Dollar General Shopping Center

3703 Taft Highway

Signal Mountain (suburb of Chattanooga, TN), Hamilton County, TN

Offered by Interfund Group, Inc. and Greater Downtown Realty, LLC, dba Keller Williams Realty

Table of Contents

Section 1

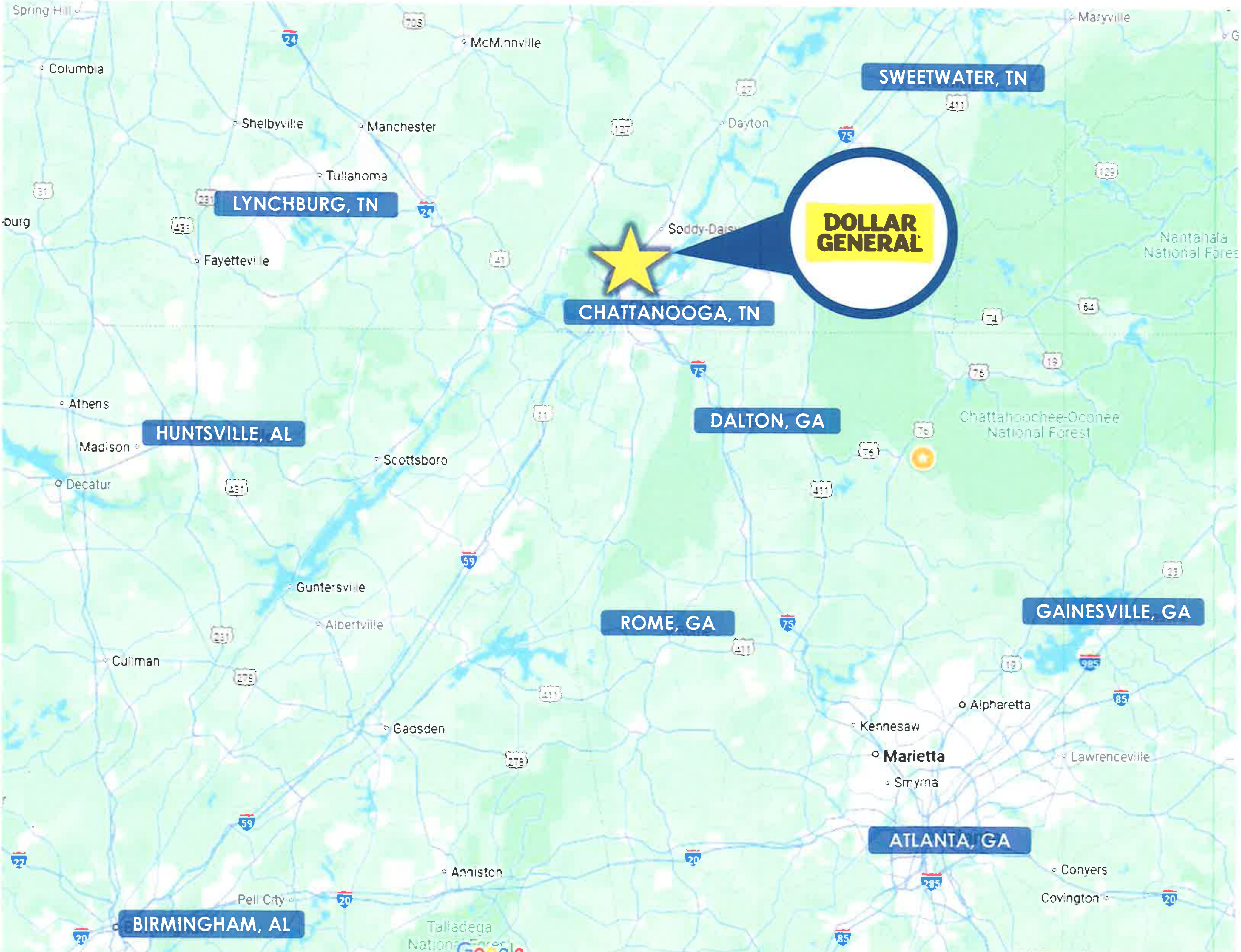
Investment Summary

Investment Summary

Address	3703 Taft Highway, Signal Mountain, TN 37377
Tenants	Dollar General and Mind & Muscle, LLC
Total SF Leased	14,053 SF (Dollar General 12,268 SF, Mind & Muscle, LLC 1785 RSF)
Current Occupancy	100%
Land Area	1.25 acres
Current Projected Annual Net Income	$115,224.00
Sales Price	$1,646,000.00
Capitalization Rate	Approximately 7%
Ownership:	Taft Highway of Chattanooga, LP

