



DOLLAR GENERAL
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TABLE OF CONTENTS

INVESTMENT HIGHLIGHTS

4

OFFERING SUMMARY

5

TENANT OVERVIEW

7

LOCATION INFORMATION

10



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.



- **Absolute NNN Lease** – No landlord responsibilities creating a truly passive investment.
- **Investment Grade Tenant** – Corporate Guarantee (S&P Rating: BBB).
- **Attractive Price Point** – Ideal opportunity for 1031 exchange buyers.
- **Built-In Customer Base** – Surrounded by established residential neighborhoods, creating steady demand and consistent foot traffic.
- **Above Average Surrounding Household Incomes** - \$81,095 AVG HHI within 5-miles of the property.
- **Low Rent** – Current rent is lower compared to newly constructed comparable stores.
- **No Direct Competition** – No competing dollar stores within a 8+ mile radius, ensuring strong market positioning.

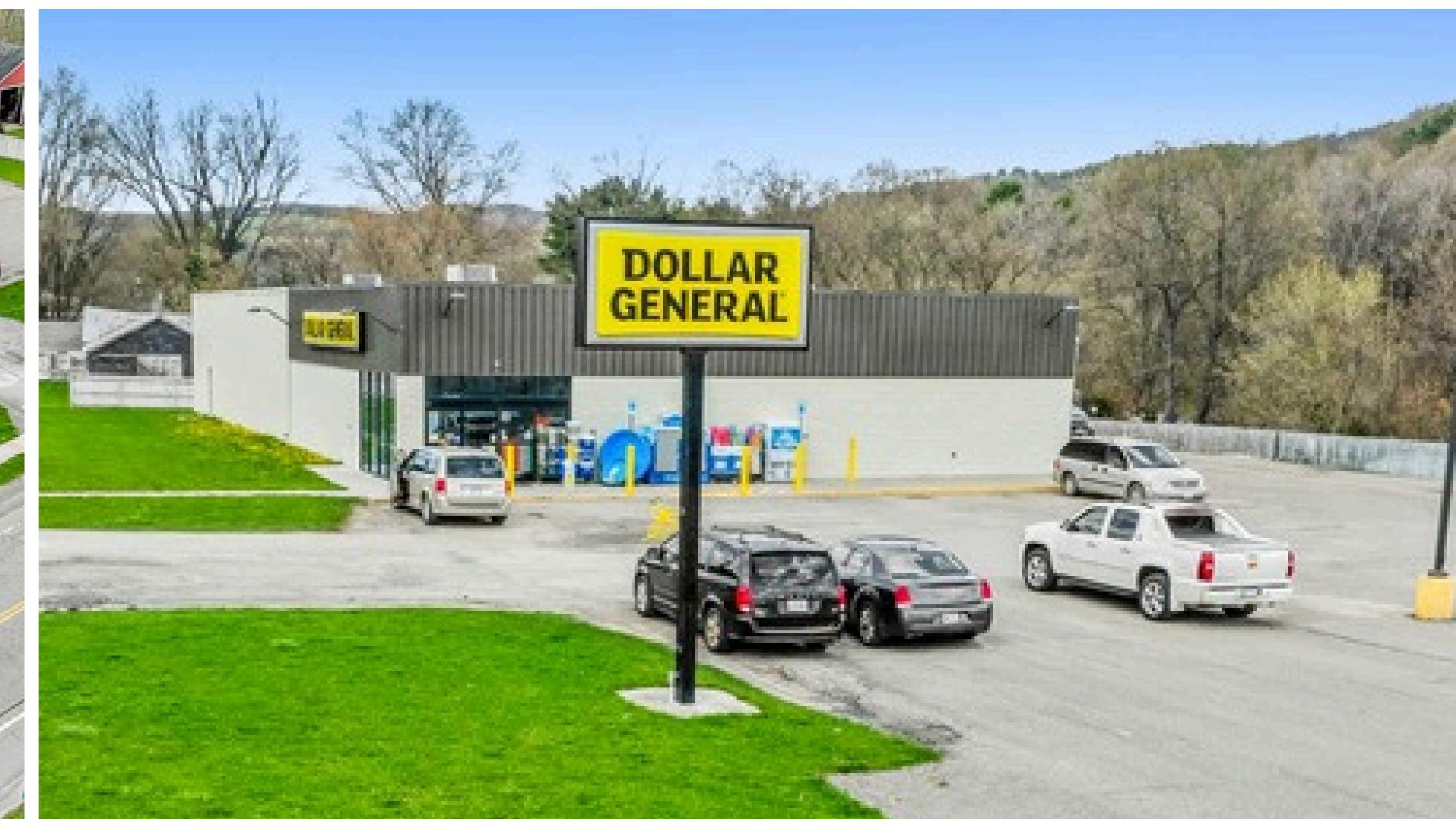
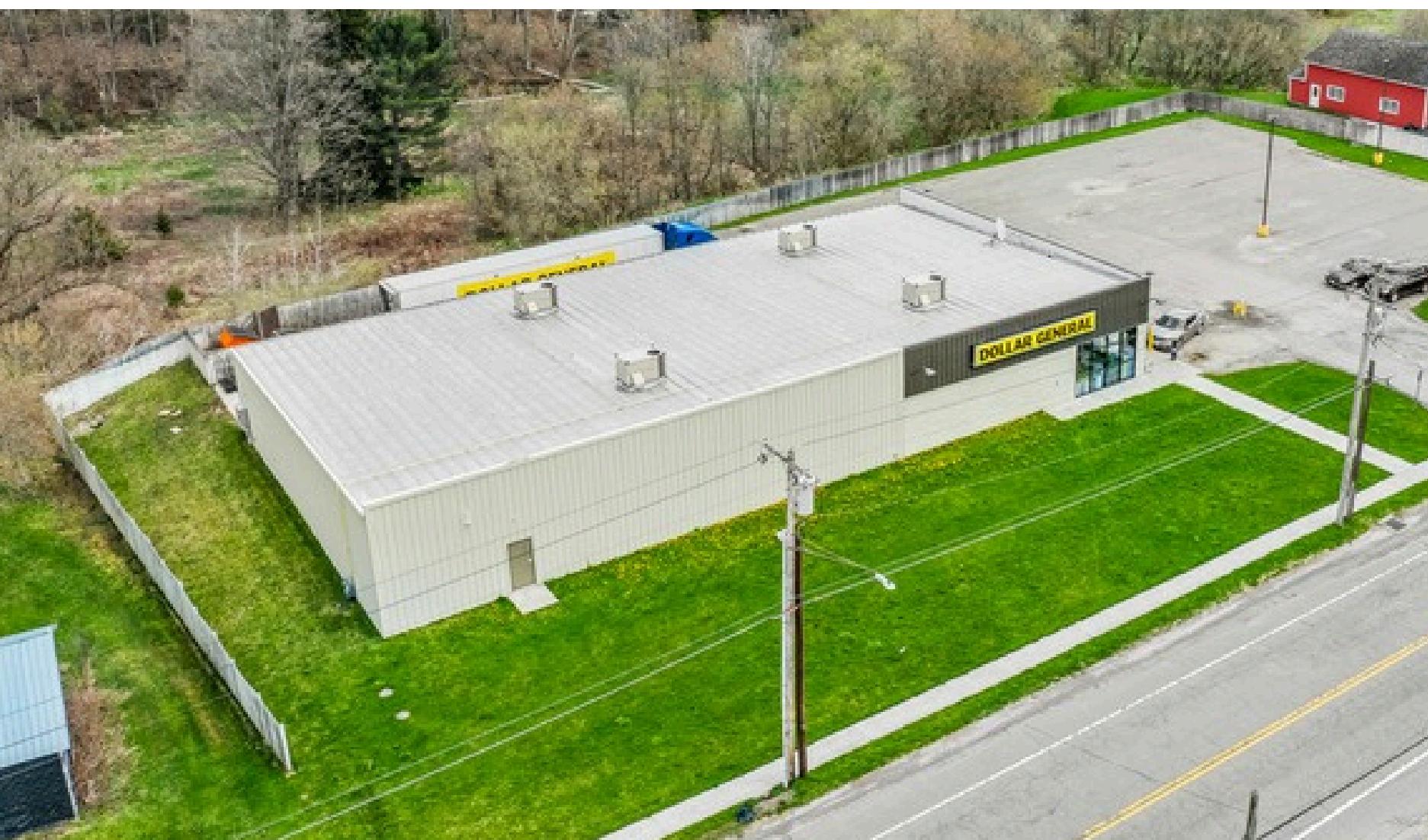
5 | OFFERING SUMMARY

