



OFFERING MEMORANDUM

DOLLAR GENERAL

 9255 W STATE ROAD 120, ORLAND, IN 46776

DOLLAR GENERAL

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DEMOGRAPHIC SUMMARY





DOLLAR GENERAL

EVEN LOWER PRICES



\$898,000

PRICE



7.60%

CAP RATE



Double Net

LEASE TYPE



6 YEARS

YEARS REMAINING



\$7.50

RENT PSF



2011

YEAR BUILT

INVESTMENT HIGHLIGHTS



Fresh 2025 Lease Extension

- Dollar General Exercised their First Option in January 2025
- 14-Year Operating History at this Location



Zero Dollar Store Competition

- Nearest Dollar Store is 11 Miles Away
- Nearest Walmart is 10 Miles Away



Strong Estimated \$1.67m Store Sales*

- (Placer.ai) Estimates 83,900 Annual Transactions at this Store with an Average Ticket Size of \$19.90 ($83,900 \times \$19.90 = \$1,669,610$)
- Extremely Healthy Estimated Rent-to-Sales Ratio of 4.09%
- *These are Estimations and Not Direct Sales Reported by Dollar General*



5 Indiana Lakes within 8 Miles

- Drives Strong Customer Base in Spring, Summer and Fall Months
- Wall Lake, Lake Gage, Lake James, Jimmerson Lake & Crooked Lake



2011 Build-to-Suit Construction

- Minimal Cap Ex Exposure for Future Landlord



Double Net Lease

- Tenant Responsible for CAM, Taxes, Insurance & HVAC (Repairs, Maintenance & Replacement)
- Landlord Responsible for Roof & Structure



Dollar General Plans for 4,885 Real Estate Projects for 2025

- Projects Include 590 New Stores, 4,250 Remodels, and 45 Relocations
- Q1 Results Exceeded Expectations with Same Store Sales Increasing 2.4%

OFFERING SUMMARY

DOLLAR GENERAL

9255 W State Road 120, Orland, IN 46776



THE OFFERING

\$898,000

PRICE

7.60%

CAP RATE


NOI	\$68,269
RENTABLE SQ FT	9,100
YEAR BUILT	2011
LOT SIZE (AC)	1.53 ac
TENANT	Dollar General
GUARANTOR	Dolgencorp, LLC
LEASE TYPE	Double Net
RENT COMMENCEMENT	May 25, 2011
LEASE EXPIRATION	May 31, 2031
TERM REMAINING	6 Years
INCREASES	10% In Each Option
RENEWAL OPTIONS	(3), Five-Year
ESTOPPEL	20-Day Turnaround
TENANT RESPONSIBILITY	CAM, Taxes, Insurance & HVAC
LANDLORD RESPONSIBILITY	Roof & Structure Only





RENT SCHEDULE	ANNUAL RENT	MONTHLY RENT
CURRENT:	\$68,269	\$5,689
Option II (6/1/2031):	\$75,096	\$6,258
Option III (6/2/3036):	\$82,606	\$6,884
Option IV (6/1/2041):	\$90,867	\$7,572


LEASE ABSTRACT	
CAM:	Tenant Pays Monthly Estimate with Year-End Reconciliation
Real Estate Taxes:	Tenant Reimburses Landlord within 45 Days
HVAC:	Tenant Responsible for Repairs, Maintenance & Replacement
Insurance:	Tenant Directly Responsible
Roof & Structure:	Landlord Responsible





20,155+
LOCATIONS


GOODLETTSVILLE, TN
HEADQUARTERS


\$39.6B
ANNUAL REVENUE
(2024 TTM)


PUBLIC
OWNERSHIP


“DG”
STOCK SYMBOL
(NYSE)

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. Dollar General operates 20,150+ stores across the continental United States. The company was founded in 1939 as J.L. Turner and Son and then in 1968 as Dollar General Corporation. The company reports annual (TTM) revenue of \$39.67 Billion for 2024 (as of September 2024). There are more than 170,000 employees. The company is publicly traded on the New York Stock Exchange under the ticker symbol “DG” and is an S&P 500 Component with a S&P credit rating of BBB.