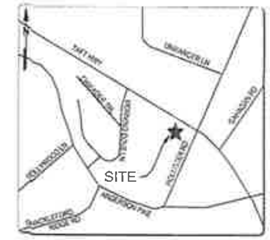
Section 2

Maps and Aerial Location

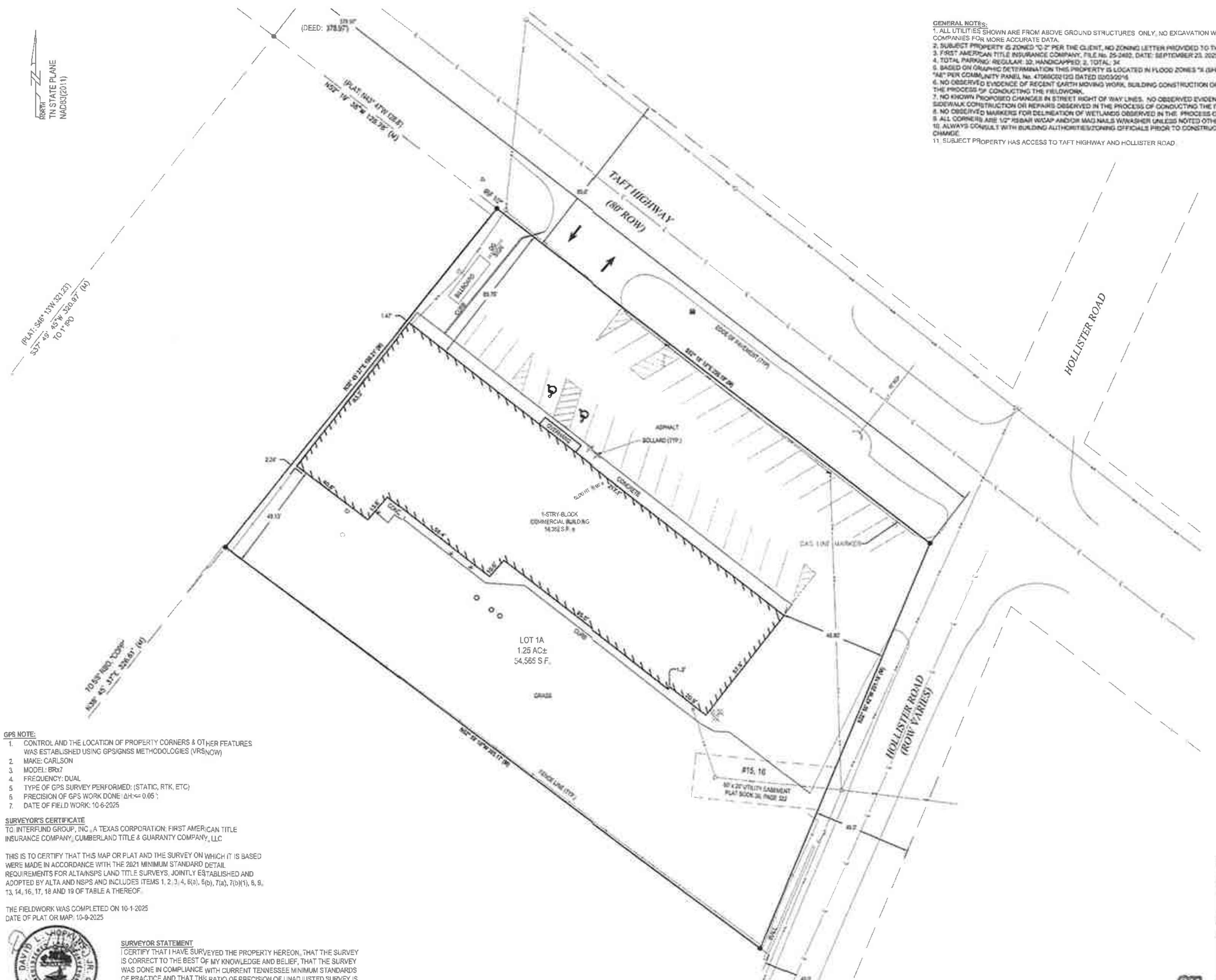

DOLLAR GENERAL
SWEETWATER, TN
LYNCHBURG, TN
CHATTANOOGA, TN
HUNTSVILLE, AL
DALTON, GA
ROME, GA
GAINESVILLE, GA
ATLANTA, GA
BIRMINGHAM, AL
Spring Hill
McMinnville
Columbia
Shelbyville
Manchester
Tullahoma
Fayetteville
Dayton
Soddy-Daisy
Maryville
Athens
Madison
Decatur
Scottsboro
Guntersville
Albertville
Cullman
Gadsden
Anniston
Pell City
Kennesaw
Marietta
Smyrna
Alpharetta
Lawrenceville
Conyers
Covington
Chattahoochee-Oconee National Forest

Section 3

Survey



GENERAL NOTES:
1. ALL UTILITIES SHOWN ARE FROM ABOVE GROUND STRUCTURES ONLY. NO EXCAVATION WAS DONE. CONTACT LOCAL UTILITY COMPANIES FOR MORE ACCURATE DATA.
2. SUBJECT PROPERTY IS ZONED "C-2" PER THE CLIENT, NO ZONING LETTER PROVIDED TO THE SURVEYOR.
3. FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No. 25-2492, DATE: SEPTEMBER 23, 2025.
4. TOTAL PARKING: REGULAR: 32, HANDICAPPED: 2, TOTAL: 34
5. BASED ON GRAPHIC DETERMINATION THIS PROPERTY IS LOCATED IN FLOOD ZONES "X (SHADED)," AND NOT LOCATED IN THE "AE" PER COMMUNITY PANEL No. 47065C0212G DATED 02/03/2016
6. NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
7. NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
8. NO OBSERVED MARKERS FOR DELINEATION OF WETLANDS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK.
9. ALL CORNERS ARE 1/2" REBAR W/CAP AND/OR MAG NAILS W/WASHER UNLESS NOTED OTHERWISE.
10. ALWAYS CONSULT WITH BUILDING AUTHORITIES/ZONING OFFICIALS PRIOR TO CONSTRUCTION. SETBACKS ARE SUBJECT TO CHANGE.
11. SUBJECT PROPERTY HAS ACCESS TO TAFT HIGHWAY AND HOLLISTER ROAD.