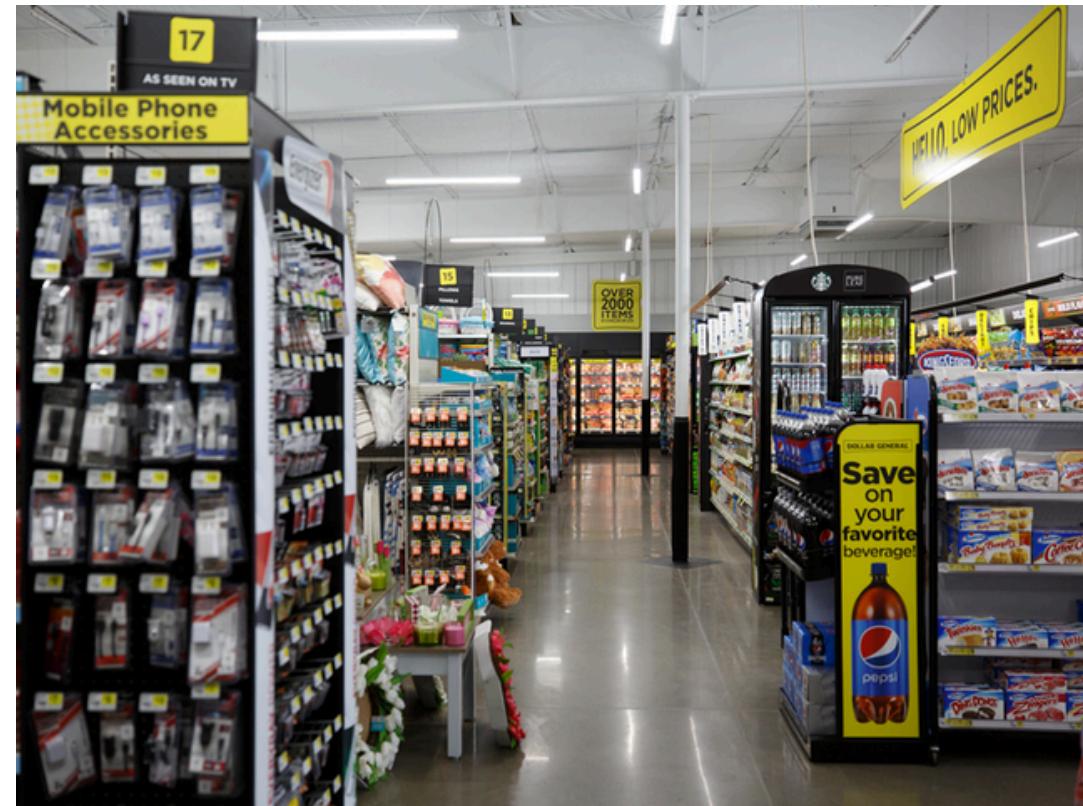
LIST PRICE:	\$1,142,153
CAP RATE:	7.80%

NOI:	\$89,088
LEASE START:	07/28/2019
LEASE END:	07/31/2034
TERM REMAINING:	8+ Years
OPTIONS:	Five, 5-Year Options
INCREASES:	10% in each Option
BUILDING SIZE:	9,002 Square Feet
LOT SIZE:	1.53 Acres
YEAR BUILT:	2019
LEASE TYPE:	Absolute NNN
GUARANTOR:	Corporate
TENANCY:	Single-Tenant
OWNERSHIP:	Fee Simple



