



2023 BTS DOLLAR GENERAL | DENVER DMA

ACTUAL STORE

ELM STREET, LOG LANE VILLAGE, CO 80701

BRIAN BROCKMAN

BANG REALTY
11427 REED HARTMAN HWY
#236
CINCINNATI, OH 45241
513.657.3645

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INVESTMENT SUMMARY

List Price:	\$2,251,969
Current NOI:	\$144,126.00
Initial Cap Rate:	6.40%
Land Acreage:	+/- 1.13
Year Built	2023
Building Size:	10,566 SF
Price PSF:	\$213.13
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.73%

INVESTMENT OFFERING

We are pleased to present this 2024 BTS, 10,566 SF. Dollar General store located in Log Lane Village, Colorado. The property offers a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. **The lease contains 5% rent increases every 5 years** including at each of the 5 (5 year) options to renew! The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of “BBB”, which is classified as Investment Grade. The store completed construction & successfully opened for business on January 9, 2024.

This Dollar General is highly visible as it is strategically positioned on the corner of 144A & Elm Street which sees 4,093 cars per day. It is the only dollar store serving the community! The ten mile population from the site is 19,467 while the three mile average household income \$65,200 per year, making this location ideal for a Dollar General. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a “passive” investor to attain the fee simple ownership of Dollar General. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, the nation’s top dollar store. List price reflects a 6.40% cap rate based on NOI of \$144,126.



PRICE \$2,251,969



CAP RATE 6.40%



LEASE TYPE Absolute NNN



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- Brand New 15 Year Absolute NNN Lease
- **RARE 5% RENT BUMPS IN PRIMARY TERM | EVERY 5 YEARS!**
- **Part of the Denver DMA | NOW OPEN!**
- **Zero Landlord Responsibilities**
- **2024 BTS Construction | Corner Location | Concrete Parking Lot**
- 5 (5 Year) Options | 5% Increases At Each Option
- Three Mile Household Income \$65,200
- Ten Mile Population 19,467
- **4,093 Cars Per Day on 144A**
- Investment Grade Dollar Store | BBB Credit Rating
- DG Reported 32 Consecutive Years of Same Store Sales Growth
- **The Only Dollar Store Serving the Community!**
- **Only 1.8 Miles to I-76 Speedway - a 1/4 Mile High-Banked Dirt Oval Race Track. Summer Season Racing is held April thru October | Tourist Attraction**

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$144,126.00	\$13.64
Gross Income	\$144,126.00	\$13.64
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$144,126.00	\$13.64

PROPERTY SUMMARY

Year Built:	2023
Lot Size:	+/- 1.13 Acre
Building Size:	10,566 SF
Traffic Count:	4,093
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Plus Size Prototype
Parking Lot:	Concrete
# of Parking Spaces	35
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$144,126.00
Rent PSF:	\$13.64
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	1/9/2024
Lease Expiration Date:	1/31/2039
Lease Term Remaining:	15 Years
Rent Bumps:	5% Every 5 Years
Renewal Options:	Five (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$38.7 BILLION



STORE COUNT:
20,000+



GUARANTOR:
DG CORP



S&P:
BBB

DOLLAR GENERAL PLUS

ELM STREET, LOG LANE VILLAGE, CO 80701 

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\$1.7 BILLION

2023 TOTAL NET INCOME



800 STORES

OPENING IN 2024



\$38.7 BIL

2023 NET SALES



85 YEARS

IN BUSINESS



FORTUNE 500

ON LIST SINCE 2009

DOLLAR GENERAL is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 20,000+ stores with more than 173,000 employees, located across 48 states. Dollar General has more retail locations than any retailer in America. The Dollar General store format has typically been in rural and suburban markets, but now they are expanding into more densely populated areas. Dollar General opened 990 new stores in 2023, and planning to open an additional 800 in 2024. The Dollar General strategy is to deliver a hassle-free experience to customers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.