LEGEND OF SYMBOLS

CL/CLR	CENTERLINE ROAD	TB	TOP BANK
TC	TOP CURB	TS	TOE SLOPE
BC	BOTTOM CURB	BD	BOTTOM DITCH
IPF	IRON PIPE FOUND	BLD	BUILDING
IRF/RSD	IRON REBAR FOUND	FFE	FINISH FLOOR ELEVATION
EG	EDGE GRAVEL	EW	EDGE WATER
EP/EOP	EDGE PAVEMENT	NS	NAIL SET
CMF	CONCRETE MONUMENT FOUND		OVERHEAD WIRE
TYP	TYPICAL		WATERLINE
	GUY WIRE		STORM SEWER LINE
	BOLLARD		SANITARY SEWER LINE
	SEPTIC TANK MANHOLE		GAS LINE
	WATER METER		UNDERGROUND ELECTRIC
	POWER POLE		COMMUNICATION
	LIGHT POLE		BUILDING LINE
	CLEANOUT	HDPE	HIGH DENSITY POLYETHYLENE
	POWER METER	CONC	CONCRETE
	GAS VALVE		GUY WIRE
	GAS METER		POST INDICATOR VALVE
	FIRE HYDRANT		ELECTRIC BOX
	WATER VALVE		GREASE TRAP
	PHONE PEDESTAL		TRAFFIC BOX
	TRAFFIC POLE		TREES (SIZE VARIES-SEE PLAN)
	FIRE DEPARTMENT CONNECTION		POWER METER
	IRRIGATION CONTROL VALVE		UNABLE TO DETERMINE TERMINUS
	LIGHT		PROPERTY CORNER (AS DESCRIBED)
	STOP BAR		
	AIR CONDITIONING UNIT		

*NOTE: ALL SYMBOLS WILL NOT APPLY TO YOUR SURVEY.

DESCRIPTION FROM FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO 25-2492, DATE: SEPTEMBER 23, 2025.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF HAMILTON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

IN THE THIRD CIVIL DISTRICT OF HAMILTON COUNTY, TENNESSEE.
LOT ONE - A (1-A), E. W. TAYLOR SUBDIVISION, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 30, PAGE 322, IN THE REGISTER'S OFFICE OF HAMILTON COUNTY, TENNESSEE.

REFERENCE IS MADE FOR PRIOR TITLE TO SPECIAL WARRANTY DEED RECORDED IN BOOK 12712, PAGE 715, IN THE REGISTER'S OFFICE OF HAMILTON COUNTY, TENNESSEE.

FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 25-2492, DATE: SEPTEMBER 23, 2025
SCHEDULE B, PART II - EXCEPTIONS

15. SUBJECT TO 60' X 20' UTILITIES EASEMENT AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 30, PAGE 322, IN THE REGISTER'S OFFICE OF HAMILTON COUNTY, TENNESSEE. "AS SHOWN"

16. SUBJECT TO ANY SETBACK LINES, RIGHTS OF WAY, EASEMENTS, NOTES AND ANY AND ALL OTHER MATTERS SHOWN ON PLATS RECORDED IN PLAT BOOK 30, PAGE 322 AND PLAT BOOK 31, PAGE 172, IN THE REGISTER'S OFFICE OF HAMILTON COUNTY, TENNESSEE. "AS SHOWN"

17. SUBJECT TO TERMS AND PROVISIONS OF EASEMENT AGREEMENT BETWEEN DG SIGNAL MOUNTAIN, LLC AND RDA CHATTANOOGA, LLC DATED OCTOBER 7, 2021 AND RECORDED OCTOBER 12, 2021 IN BOOK 12688, PAGE 830, IN THE REGISTER'S OFFICE OF HAMILTON COUNTY, TENNESSEE. "AFFECTS SUBJECT PROPERTY, VAGUE IN NATURE - NOT PLOTTABLE"

GPS NOTE:
1. CONTROL AND THE LOCATION OF PROPERTY CORNERS & OTHER FEATURES WAS ESTABLISHED USING GPS/GNSS METHODOLOGIES (VRSNOW)
2. MAKE: CARLSON
3. MODEL: BRx7
4. FREQUENCY: DUAL
5. TYPE OF GPS SURVEY PERFORMED: (STATIC, RTK, ETC)
6. PRECISION OF GPS WORK DONE: ΔH:<= 0.05'
7. DATE OF FIELD WORK: 10-6-2025

