

DOLLAR GENERAL Absolute NNN Cropwell, AL



- . 3% Rent Increase in July 2022
- . NNN - No Landlord Responsibilities
- . Average HHI at 1-Mile Radius: \$73K+
- . 43 Miles from Birmingham, AL

❖ The above information has been secured by sources deemed to be reliable, Tri-Oak Consulting Group makes no representations or warranties expressed or implied as to the accuracy of the above information. References to square footage or age are approximate. Purchaser must verify the accuracy of the above information and bears all risks for any inaccuracies. Above information is subject to



25 Lake Shore Drive - Cropwell, AL 35054

Building Size: 9,100 Square Feet

Land Size: 1.15 Approx. Acres

Parking: Adequate

Area Tenants: Mt. Pisgah Baptist Church, Advanced Watercraft, River's Edge Marina, U-Haul Rental

DOLLAR GENERAL — NNN LEASE

PURCHASE PRICE: \$1,302,353
(CAP RATE 6.25%)



Current Annual Rent:	\$81,397.08 (\$8.94 per building SF)
Initial Rent Commencement:	July 1, 2012
Lease Expiration:	June 30, 2027
Initial Lease Term:	15-Year - NNN
Renewal Options:	Five (5) / 5 Year Renewals
Rent Increases:	3% in July 2022

Demographics:	1-MILE	3-MILE	5-MILE
Population:	552	4,117	9,014
Median Income:	\$54,601	54,427	63,154
Average Income:	\$73,983	\$74,742	\$83,379

Tenant Responsibility:	RE Taxes, Insurance, Structure, Roof, HVAC & Parking Lot Maintenance
Lessor Responsibility:	None – Triple Net
Lease Guarantor:	Dollar General Corporation NYSE: DG

CONTACT INFORMATION

Gregory Fitzgerald 
(800) 385-6421
www.tri-oak.com
gfitz@tri-oak.com

❖ The above information has been secured by sources deemed to be reliable, Tri-Oak Consulting Group makes no representations or warranties expressed or implied as to the accuracy of the above information. References to square footage or age are approximate. Purchaser must verify the accuracy of the above information and bears all risks for any inaccuracies. Above information is subject to verification and no liability for errors or omissions are assumed.

DOLLAR GENERAL — NNN LEASE

PURCHASE PRICE: \$1,302,353
(CAP RATE 6.25%)

