

DOLLAR GENERAL

Absolute NNN

Longville, LA



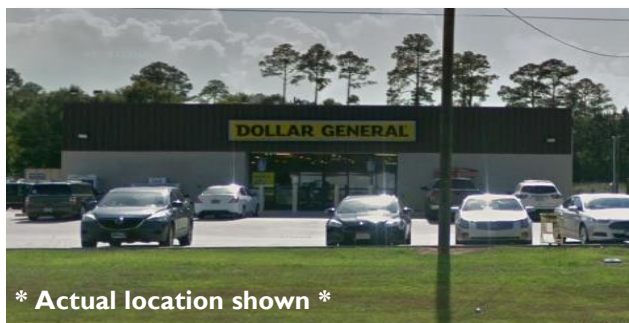
- Average HHI at 1-Mile Radius: \$80K+
- NNN - No Landlord Responsibilities
- Lease Expiration: May 2030
- Limited National Competition within 10-Mile Radius

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DOLLAR GENERAL — NNN LEASE

PURCHASE PRICE: \$1,151,832

(CAP RATE 7.15%)



* Actual location shown *

10966 U.S Hwy 171 - Longville, LA 70652

Building Size:	9,026 Square Feet
Land Size:	Approx. 1.17 Acres
Parking:	Adequate
Area Tenants:	U.S. Post Office, First Baptist Church



Current Annual Rent:	\$82,356 (\$9.12 per building SF)
Initial Rent Commencement:	May 13, 2015
Lease Expiration:	May 31, 2030
Initial Lease Term:	15-Year - NNN
Renewal Options:	Four (4) / 5 Year Renewals
Rent Increases:	10% in Options

Demographics:	1-MILE	3-MILE	5-MILE
Population:	432	1,300	2,175
Median Income:	\$49,192	\$46,676	\$46,023
Average Income:	\$80,172	\$73,301	\$71,095

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

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gfitz@tri-oak.com

LA Broker of Record #70595

David Vercher

KW Commercial - BR



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AERIAL VIEW OF SITE

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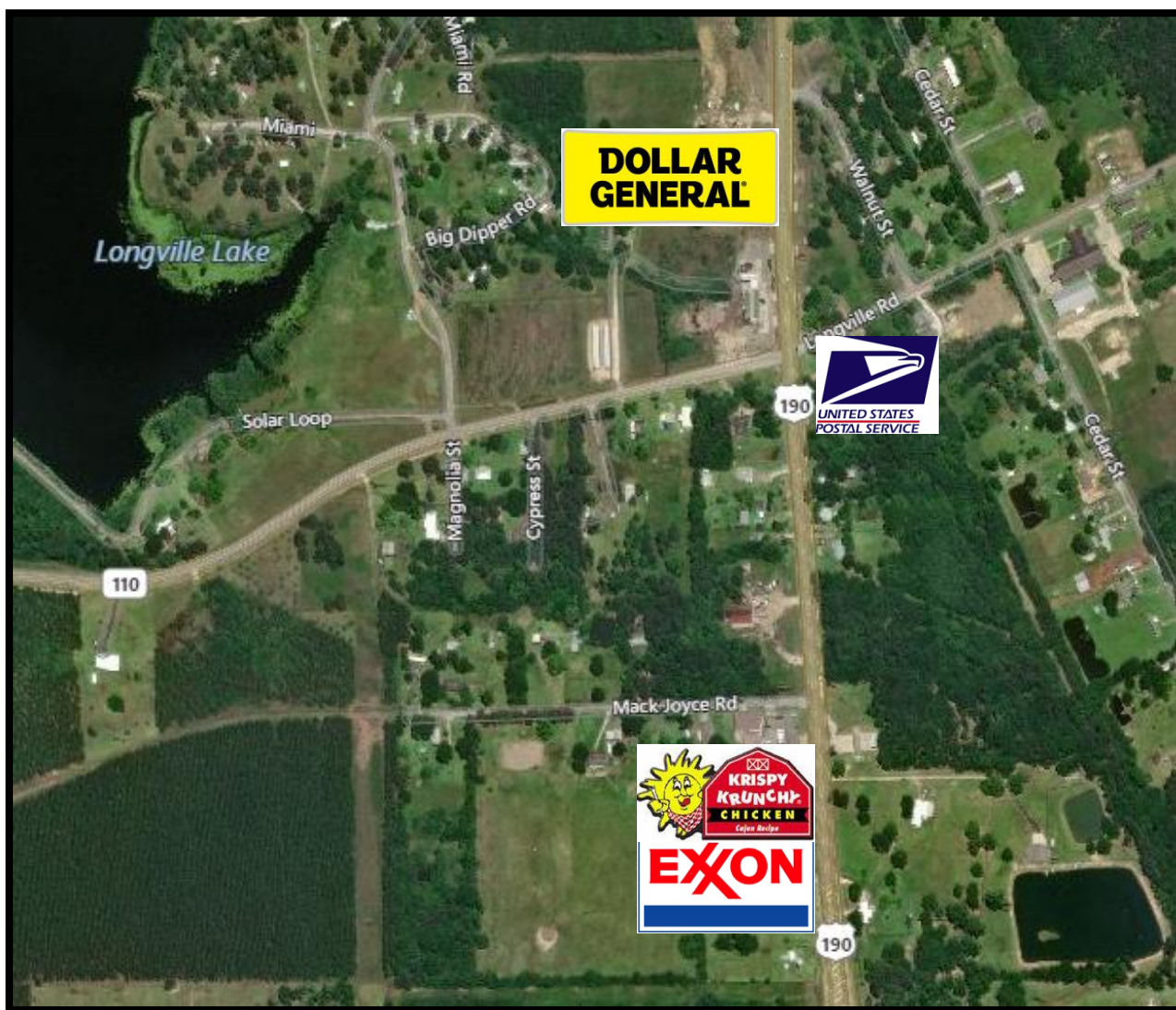