SURVEYOR'S CERTIFICATE
TO: INTERFUND GROUP, INC., A TEXAS CORPORATION; FIRST AMERICAN TITLE INSURANCE COMPANY; CUMBERLAND TITLE & GUARANTY COMPANY, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON 10-1-2025
DATE OF PLAT OR MAP: 10-9-2025

DAVID L. HOPKINS, JR. REGISTERED LAND SURVEYOR TENNESSEE NO. 2120

SURVEYOR STATEMENT
I CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON, THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THAT THE RATIO OF PRECISION OF UNADJUSTED SURVEY IS BETTER THAN 1:10,000 (CATEGORY I)

DWG. NO. 2025-336-3

REV #1: 10/15/2025 – ADDED TITLE COMMITMENT

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

INTERFUND GROUP, INC.

ALTA/NSPS TITLE SURVEY
LOT 1A, E. W. TAYLOR SUBDIVISION, PLAT BOOK 30, PAGE 322, AND AS DESCRIBED IN DEED BOOK 12712, PAGE 715, (R.O.H.C), HAMILTON COUNTY, TENNESSEE

HOPKINS SURVEYING GROUP
175 Hamm Road – P.O. Box 4366
Chattanooga, Tennessee 37405 (423) 267-3751 Office
Copyright – By Hopkins Surveying Group

811 Call before you dig.

DRAWN BY: TP	SHEET NO.: 1 OF 1	DWG. No. 2025-336-3
SCALE: 1"= 20'	DATE: 10-9-2025	REF. DWG.:
PROPERTY ADDRESS: 3703 TAFT HIGHWAY, SIGNAL MOUNTAIN, TENNESSEE		TAX MAP No. 0864 C 012

Section 4

Property Photos

Section 5

Summary of Leases

Summary of Leases

A. Tenant: Dolgencorp, LLC, a Kentucky limited liability company

Tenant Guarantor: Dollar General Corporation

Landlord: Taft Highway of Chattanooga, LP, a Tennessee limited liability company, successor in interests to VPI Taft Highway, LLC

Commencement Date of Lease: December 1, 2004

Premises Area Leased:12,268 square feet (actual square footage is greater)

Current Expiration of Lease: March 31, 2030

Current Monthly Rental: $7,051.03

Current Monthly Additional Rent Paid by Tenant for Maintenance: $291.66, which is subject to increase at the end of each year if the cost of maintenance exceeds this amount. The current cost for 2026 has been $350.00 per month. Maintenance includes lighting, security, snow removal, and striping, and maintenance of any grass or landscaped area.

Lease Extensions: Tenant has the option to extend the lease term for an additional five years upon at least 90 days prior notice from the ending date of the lease term. The rental rate during this five-year extension will be $7,756.14 per month plus the cost for maintenance as defined above. Assuming Tenant exercises this option Tenant has the right to again extend the lease term. upon at least 90 days prior notice from the ending date of the lease term. The rental rate for this five-year extension will be $8,531.75 per month plus the cost for maintenance as defined above. The final termination of the lease term with these two extensions would be March 31, 2040.

Insurance and Property Taxes: Tenant reimburses Landlord for the cost of liability and property insurance for the center and the cost of property taxes for the center.

Maintenance and Repairs to the Premises: Tenant is responsible for minor repairs to Landlord's equipment located on the Premises. The term, minor repairs, is a repair with a maximum cost of $1,000.00.

Utilities: Tenant is responsible for the cost of utilities to the Premises.

HVAC Preventive Maintenance: Tenant is responsible for maintaining a preventative contract on the HVAC systems located in and serving Tenant's premises.

Landlord's Obligations: Structural repairs, roof repairs and replacements, and plumbing system repairs, electrical system repairs, and HVAC repairs with a repair cost more than $1,000.00. Landlord is also responsible for repairs and replacements of the parking lot.