DOLLAR GENERAL®


**LOCATIONS IN
48 STATES**

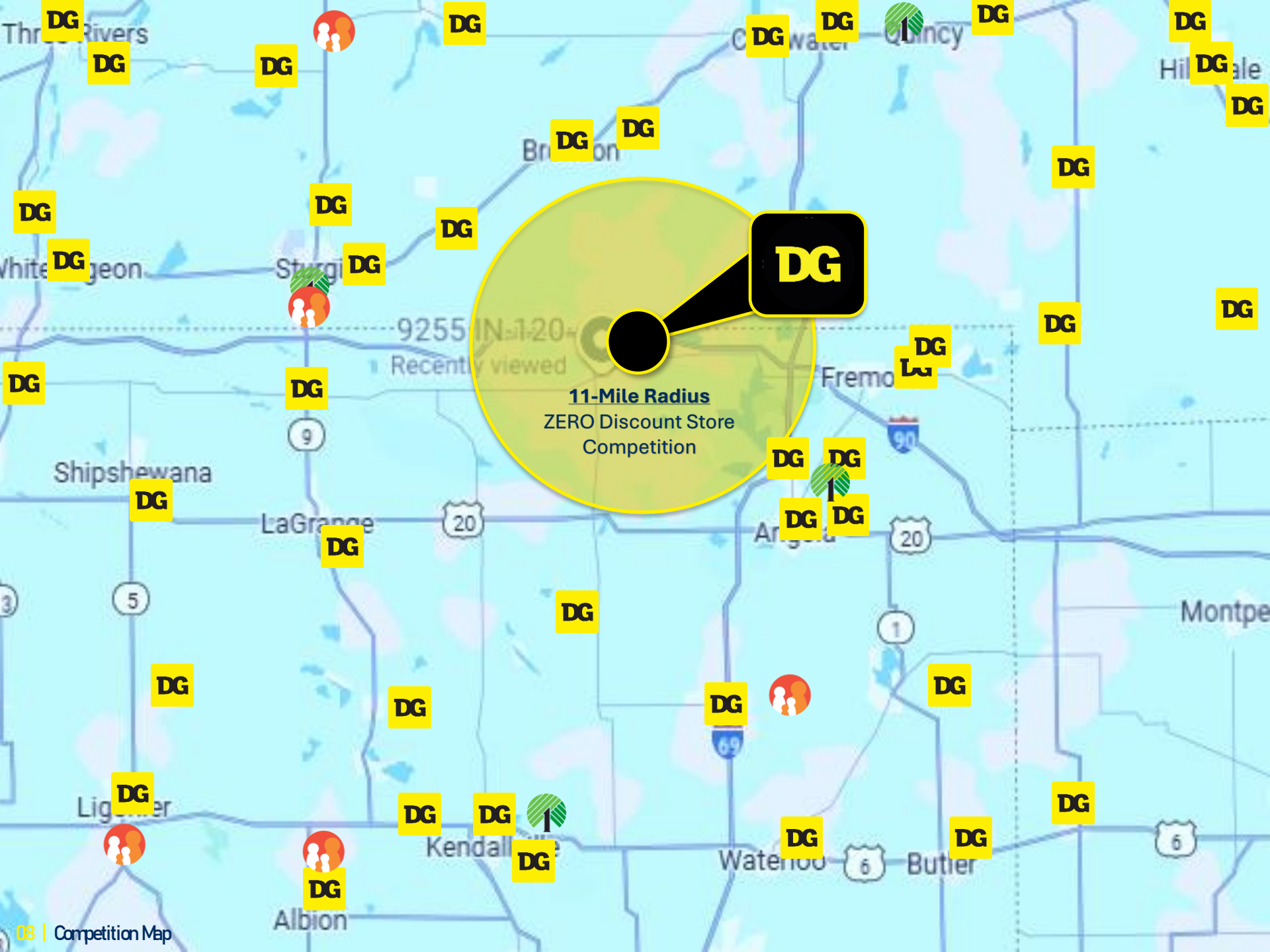

WEBSITE


**S&P 500 “BBB”
CREDIT RATING**

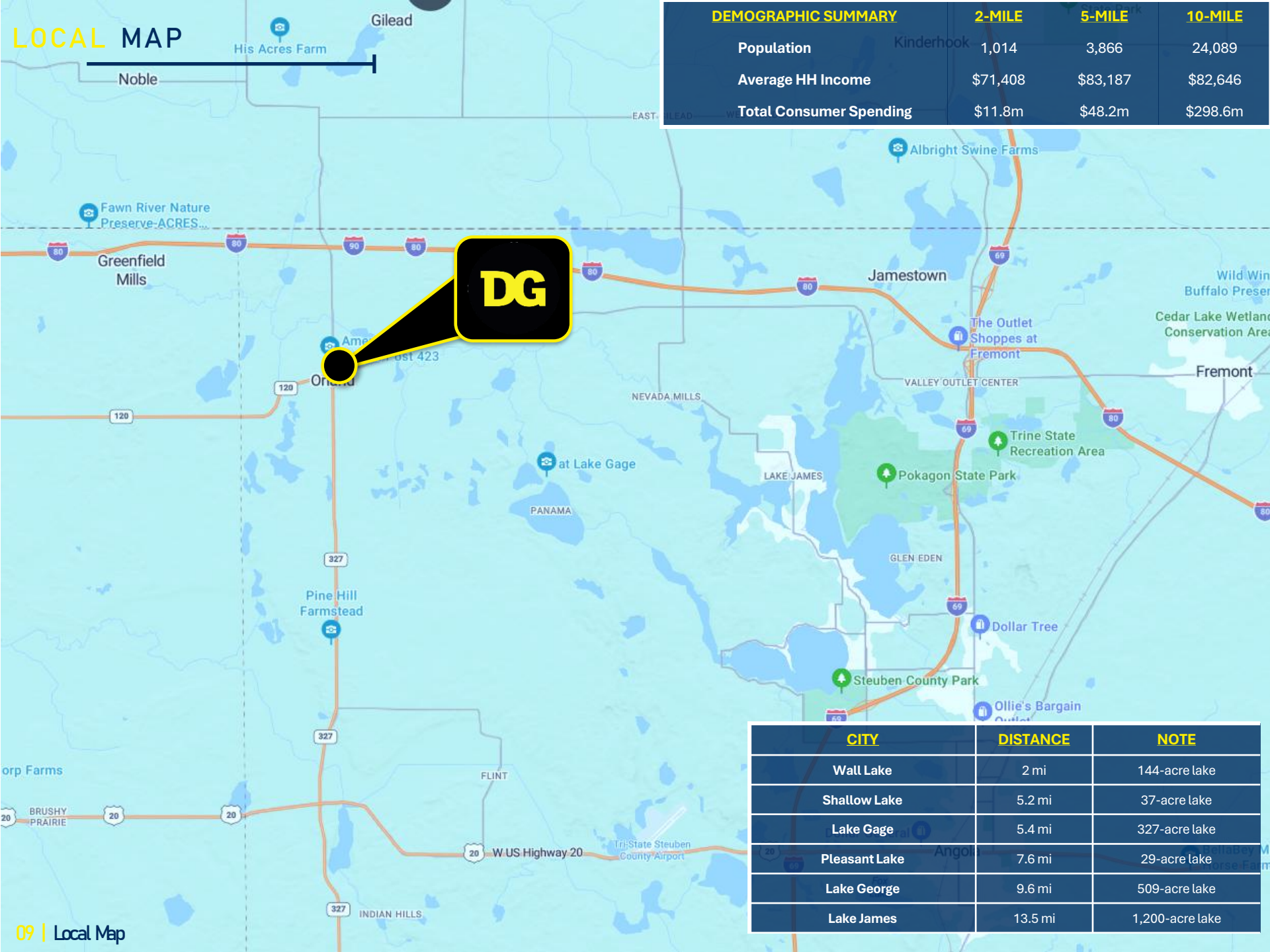

**STOCK PRICE:
\$115.66**

PROPERTY PHOTOS





LOCAL MAP



DEMOGRAPHIC SUMMARY		2-MILE	5-MILE	10-MILE
Population	Kinderhook	1,014	3,866	24,089
Average HH Income		\$71,408	\$83,187	\$82,646
Total Consumer Spending		\$11.8m	\$48.2m	\$298.6m

