

DOLLAR GENERAL

8530 US-501 Timberlake, NC

AMC REAL ESTATE
INVESTMENT SERVICES

kw
KELLERWILLIAMS.



OFFERER BY:

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8530 US-501 Timberlake, NC 27583

INVESTMENT SUMMARY:

Asking Price: \$895,058

Cap Rate: 8.50%

NOI: \$76,080

Year Built: 2006

Square Footage: 9,014 SF

Lot Size: 1.26 Acres

Tenant: Dollar General

Lease Type: NN+ Lease

Lease Start Date: 06/01/2006

Lease End Date: 05/31/2031

Term Remaining: 6.5 Years

Option Periods: 3(5) Year Options

	TERM	ANNUAL RENT	INCREASE	ANNUAL CAM
Initial Term	06/01/2006 – 05/31/2009	\$56,196	5%	\$4,500
	06/01/2009 – 05/31/2012	\$59,004	5%	\$4,500
	06/01/2012 – 05/31/2016	\$61,956	5%	\$5,400
Extended Term	06/01/2016 – 05/31/2021	\$71,280	15%	\$5,400
	Extended Term 06/01/2021 – 05/31/2026	\$76,080	6.73%	\$5,859
Extended Term	06/01/2026 – 05/31/2031	\$76,080	0%	\$6,309
Option 1	06/01/2031 – 05/31/2036	\$83,688	10%	\$6,756
Option 2	06/01/2036 – 05/31/2041	\$94,452	10%	\$7,211
Option 3	06/01/2041 – 05/31/2045	\$101,256	10%	\$7,662

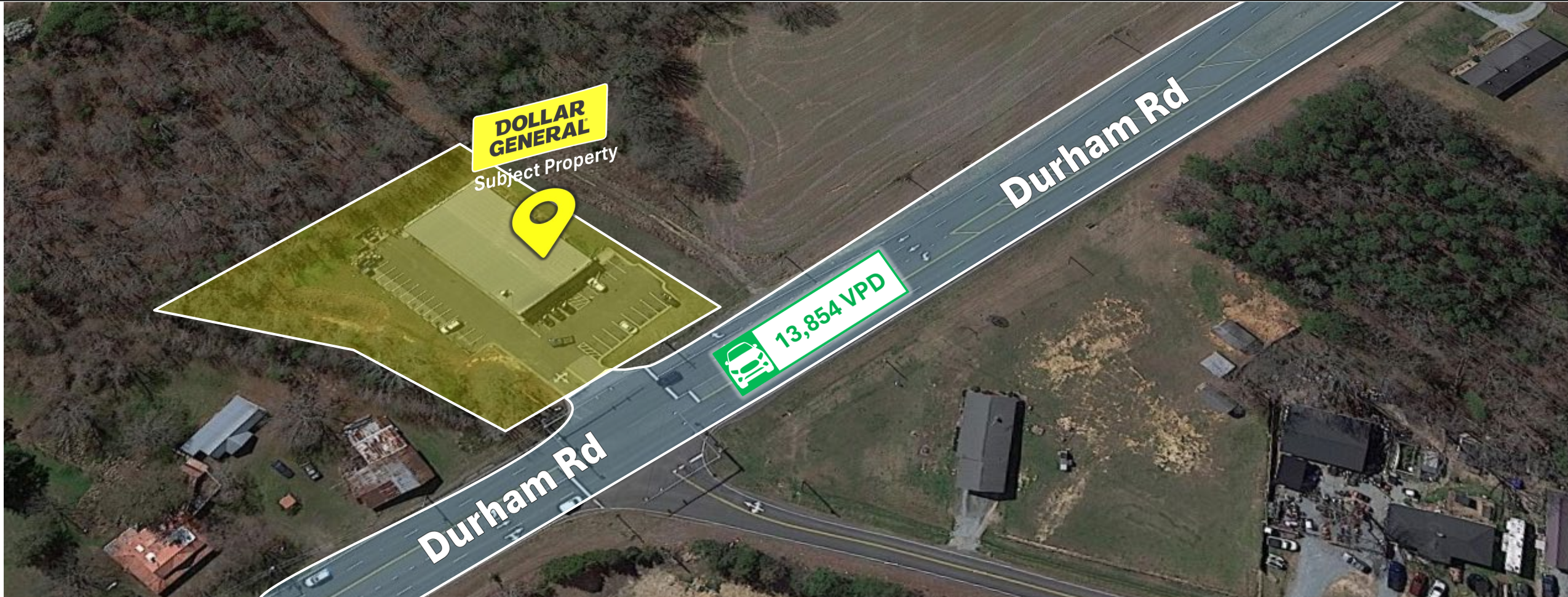
Investment Highlights

- Tenant renewed their lease early showing their strong commitment to the site
- NN+ Lease with the Tenant paying an above average \$488.25/Month CAM Allowance, allowing the landlord to perform routine maintenance/minor capex at no expense to them
- Conveniently located less than 20 Miles from Durham North Carolina
- Dollar General recently upgraded the Pylon Sign and Front of the Store Sign