Aerial View of Site

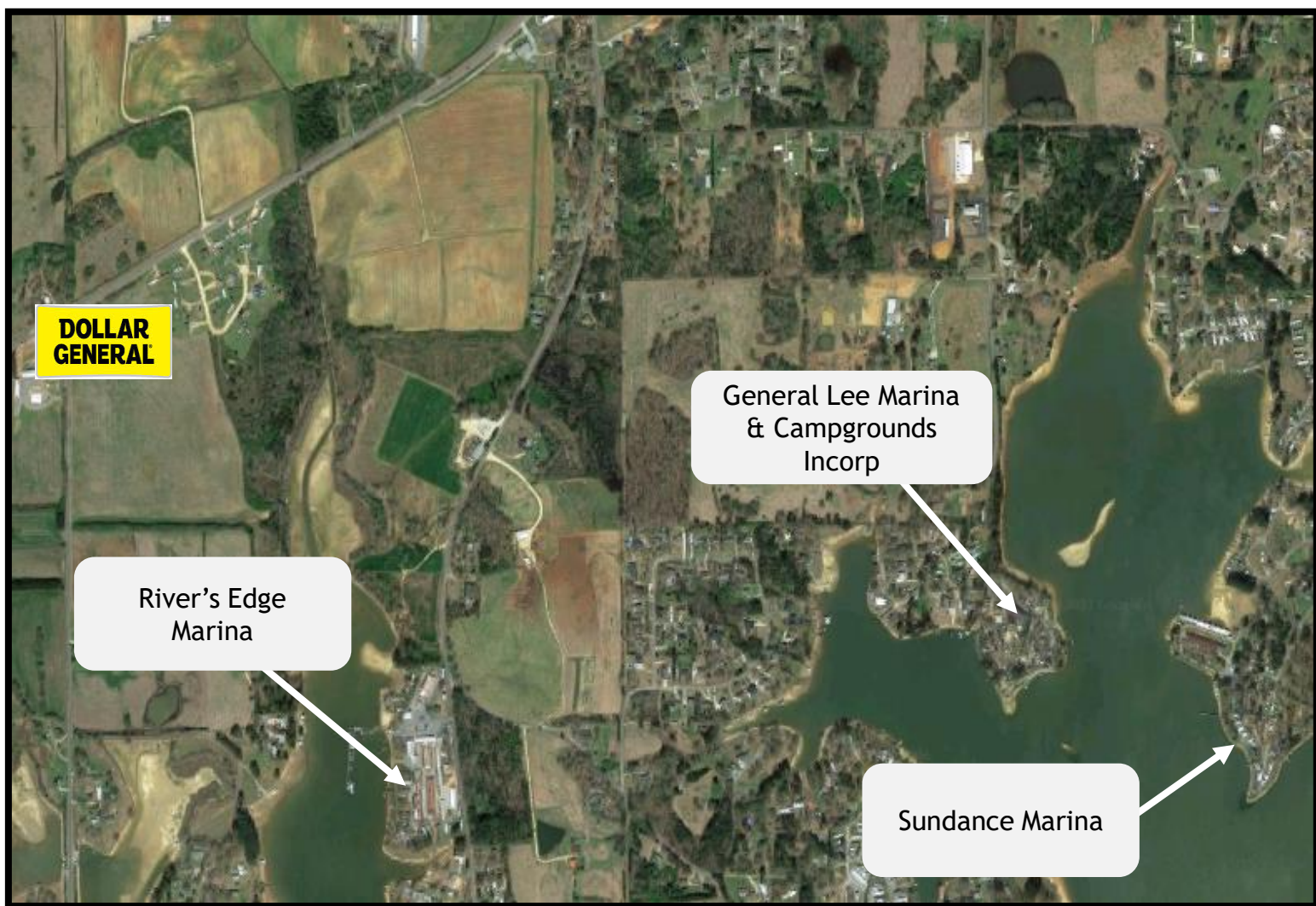


❖ The above information has been secured by sources deemed to be reliable, Tri-Oak Consulting Group makes no representations or warranties expressed or implied as to the accuracy of the above information. References to square footage or age are approximate. Purchaser must verify the accuracy of the above information and bears all risks for any inaccuracies. Above information is subject to verification and no liability for errors or omissions are assumed.

DOLLAR GENERAL — NNN LEASE

Aerial View With Traffic Generators

PURCHASE PRICE: \$1,302,353
(CAP RATE 6.25%)