CITY	DISTANCE	NOTE
Wall Lake	2 mi	144-acre lake
Shallow Lake	5.2 mi	37-acre lake
Lake Gage	5.4 mi	327-acre lake
Pleasant Lake	7.6 mi	29-acre lake
Lake George	9.6 mi	509-acre lake
Lake James	13.5 mi	1,200-acre lake

REGIONAL MAP

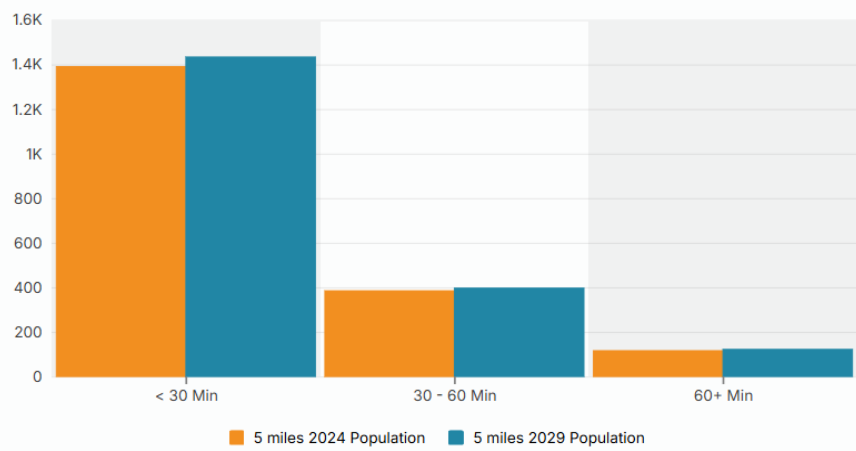


CITY	DISTANCE	POPULATION
Fort Wayne, IN	54 mi	269,994
South Bend, IN (Notre Dame)	64 mi	103,713
Toledo, OH (University of Toledo)	94 mi	265,638
Lansing, MI (Michigan State University)	95 mi	114,336
Ann Arbor, MI (University of Michigan)	114 mi	122,925
Grand Rapids, MI (Beer Capital of the USA)	115 mi	200,117
Detroit, MI	156 mi	647,705
Chicago, IL	157 mi	2.7 Million

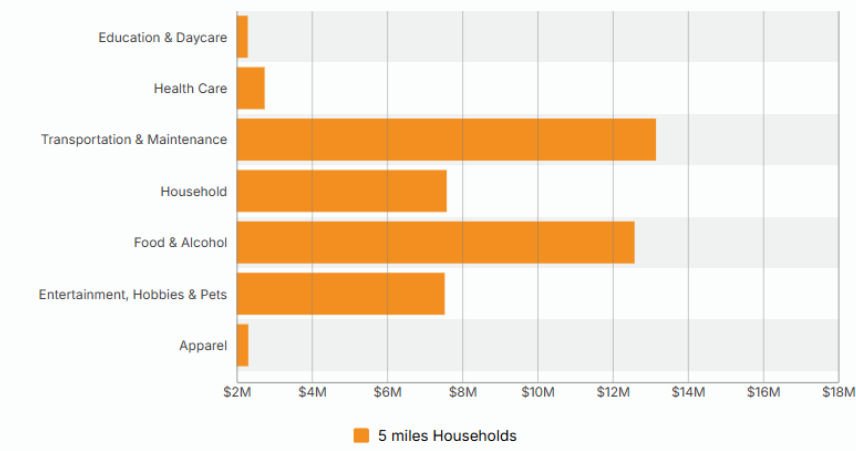
DEMOGRAPHIC SUMMARY

POPULATION	2 Mile	5 Miles	10 Miles
■ 2029 Projection			
Total Population	1,012	3,866	24,089
■ 2024 Estimate			
Total Population	1,014	3,780	23,403
■ 2020 Census			
Total Population	1,123	3,653	21,634
HOUSEHOLDS	2 Mile	5 Miles	10 Miles
■ 2029 Projection			
Total Households	397	1,535	9,746
■ 2024 Estimate			
Total Households	399	1,502	9,465
Total Specified Consumer Spending	\$11.8m	\$48.2m	\$298.6m
Average Household Income	\$71,408	\$83,187	\$82,646
Median Household Income	\$48,792	\$64,475	\$65,981
Median Home Value	\$177,011	\$195,832	\$217,760

Population Travel To Work



Consumer Spending



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