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AERIAL VIEW WITH AREA TENANTS

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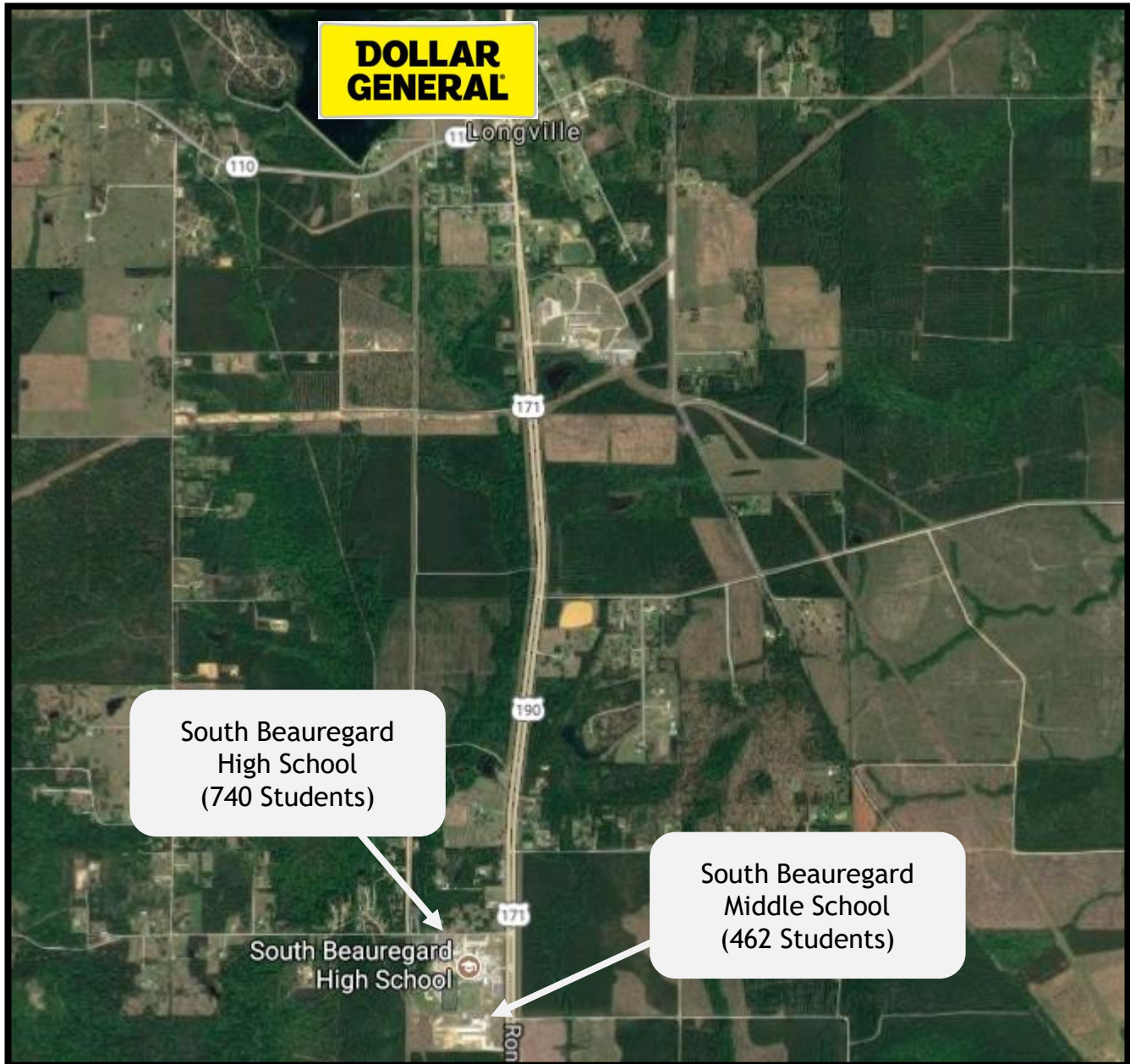