B. Tenant: Mind & Muscle, LLC, a Tennessee limited liability company

Tenant Guarantor: Ross Dehoney and Nicole Dehoney

Landlord: Taft Highway of Chattanooga, LP, a Tennessee limited liability company

Commencement Date of Lease: July 1, 2026

Premises Area Leased: 1785 rentable square feet

Current Expiration of Lease: June 30, 2031

Monthly Rental:

Time Period	Annual Amount	Monthly Amount
First Twelve (12) Months	$28,320.00	$2,360.00
Second Twelve (12) Months	$29,131.20	$2,427.60
Third Twelve (12) Months	$29,713.92	$2,476.16
Fourth Twelve (12) Months	$30,308.28	$2,525.69
Fifth Twelve (12) Months	$30,914.52	$2,576.21

Additional Rent: Tenant pays Landlord $250.00 per month for Tenant's share (12.4%) of property taxes for the center and operating expenses for the common areas of the property.

Tenant's Right to Renew and Extend the Lease Term: Tenant has the right to extend the lease term for five years upon prior notice to Landlord. The rental rate during the extended term shall be at market rate which shall not be less than the rental rate in the last month of the initial lease term.

Tenant Obligations: Tenant is responsible for repairs and replacements of improvements located in or serving the premises except for the HVAC systems. In the extended term, Tenant assumes the responsibility for repair and replacements to the HVAC systems.

Section 6

Investment Highlights

Investment Highlights

1. Dollar General is ranked number 91 on the Fortune 500 List for 2025. Dollar General's gross revenue for 2025 was 42.72 billion dollars with a gross profit of 13.10 billion dollars. Dollar General has an investment grade rating of BBB from Standard and Poor's and a Baa3 rating from Moody's which is classified as Investment Grade.
2. Dollar General leases approximately 88% of the space in shopping center. The store has been in this location for approximately 22 years. This Dollar General store was ranked as the 19th highest volume store for visitors out of 916 Dollar General stores in Tennessee for 2025 with over 233,000 visitors according to Placer AI. This Dollar General store had gross revenues for 2025 of more than $4,000,000.00.
3. The estimated cost to build this shopping center today is approximately $2,337,000.00 (its insured value). With an estimated land cost today of at least $545,000.00 the development cost for the center today would be in the range of $2,882,000.00.
4. The current annual rent paid by Dollar General is approximately $6.90 per square foot.
5. Based on the extremely high gross income performance by Dollar General at this location and the extremely low rental rate paid by Dollar General at this location it would be extremely unlikely that Dollar General would not extend its lease term for this location in 2030 and 2035.
6. The Signal Mountain area is primarily a residential area. The residents of the area are highly resistant to new commercial development. Walmart has been denied entry to build a store in the area. There is a limited amount of shopping center or other commercial space available for rent or land to be developed for commercial use in the area.
7. Signal Mountain is a suburb of Chattanooga, TN. It is a 15-minute drive at 35 miles per hour (the speed limit) from the central business district of Chattanooga to the top of Signal Mountain.
8. Signal Mountain is a highly desirable residential area with two highly rated public elementary schools, and one highly rated combined middle and high school.
9. The average household income of Hamilton County is approximately $170,550.00. The Signal Mountain area includes the incorporated town of Signal Mountain and unincorporated areas. The town of Signal Mountain has a population of 8,860. The medium income of the residents in this town is $141,008 and the medium home value is $544,300.00.
10. Hamilton County and Chattanooga continue to have strong population growth.
11. The store is located on Taft Highway or US-12, which is the main road through the town of Signal Mountain.