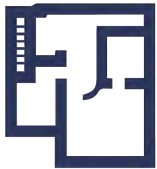
20,000+ STORES ACROSS 48 STATES

DOLLAR GENERAL PLUS

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Dollar General	10,566	1/9/2024	1/31/2039	\$144,126.00	100.0		\$13.64
				\$151,332.36		2/1/2029	\$14.32
				\$158,898.96		2/1/2034	\$15.04
			Option 1	\$166,843.92		2/1/2039	\$15.79
			Option 2	\$175,186.08		2/1/2044	\$16.58
			Option 3	\$183,945.36		2/1/2049	\$17.41
			Option 4	\$193,142.64		2/1/2054	\$18.28
			Option 5	\$202,799.76		2/1/2059	\$19.19
Averages	10,566			\$151,452.44			\$14.33



TOTAL SF
10,566



TOTAL ANNUAL RENT
\$144,126.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$14.33

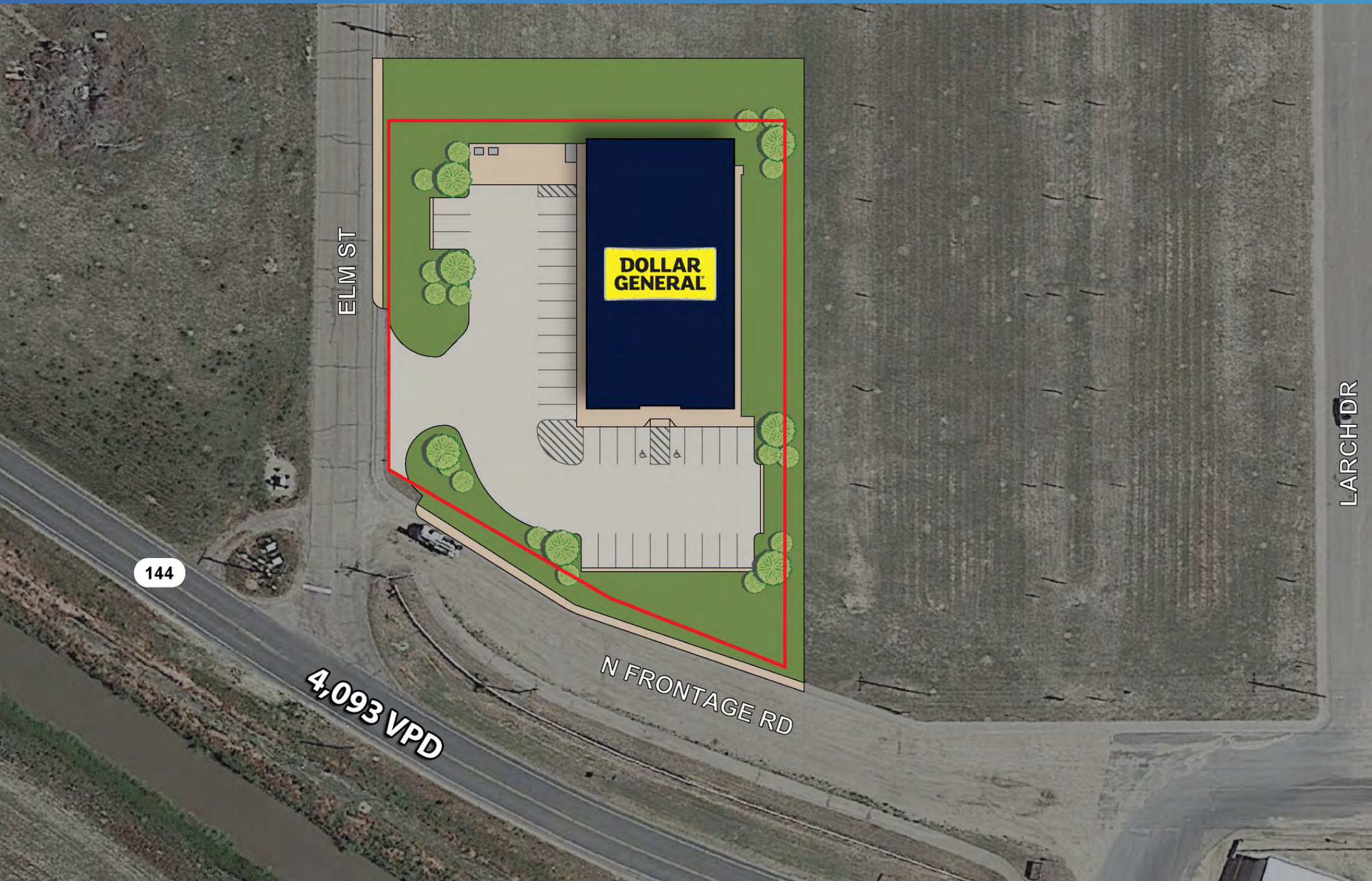


NUMBER OF TENANTS
1



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PROXIMITY TO POINTS OF INTEREST