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TRAFFIC GENERATORS

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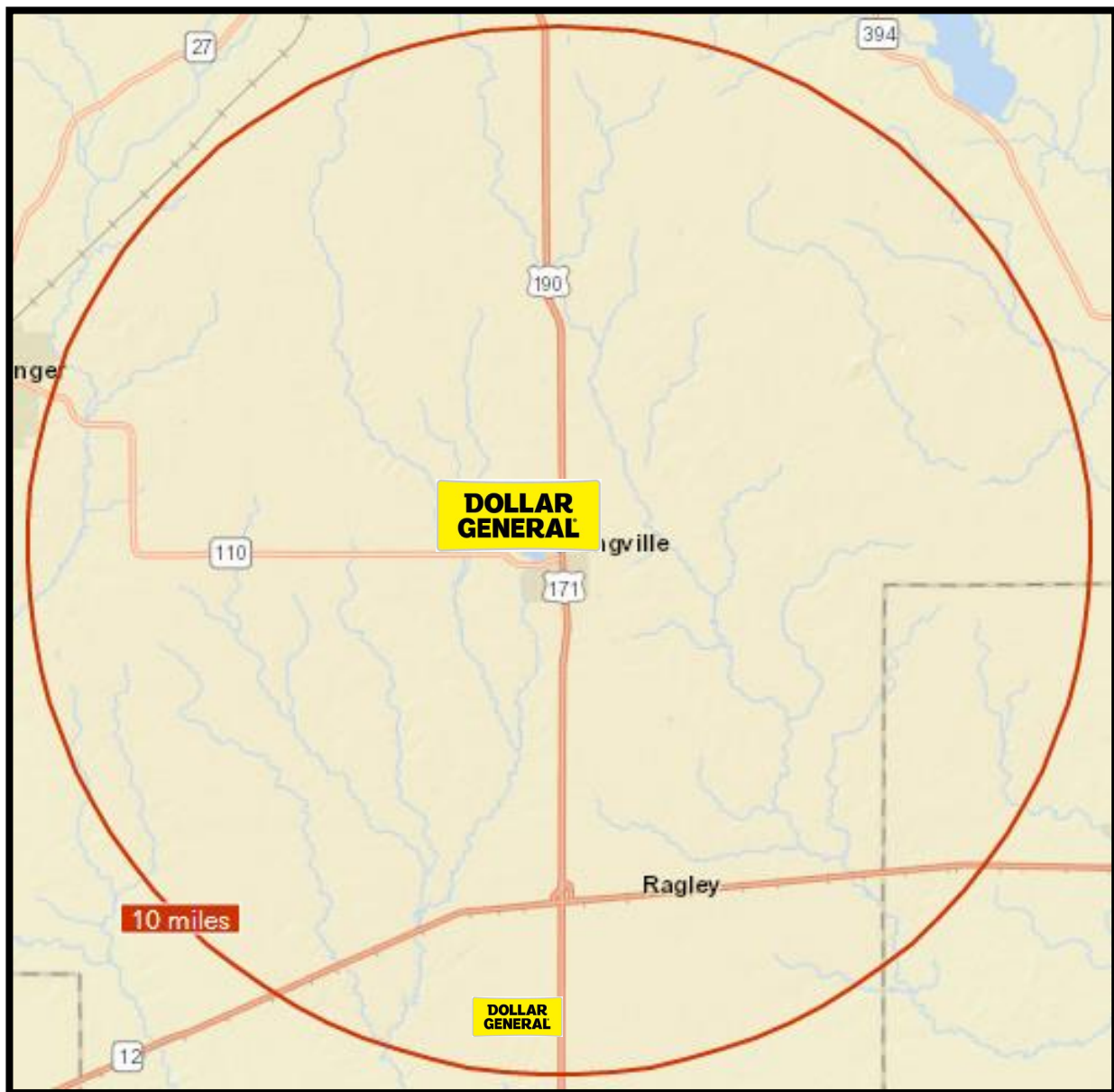
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MAP WITH DISCOUNT RETAILERS AT 10-MILE RADIUS

