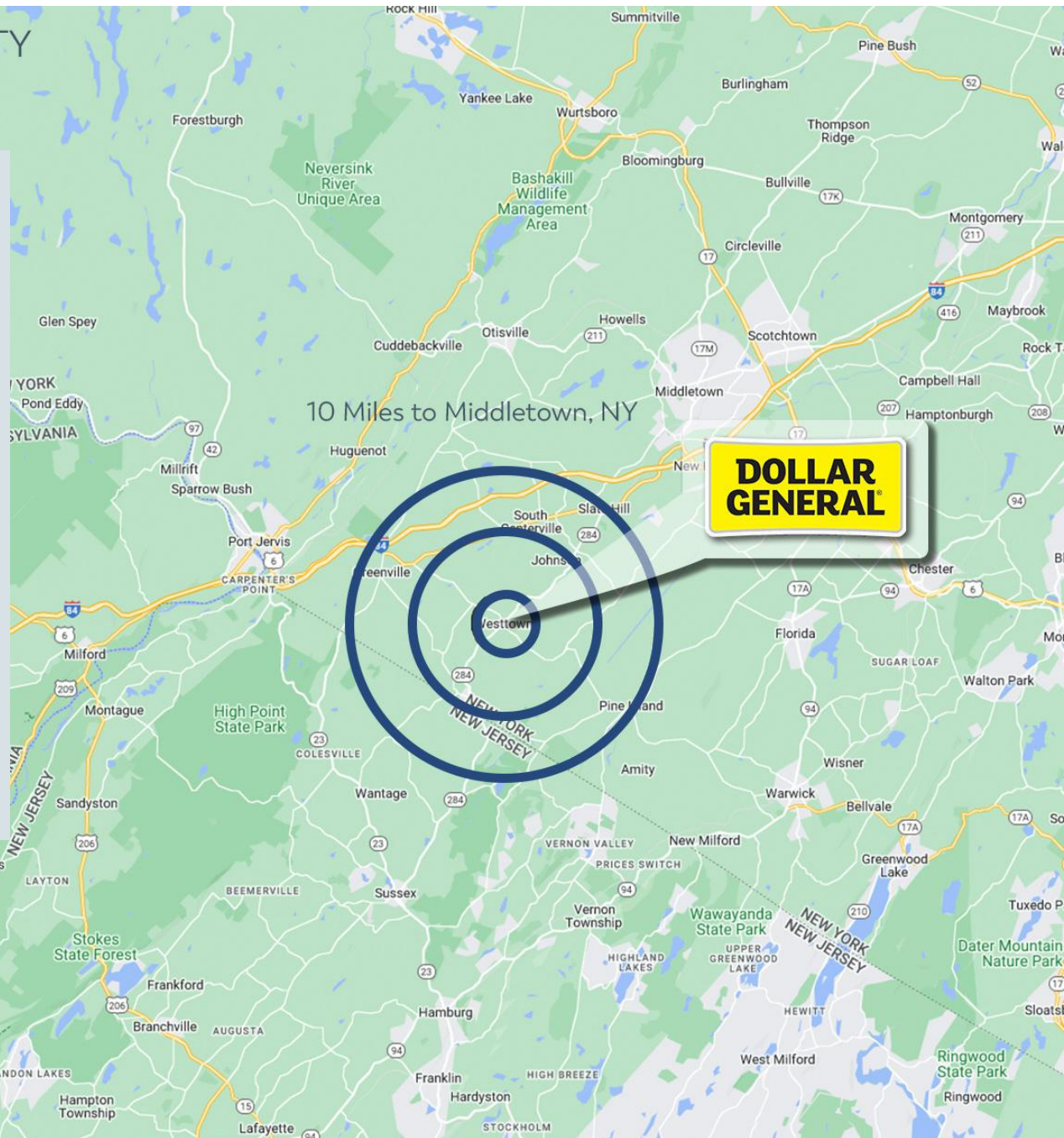
	3 Mile	5 Mile	10 Mile
2010 - 2022	4.29%	1.50%	1.27%
2022 - 2027	1.63%	0.24%	0.57%

