



OFFERING MEMORANDUM

LOW PRICE POINT NNN DOLLAR GENERAL

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TRINITY REAL ESTATE INVESTMENT SERVICES // 917 W VICKERY BLVD., FORT WORTH, TX 76104

**DOLLAR
GENERAL**

TOPMOST, KY

\$1,307,070 | 6.35% CAP

- Dollar General With 13+ Years Remaining on Current Term
- Absolute NNN With Zero Landlord Responsibilities
- Low Price Point Deal, Sub \$1.5M New Development Dollar General
- Ideal 1031 Exchange Property - Open, Operating, and Paying Rent
- Exceptionally Limited Relocation Options due to Terrain
- Limited Retail Competitors - Primary Source of Goods Within a 5-Mile Radius
- Corporately Guaranteed by Dollar General Corporation With an S&P BBB Credit Rating
- Portfolios of New Development Dollar Generals Available

EXCLUSIVELY MARKETING BY:

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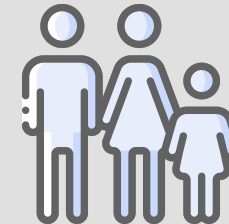
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INVESTMENT OVERVIEW:

Base Annual Rent:	\$83,000
Rent Per SF:	\$7.80
Rent Commencement Date:	3/15/2022
Lease Expiration Date:	3/31/2037
Lease Term Remaining:	13+ Years
Lease Type:	Absolute NNN
Type of Ownership:	Fee Simple



Dollar General Plans to Continue Expansion Into Fiscal 2023 With Plans for 1,050 New Stores



Dollar General, an Essential Business, is Located Within 5 Minutes of 75% of the US Population



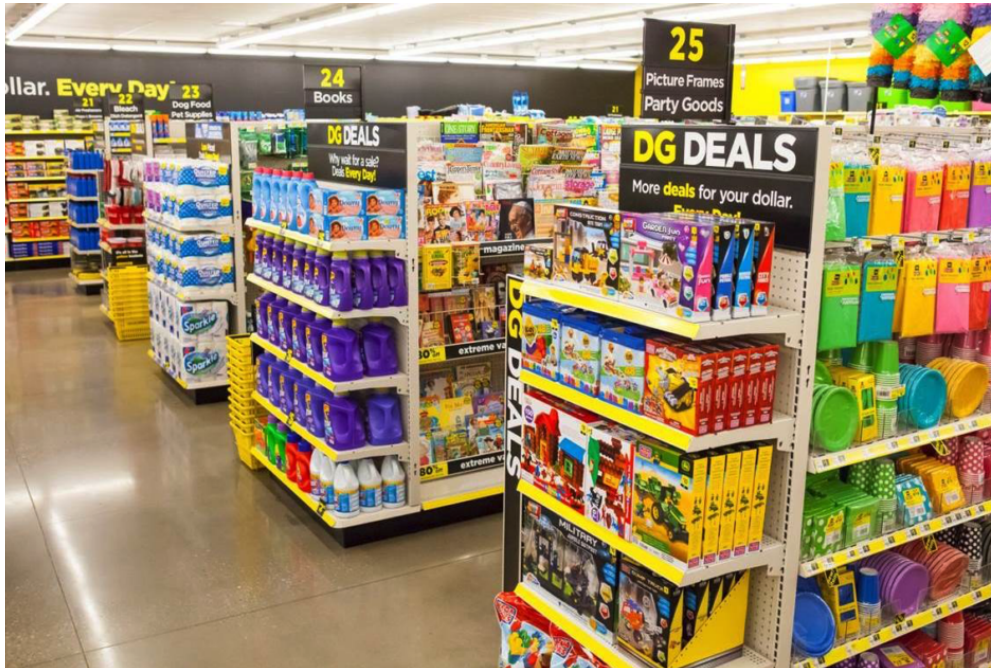
As a Recession Proof Tenant, Dollar General is #119 on the Fortune500 List Operating

PROPERTY DETAILS:

Building Area:	10,640 SF
Land Area:	1.9 AC
Year Built:	2022
Guarantor:	Dollar General Corporation
Price Per SF:	\$122.84

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	3/15/2022-3/31/2037	\$83,000	\$7.80	6.35%
Five (5), 5-Year Options 10% Increase	4/1/2037-3/31/2042	\$91,300	\$8.58	6.99%
	4/1/2042-3/31/2047	\$100,430	\$9.44	7.68%
	4/1/2047-3/31/2052	\$110,473	\$10.38	8.45%
	4/1/2052-3/31/2057	\$121,520	\$11.42	9.30%
	4/1/2057-3/31/2062	\$133,672	\$12.56	10.23%



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	2,115	5,391	23,292
2022 Estimated	1,769	4,405	19,375
2027 Projected	1,706	4,256	18,705

HOUSEHOLD INCOME



	3 Mile	5 Mile	10 Mile
Median	\$27,505	\$27,781	\$35,072
Average	\$41,747	\$44,269	\$49,583

Demographic data provided by CoStar

143 Miles to Lexington, KY

**DOLLAR
GENERAL**





Actual Property



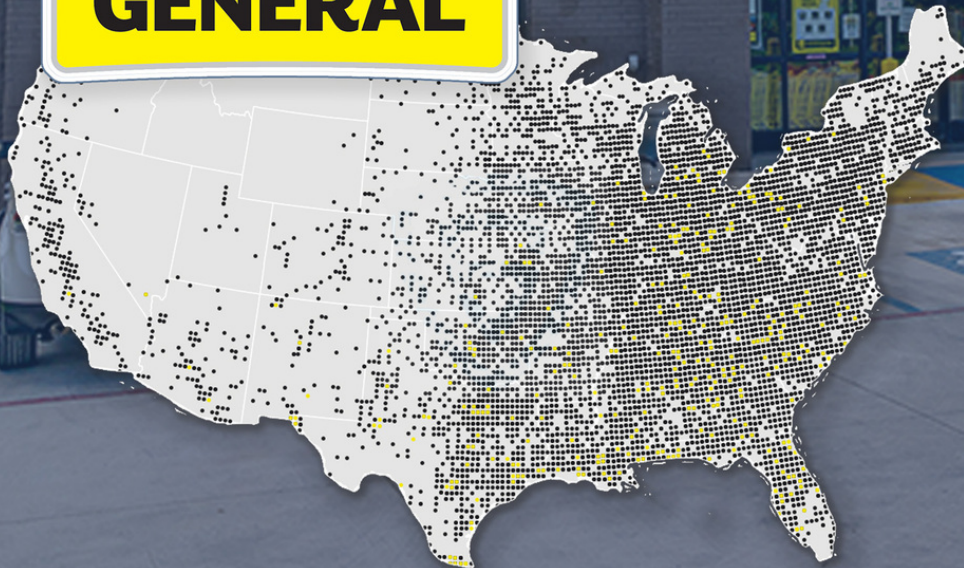
Actual Property



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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BROKER OF RECORD

BRIAN BROCKMAN

Bang Realty, Inc

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