Red: 10 Mile Radius



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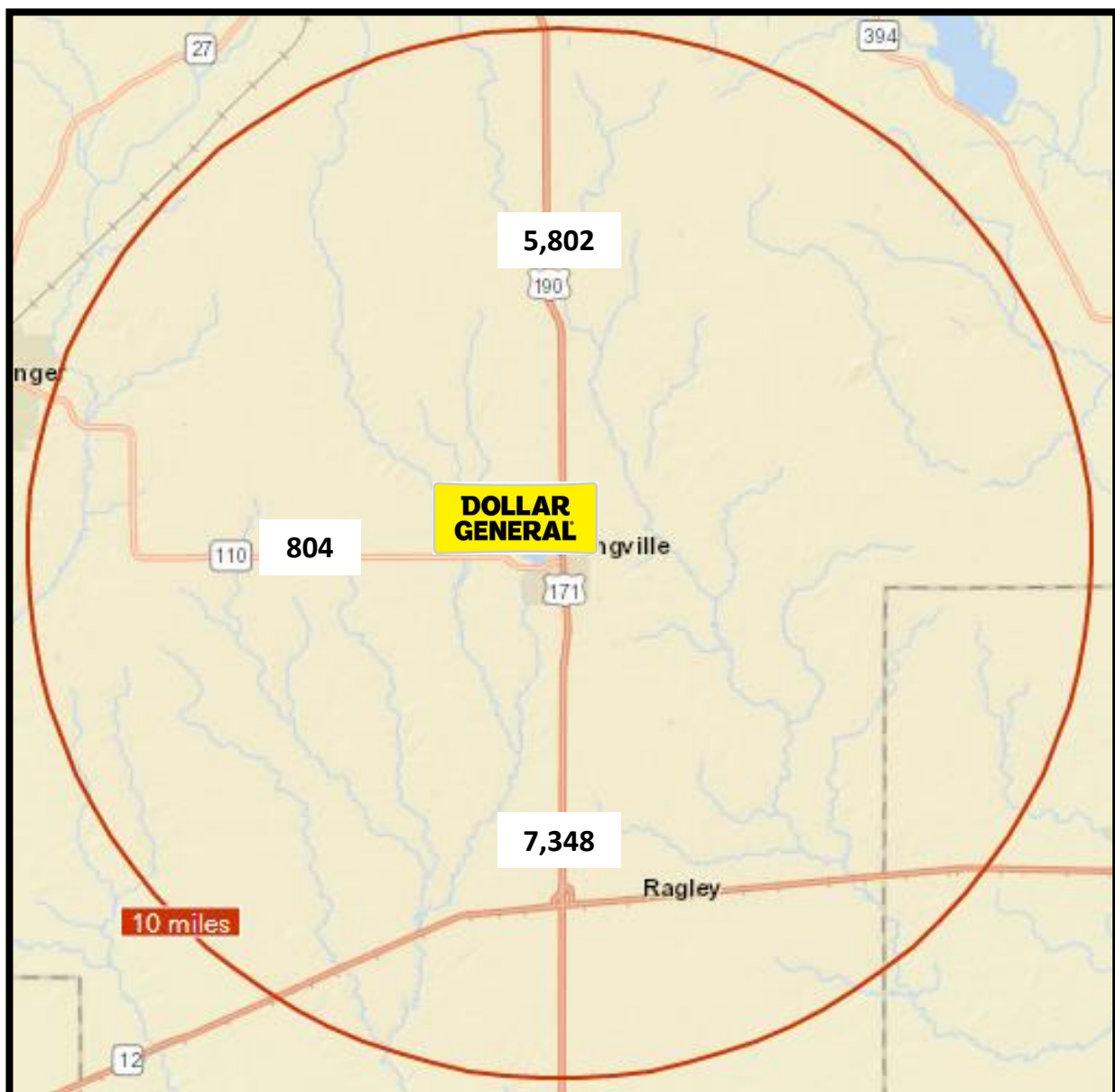
DOLLAR GENERAL — NNN LEASE