12. **This Dollar General store is one of the largest Dollar General stores in Tennessee and the store sales beer and wine.**
13. **Tennessee has no state income tax.**

Section 7

Projected Future Values

Projected Future Values

1. Subject to the extension of the lease term by Dollar General, the monthly rental rate from Dollar General will increase on April 1, 2030, to $7,756.14 or an annual rent of $93,073.68, *plus reimbursement from Dollar General for maintenance, real estate taxes, and* insurance. The monthly rental rate for Mind & Muscle LLC as of April 1, 2030, will be $2,576.21 plus operating expenses estimated to be $300.00 per month in 2030, or an annual projected rent of at least $34,514.00. The total amount of annual rent from both leases would be $127,588.00 plus reimbursement for real estate taxes, insurance, and maintenance costs from Dollar General. Based on a 7% capitalization rate of the projected income derived from the center as of April 1, 2030, the sales value for the center would be $1,822,688.00.
2. Subject to extension of the lease term by Dollar General, the monthly rental rate from Dollar General will increase on April 1, 2035, to $8,531.75 or an annual rent of $102,381.00 plus reimbursement from Dollar General for maintenance, real estate taxes, and insurance. Subject to the extension of the lease term by Mind & Muscle, LLC as of July 1, *2035, the monthly rental rate for Mind & Muscle, LLC, as of April 1, 2035, is estimated to* be $3,000.00 per month plus operating expenses estimated to be $350.00 per month in 2035, or an annual rent of at least $40,200.00. The total amount of annual rent from both leases would then be $142,581.00 plus reimbursement for real estate taxes, insurance, and maintenance cost from Dollar General. Based on a 7% capitalization rate of the projected income derived from the center as of April 1, 2035, the sales value for the center would be $2,036,871.00 based on the assumptions described above.
3. Based on an estimated development cost for the shopping center of $2,882,000.00 in 2026, and an increase in that development cost by an annual yearly increase in the CPI of 3% per year through the calendar year 2039, would yield a development cost in 2040 of $4,232,314.00

Section 8

Pro Forma Income and Expense Projections

Pro Forma Income and Expense Statement

Rental income:

Monthly Dollar General Rent	**$7,051.03**
Monthly Dollar General Maintenance Reimbursement	**$350.00 ***
Monthly Mind & Muscle, LLC Rent	**$2,360.00**
Monthly Mind & Muscle, LLC Additional Rent	**$250.00 ****
Gross Monthly Rental Income	**$10,001.03**
Less Expenses:	
Monthly parking lot sweeping, grass cutting trash pickup, cleaning	**$350.00 *****
Projected Monthly Net Income	**$9,651.03**
Projected Annual Net Income	**$115,812.36**

***Dollar General pays $291.66 per month for maintenance, which is subject to increase at the end of the year based on the landlord's cost for such work. Current maintenance cost is $350.00 per month.**

**** Estimate for 2026 which is subject to increase**

***** Dollar General reimburses the landlord for the cost of insurance and property taxes on the property. Expenses related to accounting costs and tax return preparation for Taft Highway of Chattanooga, LP and its general partner, Taft Highway of Tennessee, LLC, are not included in projected expenses.**

Section 9

Capital Improvements and Repairs 2026

Capital Improvements and Repairs 2026

1. **Buildout of Mind & Muscle, LLC lease space**
2. **Installation of French drains and sump pump systems on the side and in the rear of *the center***
3. **Installation of a back-up battery system for the above-described sump pump in the rear of the center**
4. **Removal of trees near the Mind & Muscle space**
5. **Clean out of sanitary sewer systems and repairs to that system**
6. **Buildout of an approximate eighteen-foot wall block wall (26 inches in height) in the rear of the Mind & Muscle space to impede the flow of water at the back of the center caused by severe rainstorms and to force such water to the drainage system on the side of the building**
7. **Painting the side wall of the center where the Mind and Muscle, LLC lease space is located and painting black mastic at the lower portion of this wall**
8. **Repairs of the gutter systems**

The total cost of these capital improvements and repairs is approximately $110,000.00 through August 2026.

Section 10

Disclaimer

Disclaimer

No representations or warranties, either express or implied, have been made concerning the accuracy or completeness of this package, or the accuracy of any projections or estimates based thereon, and further, no legal commitment or obligation shall arise by reason of this *package or its contents. All information contained herein is subject to errors, omissions, or* changes in conditions.

Section 11

Contact Information

Contact Information

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