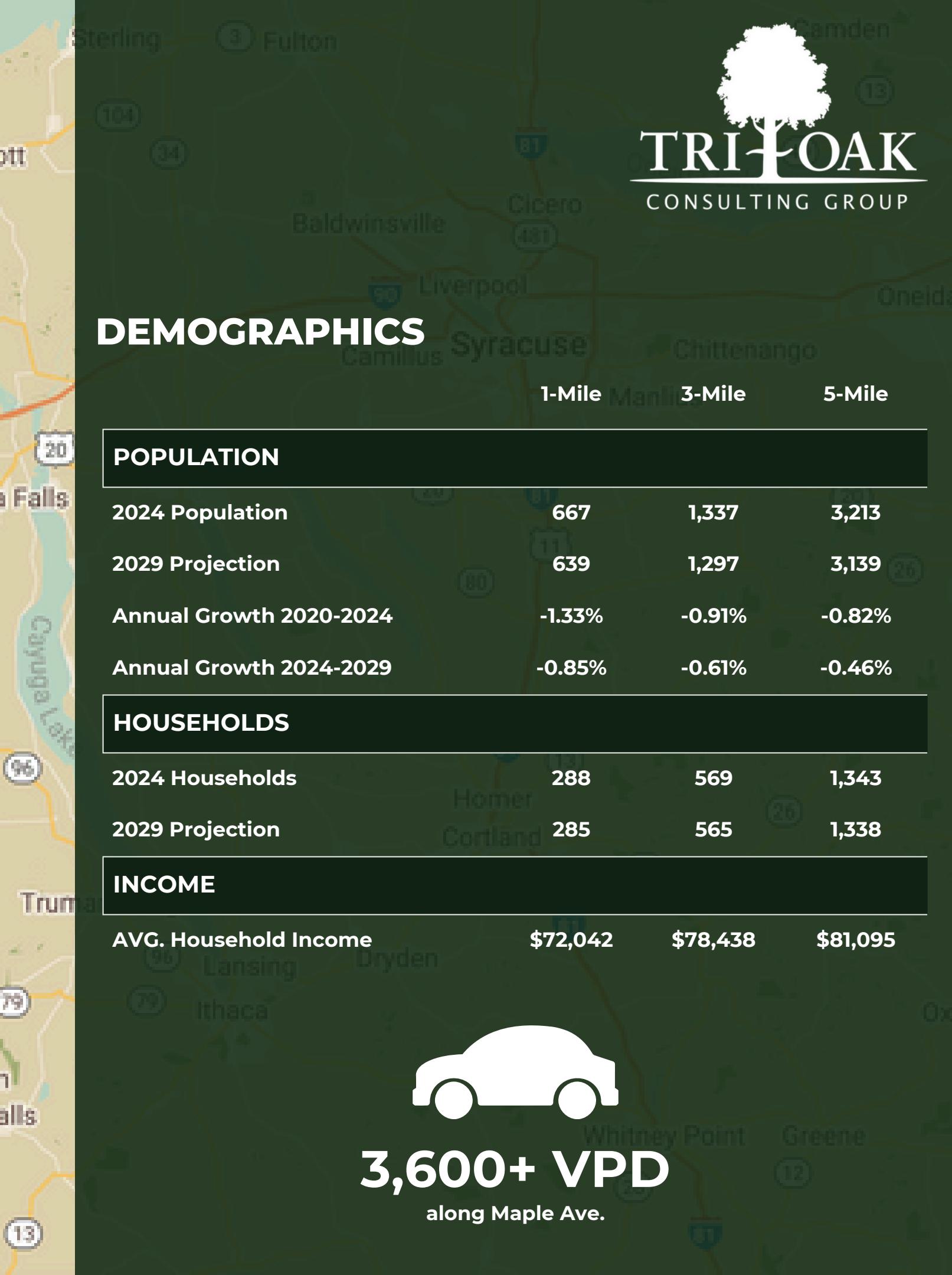
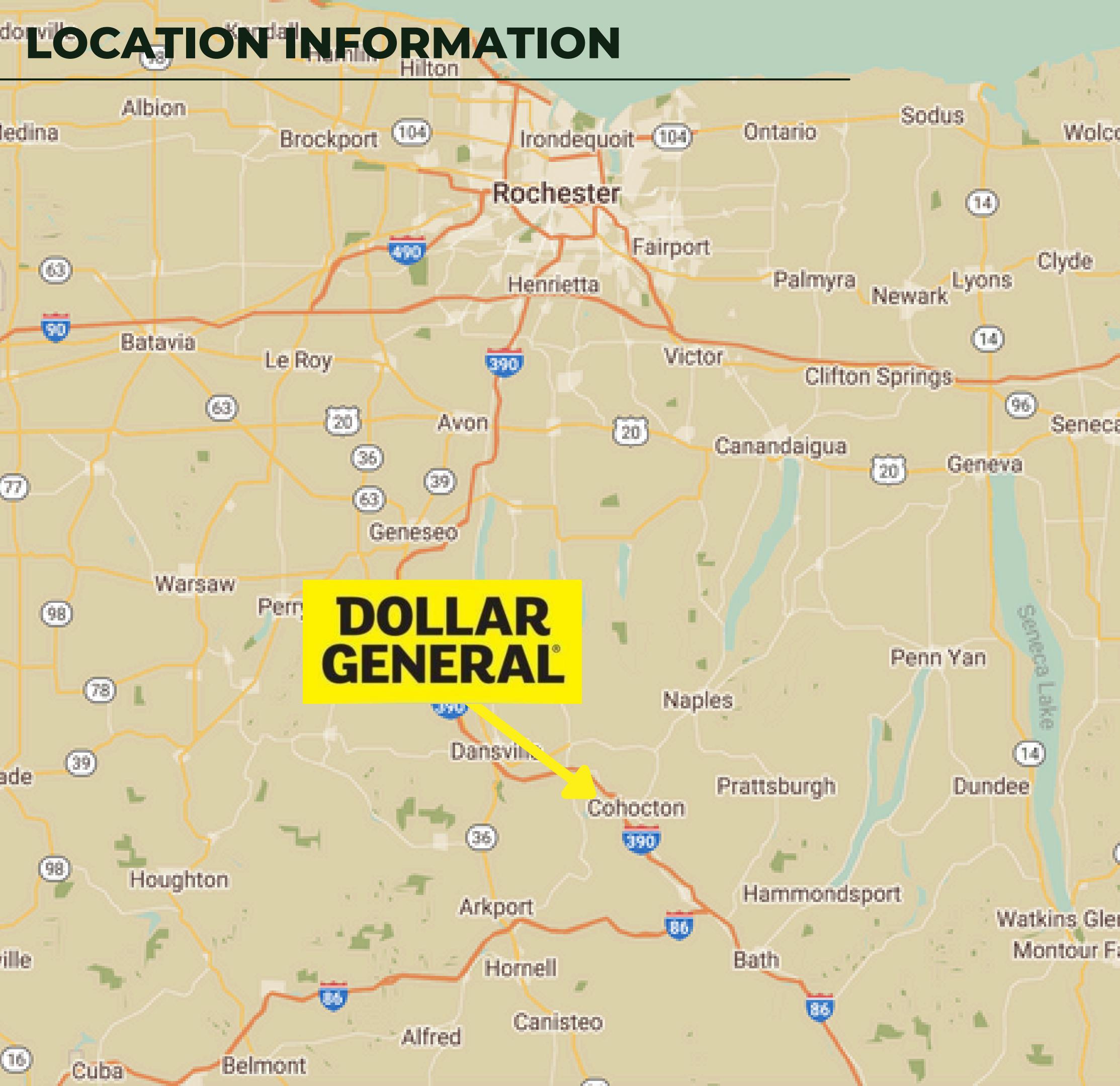
LEASE YEAR	ANNUAL RENT	RENT INCREASES	CAP RATE
Current Term	\$89,088	--	7.80%
OPTION 1	\$97,997	10.00%	7.97%
OPTION 2	\$107,796	10.00%	9.98%
OPTION 3	\$118,576	10.00%	8.77%
OPTION 4	\$130,434	10.00%	10.61%
OPTION 5	\$143,477	10.00%	11.67%





