



DOLLAR GENERAL

421 VAN HILL RD, GREENEVILLE, TN 37745





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CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property. This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of Tri-Oak Consulting Group ("the Owner") or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Tri-Oak Consulting Group. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Tri-Oak Consulting Group, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived. By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Tri-Oak Consulting Group. Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Tri-Oak Consulting Group. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR TRI-OAK CONSULTING GROUP AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Tri-Oak Consulting Group has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.



4 | INVESTMENT HIGHLIGHTS



- **Proximity to Major Interstate** - Located just off of Interstate 81.
- **Investment Grade Tenant** - Corporate Guarantee (S&P Rating: BBB).
- **Commitment to the Site** - Early extended the lease for 5 years at this location.
- **Income Tax Free State**
- **Extra Cash Flow** - Monthly parking lot payment allows the Landlord to have extra cash flow.
- **Strong Expanding Company** - Dollar General secured the 108th spot on the Fortune 500 list and earned a place on Fortune's roster of the World's Most Admired Companies for 2023. Its annual net sales surpassed \$37.8 Billion.
- **Expanding Residential Location** - Around Pond RV Park and it's new expansion directly behind this Dollar General offers consistent and increasing traffic from nearby residents.

5 | OFFERING SUMMARY

LIST PRICE:	\$1,000,000
CAP RATE:	8.73%

NOI:	\$87,291
LEASE START:	9/18/2009
LEASE END:	9/30/2029
TERM REMAINING:	4 Years
OPTIONS:	Five, 5-Year Options
INCREASES:	15% in First Option & 10% in Remaining Options
BUILDING SIZE:	9,014 Square Feet
LOT SIZE:	1.23 Acres
YEAR BUILT:	2009
LEASE TYPE:	NN - Roof & Structure
GUARANTOR:	Corporate
TENANCY:	Single-Tenant
OWNERSHIP:	Fee Simple



LEASE YEAR	ANNUAL RENT	RENT INCREASES	CAP RATE
Current Term	\$87,291	--	8.73%
OPTION 1	\$101,244	15.00%	10.12%
OPTION 2	\$111,372	10.00%	11.13%
OPTION 3	\$122,508	10.00%	12.25%
OPTION 4	\$134,760	10.00%	13.47%
OPTION 5	\$148,236	10.00%	14.82%





Company:	Dollar General Corporation
Year Founded:	1939
Locations:	20,000+
Annual Sales (2023):	\$38.7 Billion
Website:	www.dollargeneral.com
Headquarters:	Goodlettsville, TN
Guarantor:	Corporate

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 19,104 stores in 47 states as of February 3, 2023. 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.

Baileyton Mini Storage



Baileyton First Baptist Church

Baileyton Community Church



I-81 Mini Storage

Around Pond RV Park



**SUBJECT
PROPERTY**

Around Pond South RV Park

10 | LOCATION OVERVIEW - Greenville, TN



Greenville, Tennessee, is a thriving town of around 15,000–16,000 people, serving as the county seat of Greene County. It is one of the older settlements in the state and plays a central role in the region’s civic and cultural life. Over time, Greenville has built a diversified economic profile, with a mix of industry, healthcare, retail, and public services. The town has also pursued strategic growth through its industrial parks and efforts to attract new investment to support job creation.

The primary economic drivers in Greenville today include manufacturing, retail trade, and health care & social assistance. Manufacturing remains the largest single employer, with over 1,400 people working in factories and production plants. Retail trade employs nearly 1,000 people, largely via shopping centers, national chains, and local businesses. Healthcare and social services provide jobs to several hundred more, anchored by institutions such as Laughlin Memorial Hospital and the region’s medical system. Other significant employers in the town include Forward Air (a logistics company headquartered in Greenville), Parker-Hannifin, and American Greetings. Public education and municipal government also account for a meaningful share of employment, supporting stability in the local job base. Additionally, Greenville leverages tourism and its historical sites to support the hospitality and service sectors.



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