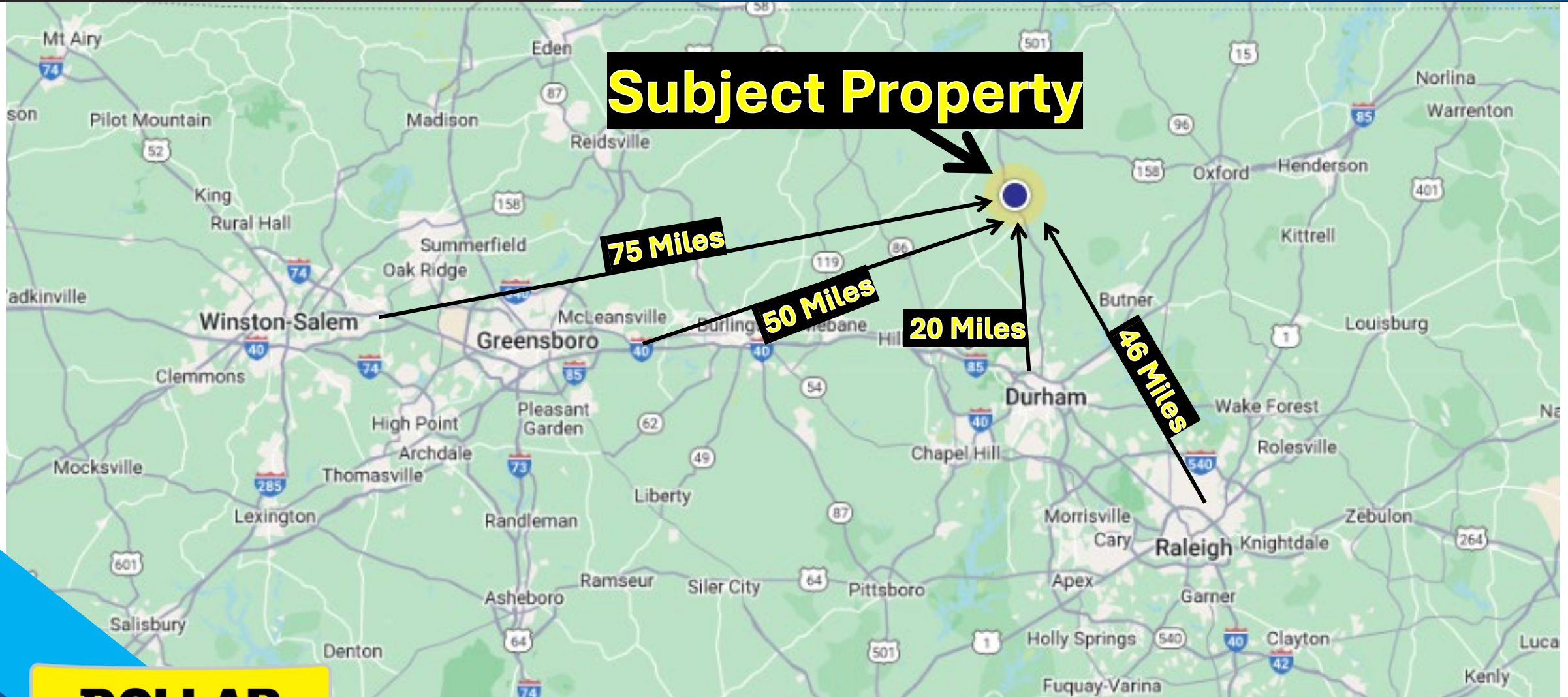
Expense Type	Responsibility
Taxes:	Tenant Responsibility
Insurance:	Tenant Responsibility
Parking Lot Repairs:	Tenant Pays Allowance
Parking Lot Replacement:	Landlord Responsibility
Striping and Sealing:	Tenant Pays Allowance
Roof Repairs:	Landlord Responsibility
Roof Replacement:	Landlord Responsibility
HVAC Repairs Under \$1,000:	Tenant Responsibility
HVAC Replacement:	Landlord Responsibility
Common Area Maintenance:	Tenant Pays Allowance
Snow Removal:	Tenant Reimburses Full Amount

*Tenant Pays Landlord \$1,000 / Year for Quarterly HVAC Servicing





Radius from Site	3 Mile	5 Mile	10 Mile
Population	4,170	9,494	38,081
Median HH Income	\$63,816	\$67,409	\$62,942



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Radius from Site	3 Mile	5 Mile	10 Mile
Population	4,170	9,494	38,081
Median HH Income	\$63,816	\$67,409	\$62,942



Company Highlights

- Dollar General is a publicly traded (NYSE: DG) Fortune 500 company with an S&P investment grade credit rating of BBB.
- Over 21,000 Locations and expanding by 1,050 stores every year
- There are over 140,000 Employees at Dollar General
- Dollar General was ranked the 179th Largest Public Company in America

Company Overview

Company: Dollar General
Founded: 1939
Total Revenue: (10/27/23) \$38.607 Billion
Net Worth: (10/27/23) \$26.3 Billion
Headquarters: Goodlettsville, TN
Website: www.dollargeneral.com

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Contacts

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