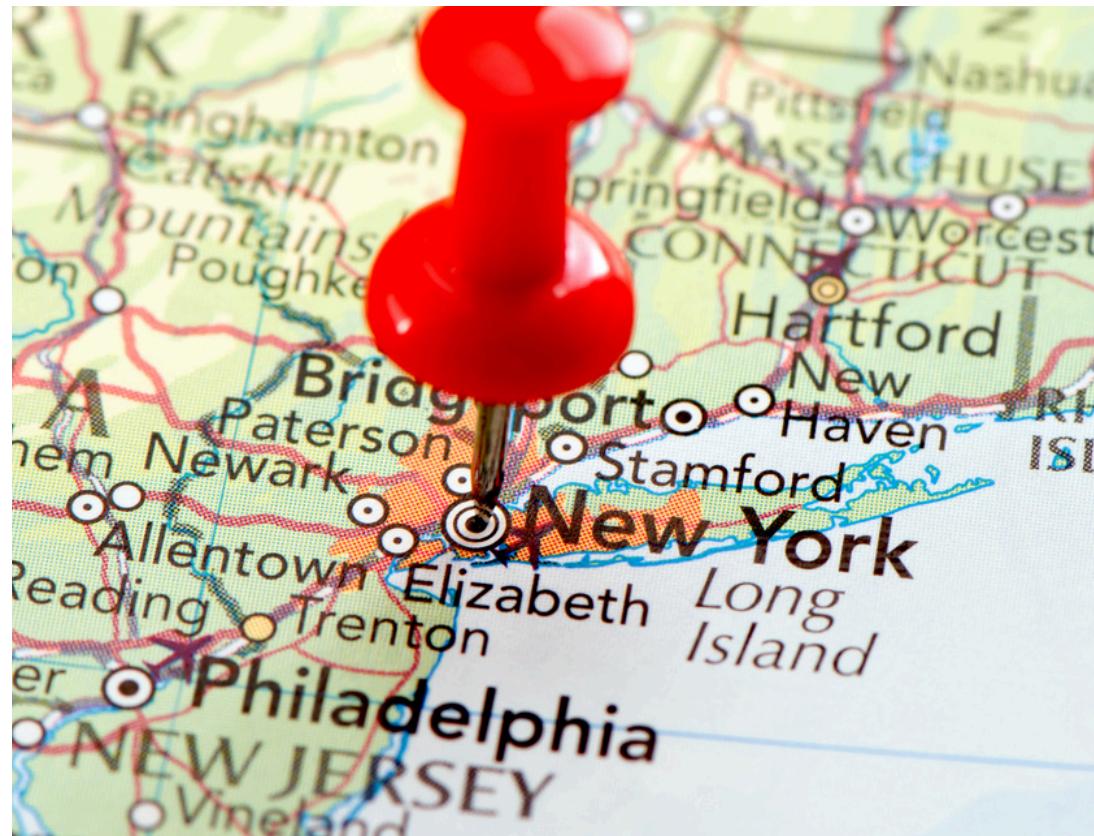
Dollar General Corporation has been delivering value to shoppers for more than 80 years. Dollar General helps shoppers Save time. Save money. Every day.® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares 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.

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





10 | LOCATION OVERVIEW - Cohocton, NY



Cohocton, New York, is a rural town located in Steuben County in the Finger Lakes region. As of the 2020 census, the town had a population of 2,268, with the village of Cohocton accounting for approximately 703 residents. The town encompasses several hamlets, including Atlanta, North Cohocton, and Kirkwood. Established in 1812, Cohocton has a rich history and is situated along the Cohocton River, with major routes such as Interstate 390 and New York State Routes 21 and 415 passing through the area.

The local economy of Cohocton is primarily driven by agriculture, manufacturing, and renewable energy. Notable employers in the area include Walsco Industries Inc., which provides metal fabrication services, and Corning Manufacturing, specializing in contract manufacturing services. Additionally, the Dutch Hill/Cohocton Wind Farm, established in 2008, contributes to the renewable energy sector by providing power to approximately 50,000 homes in the Northeast. The town's affordability, with median home prices around \$73,500 and median rents of \$592, along with a high homeownership rate of 75.1%, makes it an attractive place for residents seeking a rural lifestyle.



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