**Denver
Int'l Airport
71 Miles**

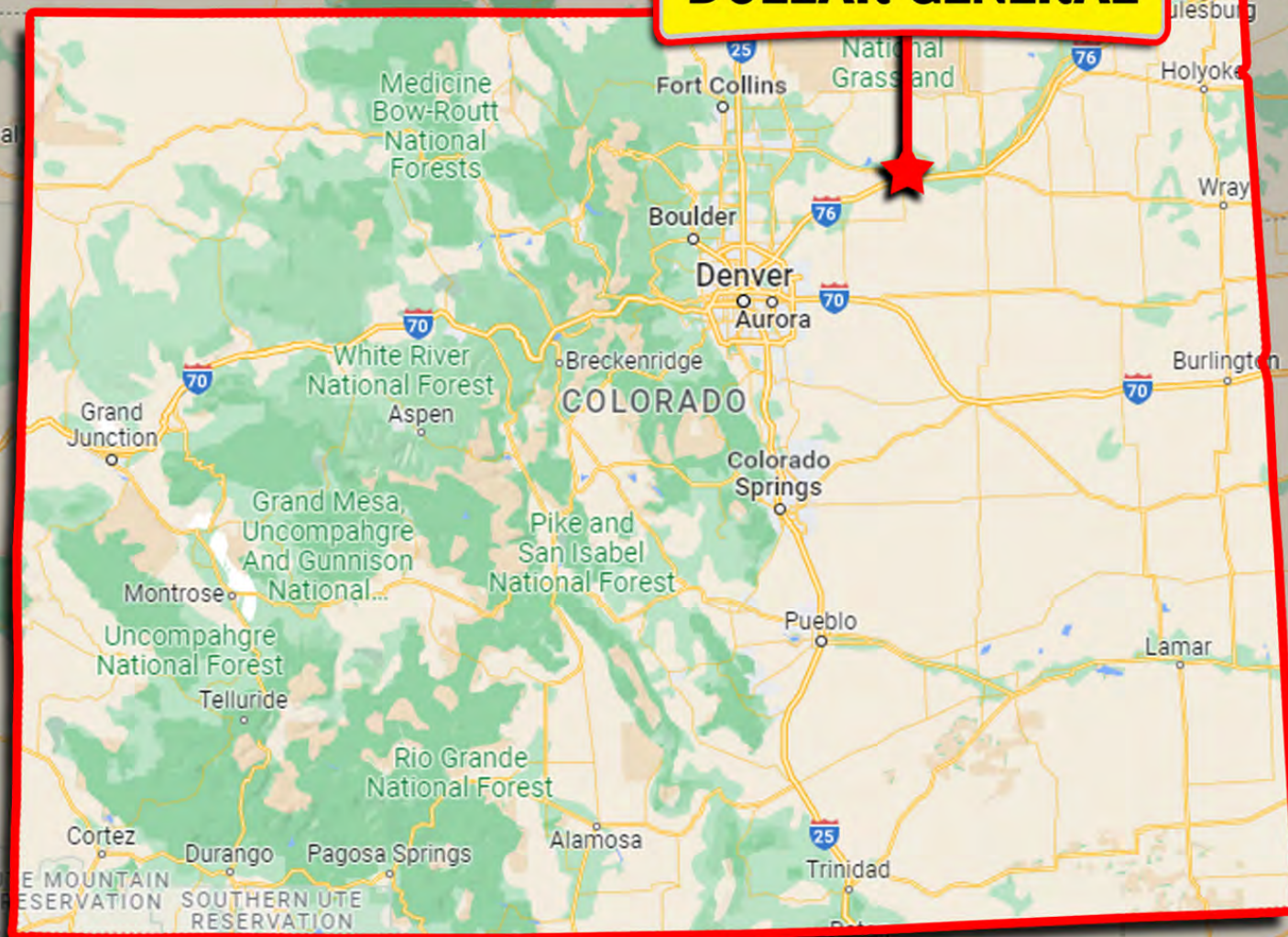


**Denver, CO
80 Miles**



**Boulder, CO
85 Miles**

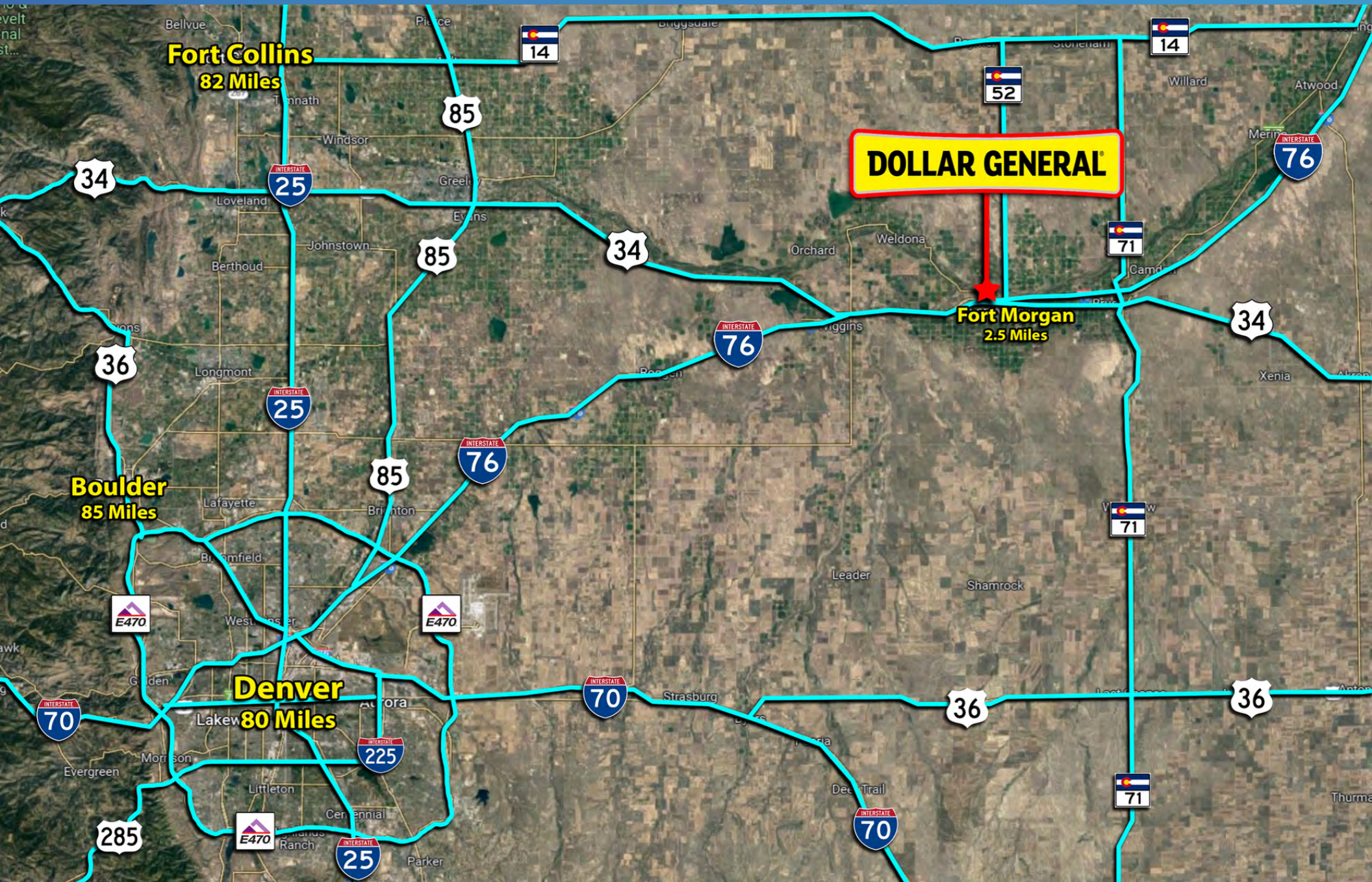
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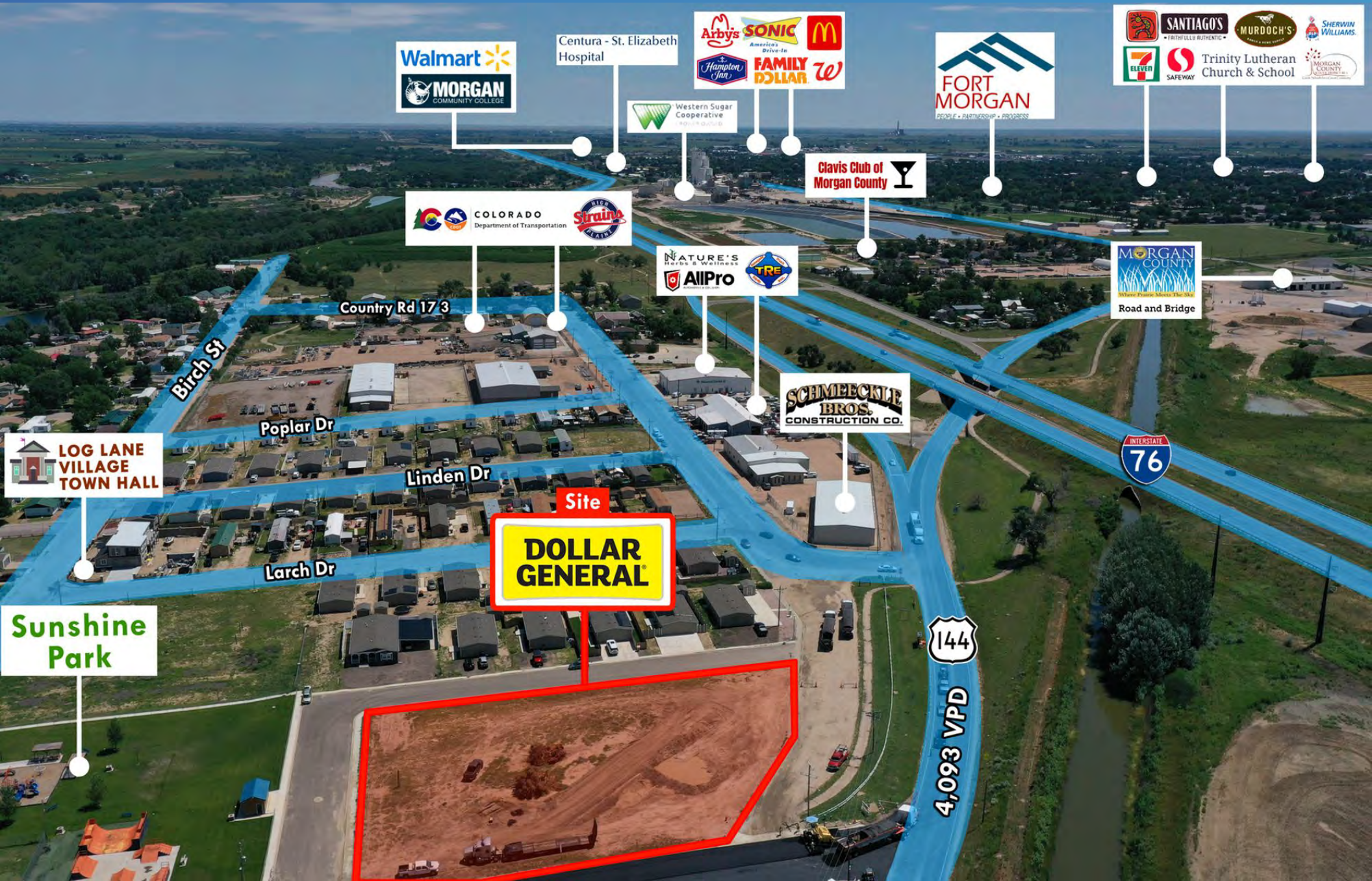
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Log Lane Village, Colorado, is a quaint and charming town nestled amidst the picturesque landscapes of the American West. Situated in Morgan County, this small community offers a unique blend of rural tranquility and modern conveniences.

Despite its rural setting, Log Lane Village enjoys convenient access to nearby towns and cities. It's located near the larger city of Fort Morgan, which provides additional amenities, shopping options, and entertainment. This proximity allows residents to enjoy both the tranquility of Log Lane Village and the conveniences of a larger urban center.

For outdoor enthusiasts, Log Lane Village offers numerous opportunities for recreation. Whether you enjoy hiking, fishing, camping, or simply exploring the great outdoors, the surrounding area has much to offer. The nearby Jackson Lake State Park provides a scenic setting for boating, fishing, and picnicking, making it a favorite destination for locals and visitors alike.

POPULATION	3 MILE	5 MILES	10 MILES
Total Population 2023	14,409	15,910	19,467
Total Population 2028	14,501	15,993	19,550
Median Age	35.5	35.5	36.3
# Of Persons Per HH	2.8	2.8	2.7
HOUSEHOLDS & INCOME	3 MILE	5 MILES	10 MILES
Total Households	5,146	5,660	7,026
Average HH Income	\$65,200	\$66,644	\$69,347
Median House Value	\$221,724	\$229,794	\$237,947
Consumer Spending	\$150.1 M	\$168.5 M	\$215.2 M





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