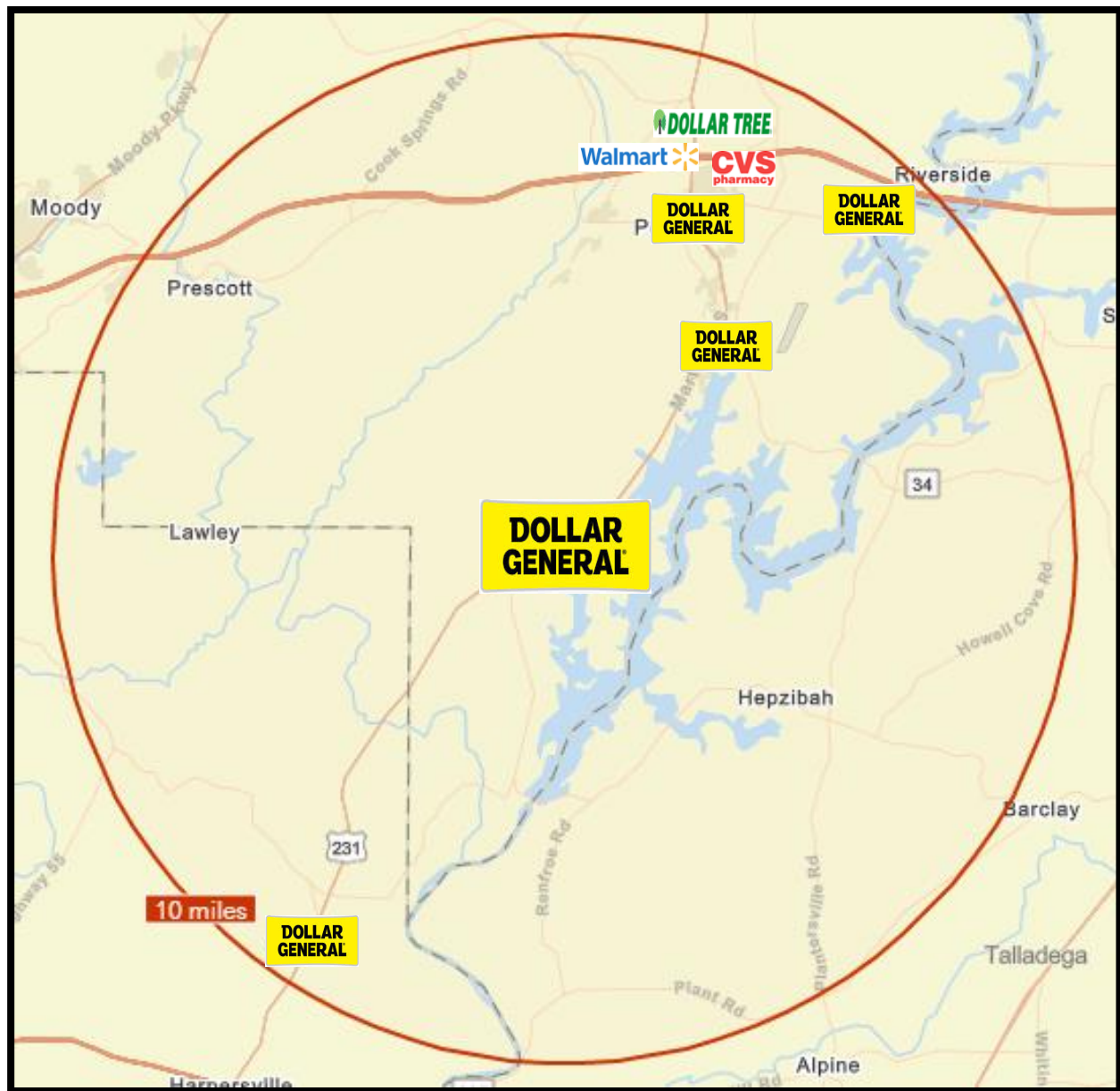
❖ The above information has been secured by sources deemed to be reliable, Tri-Oak Consulting Group makes no representations or warranties expressed or implied as to the accuracy of the above information. References to square footage or age are approximate. Purchaser must verify the accuracy of the above information and bears all risks for any inaccuracies. Above information is subject to verification and no liability for errors or omissions are assumed.

DOLLAR GENERAL — NNN LEASE

Discount Retailers Within 5-Mile Radius

PURCHASE PRICE: \$1,302,353
(CAP RATE 6.25%)

Red: 10 Mile Radius



❖ The above information has been secured by sources deemed to be reliable, Tri-Oak Consulting Group makes no representations or warranties expressed or implied as to the accuracy of the above information. References to square footage or age are approximate. Purchaser must verify the accuracy of the above information and bears all risks for any inaccuracies. Above information is subject to verification and no liability for errors or omissions are assumed.

