



REPRESENTATIVE IMAGE

NET LEASE INVESTMENT OFFERING



DG Market (Rare 5% Bumps)

635 W Jackson Street
Mulberry, IN 46058





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REPRESENTATIVE IMAGE

Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Dollar General Market property positioned in Mulberry, Indiana. The property is currently under construction with an estimated rent commencement date of November 1, 2024. The asset will feature the new 15-year Dollar General lease **with 5% rental escalations every 5 years throughout the primary term and options.** There are five 5-year options. The subject lease is also triple net and features no landlord responsibilities. Dollar General is an investment grade tenant, rated BBB by Standard & Poor's

The 12,687 square-foot building benefits from its position along State Road 38 (West Jackson St). The asset is located less than 13 miles southeast of Lafayette and 50 miles northwest of downtown Indianapolis. The Dollar General property will also benefit from the large population of 49,900 people that live within ten-mile radius. Additionally, the average household income within five miles is \$102,306. The property will also benefit from limited competition in the area as the nearest dollar store is 7 miles away.

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee, which has been in expansion mode for several years. Dollar General offers 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. A leading discount retailer, Dollar General operates more than 18,130 stores in 46 states and has plans for significant future growth.

Investment Highlights

- » Over 49,900 people live within a ten-mile radius
- » **5% rental escalations every 5 years**
- » Investment grade tenant – Standard & Poor’s BBB
- » Brand-new construction Dollar General Market property featuring the larger and coveted prototype
- » 15-year lease commencing in November 2024 (estimated)
- » NNN – No landlord responsibilities
- » Limited competition in the area
- » Average household income within five miles is \$102,306
- » Located along State Road 38



Property Overview



PRICE
\$2,331,744



CAP RATE
6.65%



NOI
\$155,061

LEASE COMMENCEMENT DATE:	11/1/2024 (estimated)
LEASE EXPIRATION DATE:	10/31/2039
RENEWAL OPTIONS:	Five 5-year
RENTAL ESCALATION:	5% every 5 years
LEASE TYPE:	NNN
TENANT:	Dollar General
GUARANTY:	Corporate
YEAR BUILT:	2024
BUILDING SIZE:	12,687 SF
LAND SIZE:	2.41 AC

