



**DOLLAR GENERAL**

124 W JASPER ST, GOODLAND, IN 47948







## Sam Roe

(678) 272-4961

sam@tri-oak.com

www.tri-oak.com

## Brian Brockman

License #: RB14037939

Bang Realty, Inc

bor@bangrealty.com

513-898-1551

## TABLE OF CONTENTS

### INVESTMENT HIGHLIGHTS

4

### OFFERING SUMMARY

5

### TENANT OVERVIEW

6

### LOCATION OVERVIEW

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).
- **Above Average Surrounding Household Incomes** - \$73,918 AVG HHI within 5-miles of the property.
- **Long-Term Lease** - Over 10 years remaining on the current term including Five, 5-year options with 10% increases in each.
- **Strong Expanding Company** - Dollar General secured the 108th spot on the Fortune 500 list and earned a place on Fortune's roster of the World's Most Admired Companies for 2023. Its annual net sales surpassed \$37.8 Billion.



5 | OFFERING SUMMARY

LIST PRICE:	\$1,202,797
CAP RATE:	7.15%

NOI:	\$86,000
LEASE START:	12/13/2020
LEASE END:	12/31/2035
TERM REMAINING:	10+ Years
LEASE TYPE:	Absolute NNN
OPTIONS:	Five, 5-Year Options
INCREASES:	10% Increase in Each Option
BUILDING SIZE:	9,100 Square Feet
LOT SIZE:	0.87 Acres
YEAR BUILT:	2020
GUARANTOR:	Corporate
TENANCY:	Single-Tenant
OWNERSHIP:	Fee Simple



LEASE YEAR	ANNUAL RENT	RENT INCREASES	CAP RATE
Current Term	\$86,000	--	7.15%
OPTION 1	\$94,599	10.00%	7.86%
OPTION 2	\$104,060	10.00%	8.65%
OPTION 3	\$114,466	10.00%	9.51%
OPTION 4	\$125,912	10.00%	10.46%
OPTION 5	\$138,503	10.00%	11.51%









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

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](http://www.dollargeneral.com).



LOCATION INFORMATION



DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION			
2025 Population	922	1,027	1,334
2030 Projection	899	1,002	1,305
Annual Growth 2020-2025	-1.61%	-1.28%	-1.02%
Annual Growth 2024-2030	-0.50%	-0.49%	-0.44%
HOUSEHOLDS			
2025 Households	404	445	558
2030 Projection	404	445	558
INCOME			
AVG. Household Income	\$69,644	\$70,570	\$73,918



4,000+ VPD  
along E US Hwy 4





Goodland Fire Department

Goodland & Grant Township Public Library



Trinity Lutheran Church

🚗 E US Hwy 4 - 4,000+ VPD

**SUBJECT  
PROPERTY**

Ashland Place Senior Apartments



# 10 | LOCATION OVERVIEW - Goodland, IN



Goodland, Indiana is a modest town nestled in the southwestern part of Newton County, home to around 980 residents as of the 2020 census. Founded in the mid-19th century (laid out in 1861), it received its name in recognition of the region’s exceptional soil quality. Today, it retains a small-town feel with a median household income ranging from approximately \$50,000 to \$60,000, and a poverty rate around 12–13 percent. The community stands out for its low cost of living, with two-bedroom rents averaging around \$840, well below the national average.

Economically, manufacturing is the largest employment sector, engaging nearly 180 workers, followed by health care and social assistance, with around 80 employees, and transportation and warehousing, which employs about 50 people. Other key local enterprises such as Goodland Brewery, Goodland Farms, and Van Steenberge Inc. also contribute to the town’s economic fabric. Additionally, the town is well-known for its cultural events, notably the Goodland Grand Prix Festival and Goodstock Music Festival, both cherished community traditions that also support local veterans.



# Additional DGs For Sale Individually or as a Package



**Dollar General  
Industry, PA**

\$1,337,665 / 7.35%

<b>NOI:</b>	<b>\$98,376</b>
<b>LEASE START:</b>	<b>02/12/2020</b>
<b>LEASE END:</b>	<b>02/28/2035</b>
<b>OPTIONS:</b>	<b>Three / 5-Year</b>
<b>BUILDING SIZE:</b>	<b>9,100 +/- SF</b>
<b>LOT SIZE:</b>	<b>2.73 Acres</b>
<b>YEAR BUILT:</b>	<b>2020</b>
<b>LEASE TYPE:</b>	<b>Absolute NNN</b>



**Dollar General  
Franklin, PA**

\$1,347,252 / 7.42%

<b>NOI:</b>	<b>\$99,944</b>
<b>LEASE START:</b>	<b>08/26/2018</b>
<b>LEASE END:</b>	<b>08/31/2033</b>
<b>OPTIONS:</b>	<b>Three / 5-Year</b>
<b>BUILDING SIZE:</b>	<b>9,026 +/- SF</b>
<b>LOT SIZE:</b>	<b>3.003 Acres</b>
<b>YEAR BUILT:</b>	<b>2018</b>
<b>LEASE TYPE:</b>	<b>Absolute NNN</b>



**Dollar General  
North Apollo, PA**

\$1,601,025 / 6.94%

<b>NOI:</b>	<b>\$111,069.96</b>
<b>LEASE START:</b>	<b>11/08/2020</b>
<b>LEASE END:</b>	<b>11/30/2035</b>
<b>OPTIONS:</b>	<b>Three / 5-Year</b>
<b>BUILDING SIZE:</b>	<b>10,640 +/- SF</b>
<b>LOT SIZE:</b>	<b>1.84 Acres</b>
<b>YEAR BUILT:</b>	<b>2020</b>
<b>LEASE TYPE:</b>	<b>Absolute NNN</b>



# Additional DGs For Sale Individually or as a Package



**Dollar General  
Jeannette, PA**

\$1,550,657 / 7.09%

NOI:	\$109,980
LEASE START:	10/15/2020
LEASE END:	10/31/2035
OPTIONS:	Three / 5-Year
BUILDING SIZE:	9,026 Square Feet
LOT SIZE:	1.47 Acres
YEAR BUILT:	2020
LEASE TYPE:	Absolute NNN



**Dollar General  
Taneyville, MO**

\$1,158,772 / 7.25%

NOI:	\$84,011
LEASE START:	09/25/2020
LEASE END:	09/25/2035
OPTIONS:	Five / 5-Year
BUILDING SIZE:	9,026 +/- SF
LOT SIZE:	1.90 Acres
YEAR BUILT:	2020
LEASE TYPE:	Absolute NNN





**Sam Roe**

**(678) 272-4961**

**sam@tri-oak.com**

**www.tri-oak.com**

**Brian Brockman**

**License #: RB14037939**

**Bang Realty, Inc**

**bor@bangrealty.com**

**513-898-1551**

**DOLLAR  
GENERAL®**

**124 W JASPER ST, GOODLAND, IN 47948**