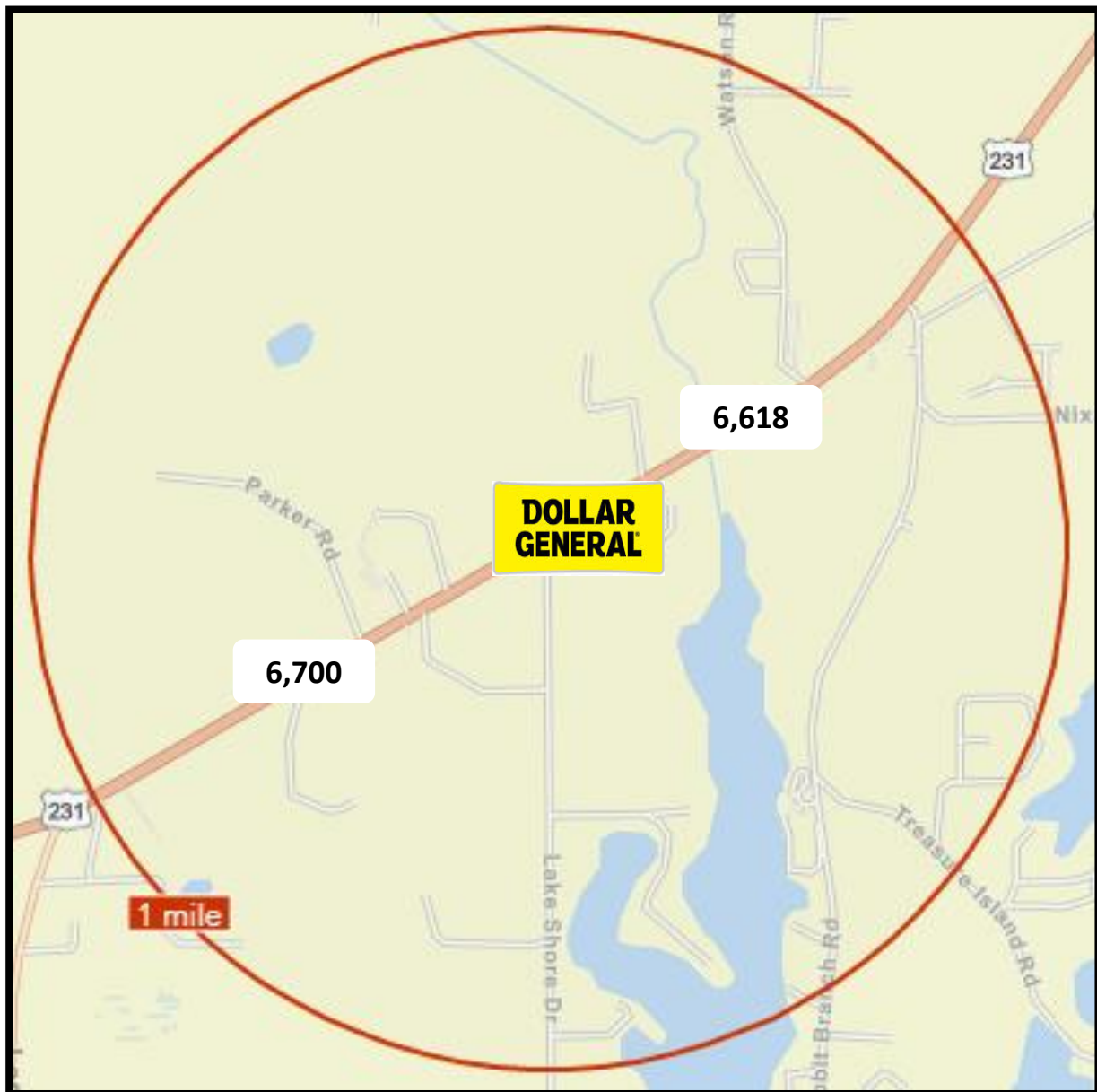
DOLLAR GENERAL — NNN LEASE

Traffic Counts

Data from: 2018

PURCHASE PRICE: \$1,302,353
(CAP RATE 6.25%)

Red: 1 Mile Radius



❖ The above information has been secured by sources deemed to be reliable, Tri-Oak Consulting Group makes no representations or warranties expressed or implied as to the accuracy of the above information. References to square footage or age are approximate. Purchaser must verify the accuracy of the above information and bears all risks for any inaccuracies. Above information is subject to verification and no liability for errors or omissions are assumed.