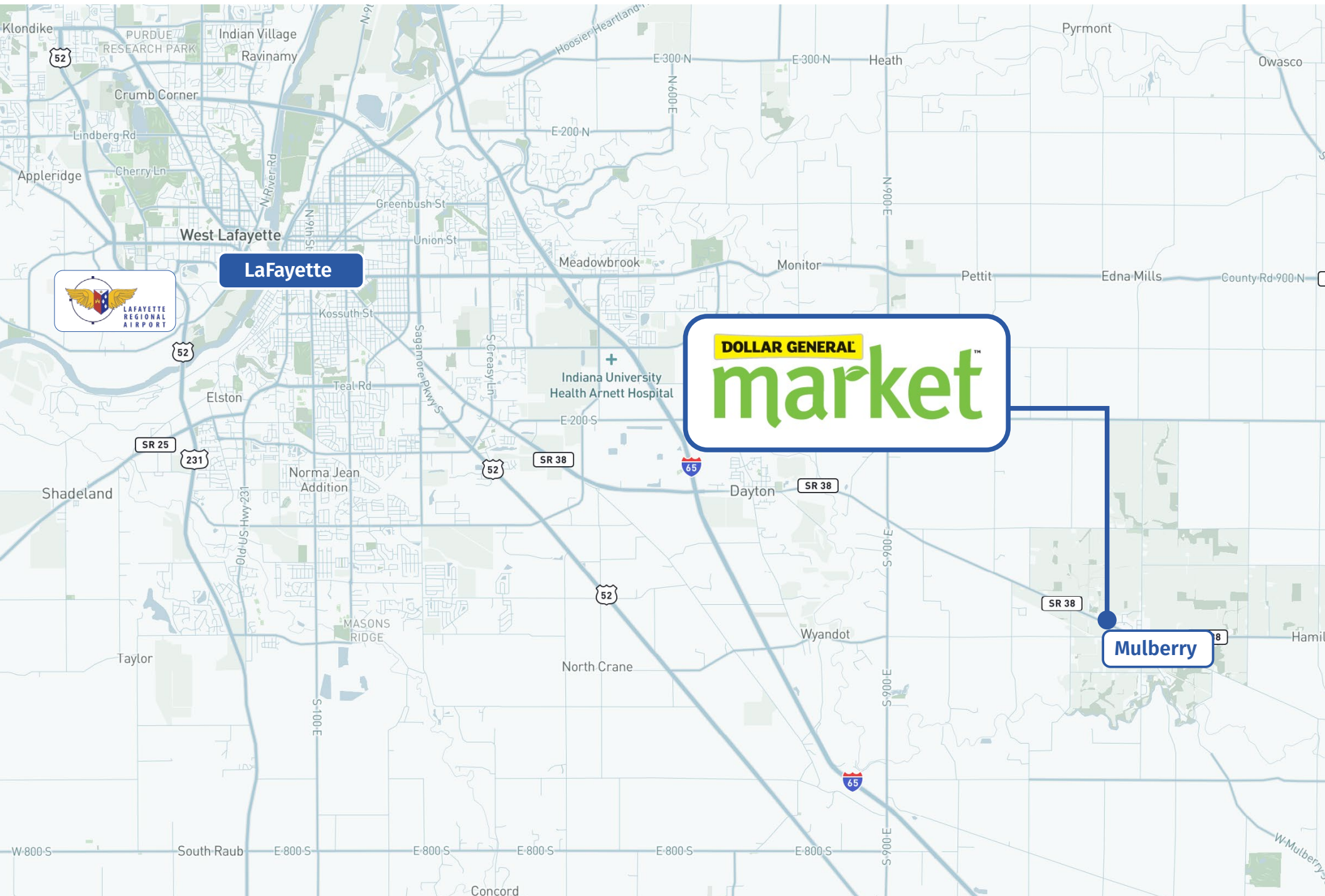


REPRESENTATIVE IMAGE

Site Plan



Map



Location Overview

MULBERRY, INDIANA

Mulberry, Indiana, is a small town located in Clinton County. Founded in 1858, it has a rich history rooted in agriculture and community development. The town covers an area of approximately 0.3 square miles and has a population of around 1,250 residents, offering a close-knit community atmosphere. Mulberry is known for its historic homes and buildings, including the Mulberry High School, which now serves as a community center. The town's charm is enhanced by its tree-lined streets and friendly neighborhoods, making it an appealing location for families and retirees alike.

Economically, Mulberry benefits from its proximity to larger cities such as Lafayette and Indianapolis, providing residents with access to broader employment opportunities while maintaining the tranquility of small-town living. The local economy is supported by agriculture, small businesses, and services catering to the needs of the community. Mulberry also has a well-regarded school system, which is part of the Clinton Prairie School Corporation, offering quality education and extracurricular activities for children. The town's infrastructure includes essential services such as healthcare, police, and fire departments, ensuring the well-being and safety of its residents.

Recreationally, Mulberry offers various amenities that contribute to a high quality of life. The town features several parks and recreational areas, including the popular Mulberry Park, which hosts community events, sports activities, and provides a space for outdoor enjoyment. The town's community center and library serve as hubs for social and cultural activities, fostering a strong sense of community engagement. Mulberry's location also allows easy access to regional attractions, including museums, theaters, and shopping centers, making it an attractive place for those seeking a peaceful yet connected lifestyle.

Demographics



POPULATION

3-MILE	2,601
5-MILE	5,158
10-MILE	49,983



HOUSEHOLDS

930
1,889
19,250



MEDIAN INCOME

\$81,410
\$86,810
\$67,462

AVERAGE INCOME

\$99,322
\$102,306
\$85,350

Tenant Overview



DOLLAR GENERAL

Dollar General is the fastest-growing retailer which currently boasts roughly 21,000 neighborhood general stores in 46 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 75% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies.

Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others. Over the past few years, Dollar General has started to introduce alcohol and tobacco products such as cigarettes into their product mix, which has further driven revenue and increased profitability.

With its small-box store model typically measuring \pm 9,100 sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value-conscious has paid off big, both during and after the recession.

Company Type:	Public (NYSE: DG)
Headquarters:	Goodlettsville, TN
# of Locations:	21,000+
Employees:	163,000
Investment Rating:	BBB
Website:	www.dollargeneral.com



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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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