Traffic Counts

Data from: 2011

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Red: 10 Mile Radius

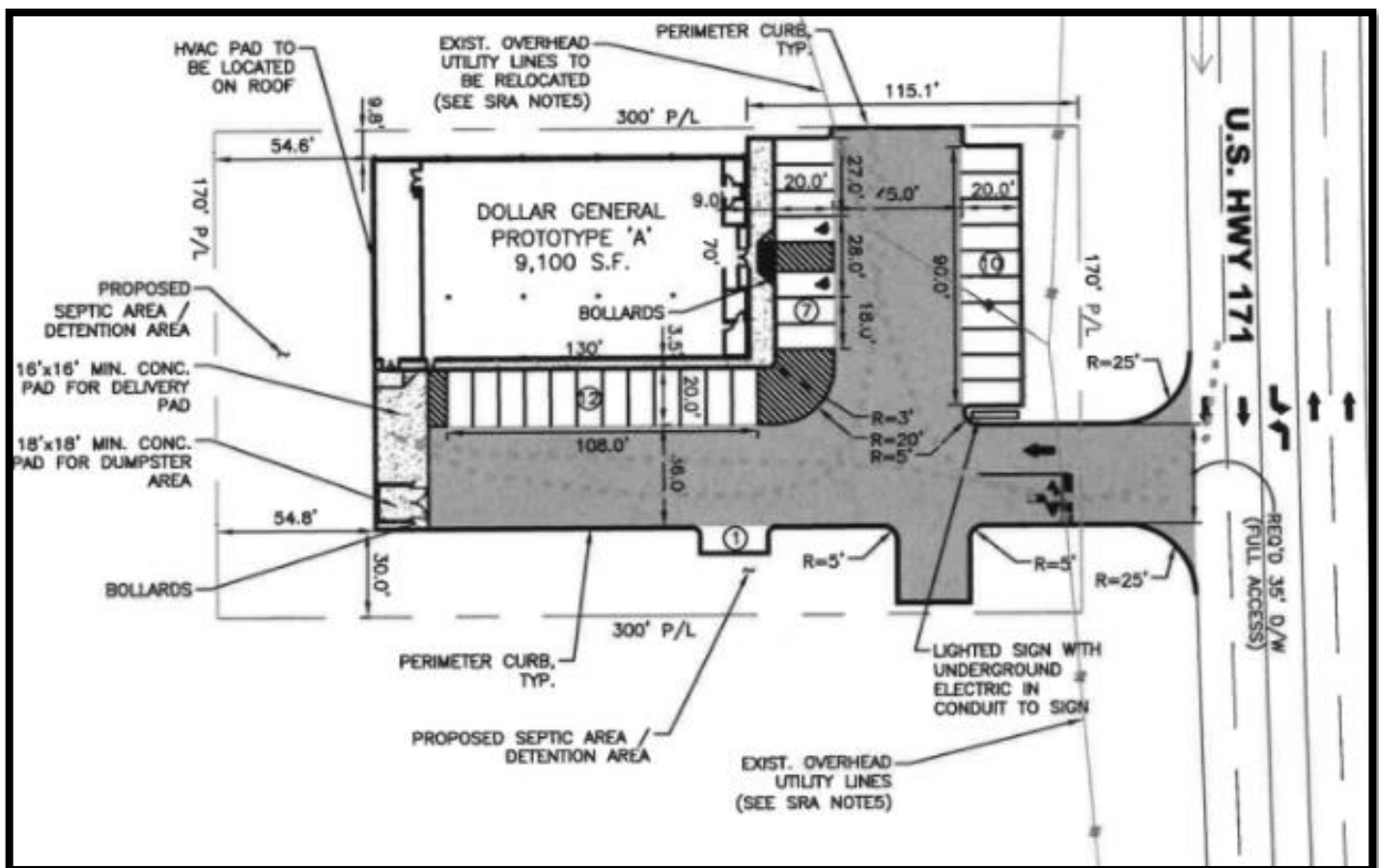


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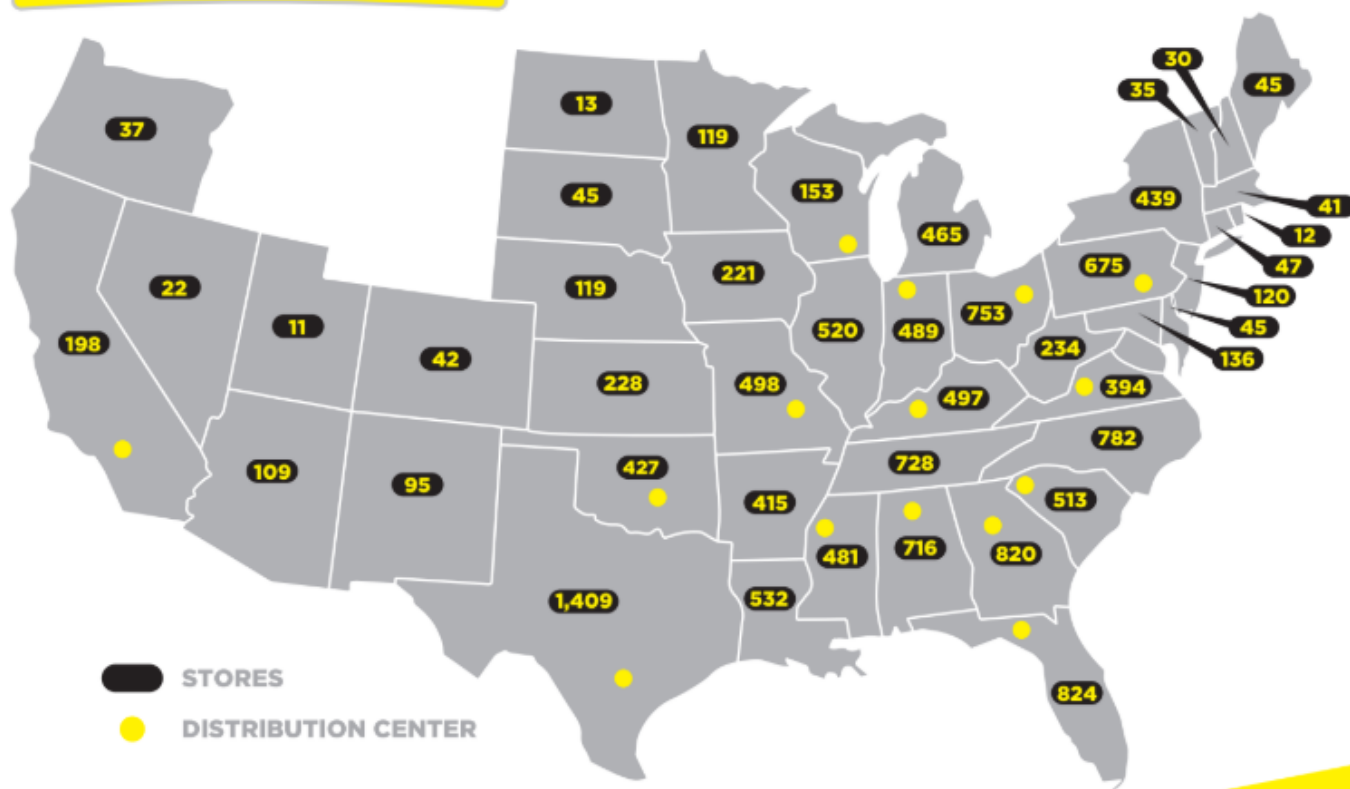
SITE PLAN



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14,534 STORES

DOLLAR GENERAL® IN 44 STATES



**Corporate
information**

Corporate Office

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

Investor Relations



Dollar General Corporation has been delivering value to shoppers for over 75 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 low everyday prices in convenient neighborhood locations. Dollar General operated 13,000 stores in 43 states as of August 13, 2016. 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. For more information on Dollar General, please visit www.dollargeneral.com.