HOUSEHOLD INCOME



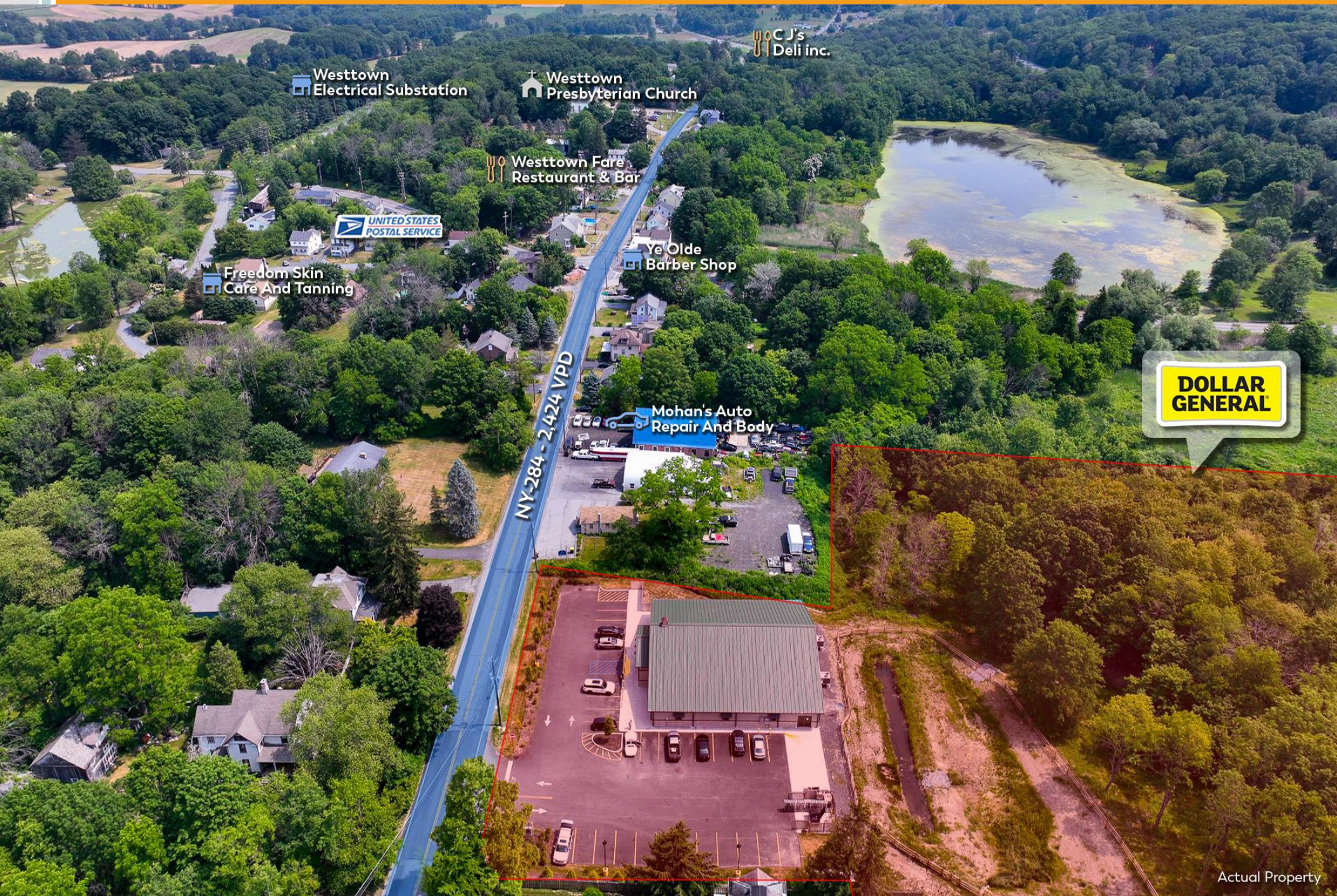
	3 Mile	5 Mile	10 Mile
Median	\$98,741	\$105,683	\$87,333
Average	\$123,563	\$134,444	\$113,877

Demographic data provided by CoStar





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GIS, USDA/FPAC/GEO





Actual Property



Actual Property



Actual Property



Actual Property



**DOLLAR
GENERAL®**



84 Years
of Success



**Publicly
Traded Co.**
NYSE: DG



BBB
S&P Rated



\$48.65B
Market Cap



18,770+
Locations

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REAL ESTATE INVESTMENT SERVICES

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BROKER OF RECORD

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