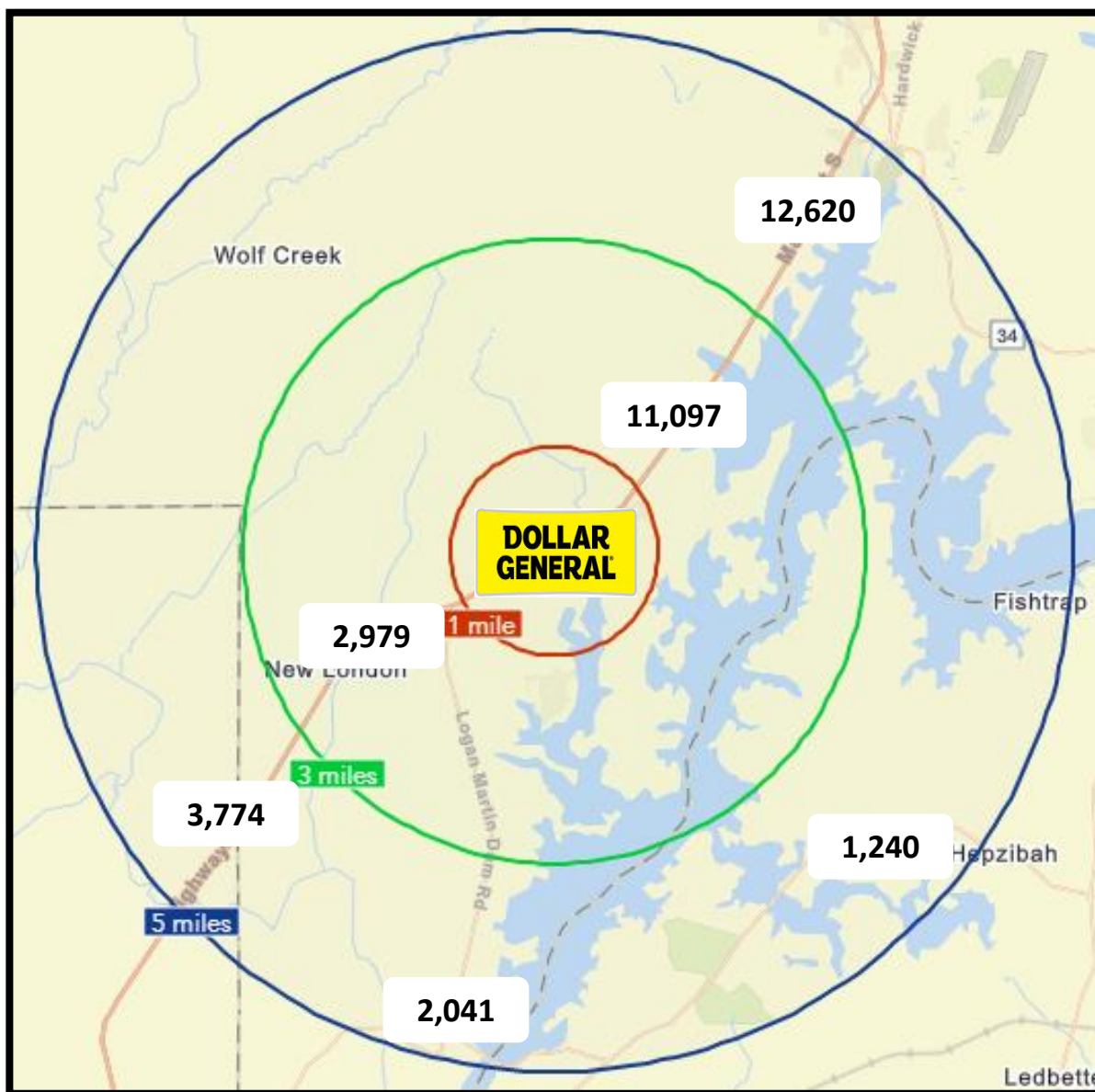
DOLLAR GENERAL — NNN LEASE

Traffic Counts

Data from: 2019

PURCHASE PRICE: \$1,302,353
(CAP RATE 6.25%)

Red: 1 Mile Radius
Green: 3 Mile Radius
Blue: 5 Mile Radius



❖ The above information has been secured by sources deemed to be reliable, Tri-Oak Consulting Group makes no representations or warranties expressed or implied as to the accuracy of the above information. References to square footage or age are approximate. Purchaser must verify the accuracy of the above information and bears all risks for any inaccuracies. Above information is subject to verification and no liability for errors or omissions are assumed.

