



LOWER PRICE POINT NNN DG

380 JOSH HILL RD, PINE KNOT, KY 42635

\$1,360,000 6.75% CAP



PINE KNOT, KY

\$1,360,000 | 6.75% CAP

- Absolute NNN Lease Dollar General
- 10,640 Square Foot Prototype
- Rent Commenced July 2022 Leaving Over 13 Years
 Remaining on Primary Term
- Lower Price Point New Development DG
- 6.75% List CAP 5 (5) Year Options with 10% Rental Increases During the Option Periods
- Southern KY 75 Miles North of Knoxville, TN

EXCLUSIVELY MARKETED BY:

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INVESTMENT OVERVIEW:

Rent Commencement Date: 7/12/2022
Lease Expiration Date: 7/31/2037
Lease Term Remaining: 13+ Years
Lease Type: Absolute NNN

Type of Ownership: Fee Simple



Base Annual Rent:

Rent Per SF:

In 2021, DollarGeneral Plans toContinue Expansionby Opening 1,050Stores & Remodeling1,750 Stores



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



\$91.800

\$8.63

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

PROPERTY DETAILS:

Building Area: 10,640 SF

Land Area: 1.55 AC

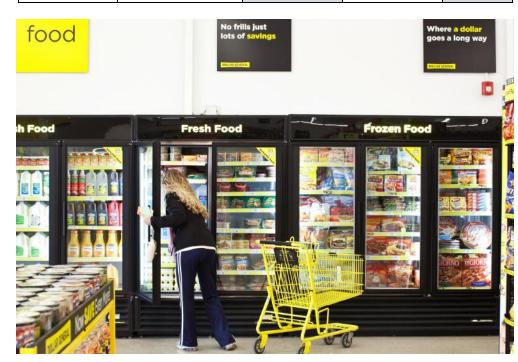
Year Built: 2022

Guarantor: Dollar General Corporation (NYSE: DG)

Price Per SF: \$127.82

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	7/12/2022-7/31/2037	\$91,800	\$8.63	6.75%
Five (5), 5-Year Options 10% Increase	8/1/2037-7/31/2042	\$100,980	\$9.49	7.42%
	8/1/2042-7/31/2047	\$111,078	\$10.44	8.17%
	8/1/2047-7/31/2052	\$122,186	\$11.48	8.98%
	8/1/2057-7/31/2062	\$134,404	\$12.63	9.88%
	8/1/2062-7/31/2067	\$147,845	\$13.90	10.87%



TAXES

REAKDOWN

SPONSIB

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

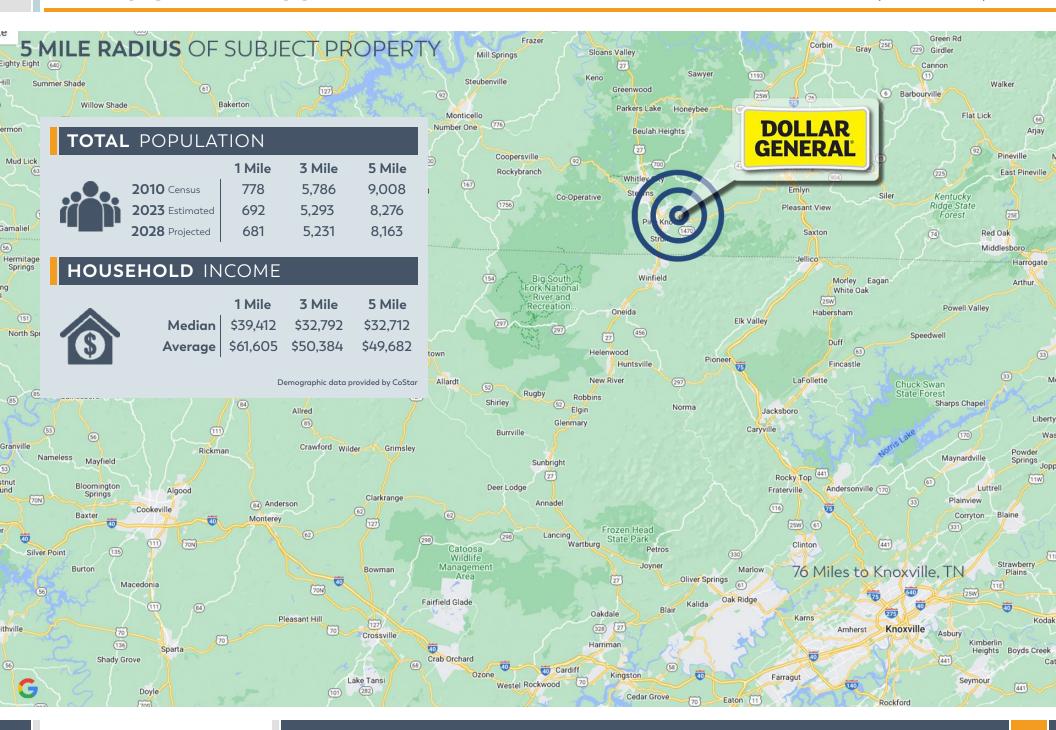
PAID BY TENANT

...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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EXCLUSIVELY MARKETED BY

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