Source: <https://investor.shareholder.com/dollar/index.cfm>

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DOLLAR GENERAL

Corporate Profile

Profile

Dollar General Corporation
100 Mission Ridge
Goodlettsville, TN 37072
United States - Map
Phone: 615-855-4000
Website: <http://www.dollargeneral.com>

Details

Index Membership:	N/A
Sector:	Services
Industry:	Discount, Variety Stores
Full Time Employees:	121,000

Business Summary

Dollar General Corporation, a discount retailer, provides various merchandise products in the southern, southwestern, midwestern, and eastern United States. The company offers consumable products, including paper and cleaning products comprising paper towels, bath tissues, paper dinnerware, trash and storage bags, and laundry and other home cleaning supplies; packaged food products, such as cereals, canned soups and vegetables, condiments, spices, sugar, and flour; perishables consisting of milk, eggs, bread, refrigerated and frozen food, beer, and wine; snacks that comprise candies, cookies, crackers, salty snacks, and carbonated beverages; health and beauty products, such as over-the-counter medicines, as well as soap, body wash, shampoo, dental hygiene, and foot care products; pet products, which include pet supplies and pet food; and tobacco products. It also provides seasonal products, including decorations, toys, batteries, small electronics, greeting cards, stationery products, prepaid phones and accessories, gardening supplies, hardware products, and automotive and home office supplies; and home products consisting of kitchen supplies, cookware, small appliances, light bulbs, storage containers, frames, candles, craft supplies and kitchen products, beds, and bath soft goods. In addition, the company offers apparel for infants, toddlers, girls, boys, women, and men, as well as socks, underwear, disposable diapers, shoes, and accessories. **As of August 19, 2017, it operated 14,000 stores located in 44 states.** The company was formerly known as J.L. Turner & Son, Inc. and changed its name to Dollar General Corporation in 1968. Dollar General Corporation was founded in 1939 and is based in Goodlettsville, Tennessee.

Dollar General Corporation (DG)

NYSE - Nasdaq Real Time Price. Currency in USD

☆ Add to watchlist

105.67 +0.57 (+0.54%)

As of 9:49AM EDT. Market open.

Buy

Sell

Summary

Chart

Conversations

Statistics

Historical Data

Profile

Financials

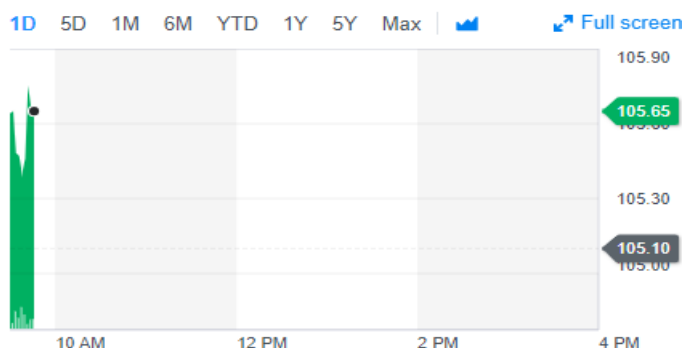
Analysis

Options

Holders

Sustainability

Previous Close	105.100	Market Cap	28.076B
Open	105.610	Beta (3y)	0.72
Bid	105.630 x 900	PE Ratio (TTM)	16.44
Ask	105.770 x 1000	EPS (TTM)	6.432
Day's Range	105.11 - 105.77	Earnings Date	Dec 5, 2018 - Dec 10, 2018
52 Week Range	79.790 - 112.590	Forward Dividend & Yield	1.16 (1.12%)
Volume	82,771	Ex-Dividend Date	2018-10-05
Avg. Volume	2,106,178	1y Target Est	115.96



As of: 10/10/2018 - Source: <http://finance.yahoo.com/q?s=dg>

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