DOLLAR GENERAL®



Corporate Office
100 Mission Ridge
Goodlettsville, TN 37072
(615) 855-4000

Sector: **Consumer Defensive**
Industry: **Discount Stores**
Full Time Employees: **143,000**

Source: <https://investor.dollargeneral.com/websites/dollargeneral/English/0/investor-relations.html>
<https://finance.yahoo.com/quote/DG?p=DG>

❖ The above information has been secured by sources deemed to be reliable, Tri-Oak Consulting Group makes no representations or warranties expressed or implied as to the accuracy of the above information. References to square footage or age are approximate. Purchaser must verify the accuracy of the above information and bears all risks for any inaccuracies. Above information is subject to verification and no liability for errors or omissions are assumed.

DOLLAR GENERAL

Company Profile

Dollar General Corporation has been delivering value to shoppers for more than 80 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, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated **16,368 stores** in 45 states as of February 28, 2020. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo. Learn more about Dollar General at www.dollargeneral.com.

Dollar General Corporation (DG)

NYSE - Nasdaq Real Time Price. Currency in USD

☆ Add to watchlist

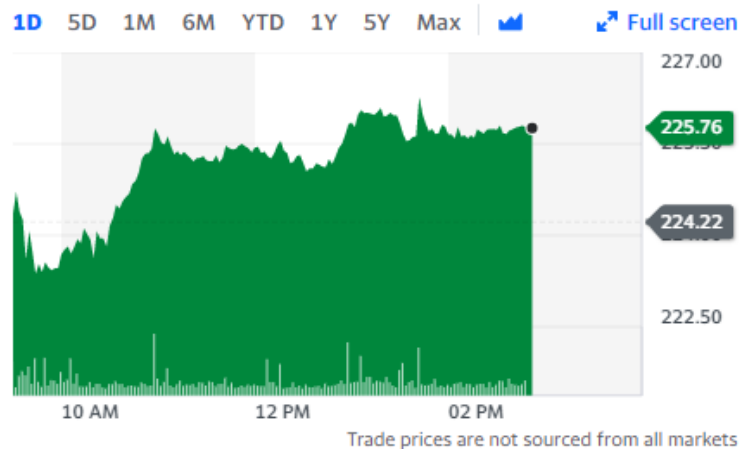
👤 Visitors trend 2W ↓ 10W ↑ 9M ↑

225.76 +1.54 (+0.69%)

As of 2:51PM EDT. Market open.

Summary Company Outlook + Chart Conversations Statistics Historical Data Profile Financials Analysis Options

Previous Close	224.22	Market Cap	53.326B
Open	224.79	Beta (5Y Monthly)	0.53
Bid	225.65 x 800	PE Ratio (TTM)	20.75
Ask	225.70 x 800	EPS (TTM)	10.88
Day's Range	223.22 - 226.49	Earnings Date	Aug 25, 2021 - Aug 30, 2021
52 Week Range	173.50 - 227.56	Forward Dividend & Yield	1.68 (0.75%)
Volume	580,727	Ex-Dividend Date	Jul 02, 2021
Avg. Volume	1,801,030	1y Target Est	238.74



As of: 07/22/2021 - Source: <https://investor.dollargeneral.com/websites/dollargeneral/English/0/investor-relations.html>
<https://finance.yahoo.com/quote/DG?p=DG>

❖ The above information has been secured by sources deemed to be reliable, Tri-Oak Consulting Group makes no representations or warranties expressed or implied as to the accuracy of the above information. References to square footage or age are approximate. Purchaser must verify the accuracy of the above information and bears all risks for any inaccuracies. Above information is subject to verification and no liability for errors or omissions are assumed.