

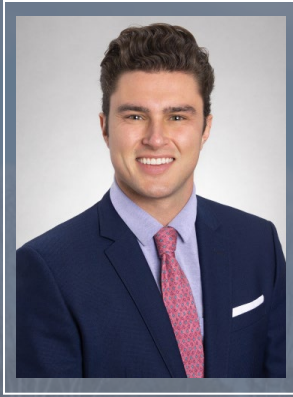
DOLLAR GENERAL®



Representative Property

3560 STATE ROUTE 8, AUBURN, IN 46706

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INVESTMENT HIGHLIGHTS

3560 State Route 8, Auburn, IN 46706

- Brand New 2025 Construction delivering in February | Signalized Corner Location
- Proximity to Parkview DeKalb Hospital (\$300,000,000 in 2023 patient revenue) and James R. Watson Elementary School with 588 Students
- Multiple National retailers along Route 8, including McDonald's, Starbucks, Wendy's, Taco Bell, Aldi, and Walmart
- Home to Auburn Cord Duesenberg Automobile Museum: This world-class museum showcases classic cars and attracts thousands of visitors annually
- 30 Minutes North of Fort Wayne with a population of 264,000
- Tenant is the Nation's largest discount retailer with over 20,000 locations in 48 states | Ranked 108 on the Fortune 500 list in 2023.
- Continued growth for fiscal year 2023 net sales increased 2.2% to \$38.7 Billion.

\$2,361,000 | **6.65% Cap Rate**



NOI
\$156,999



LOT SIZE
2.87 Acres



YEAR BUILT
2025



LEASE TERM
15 Years



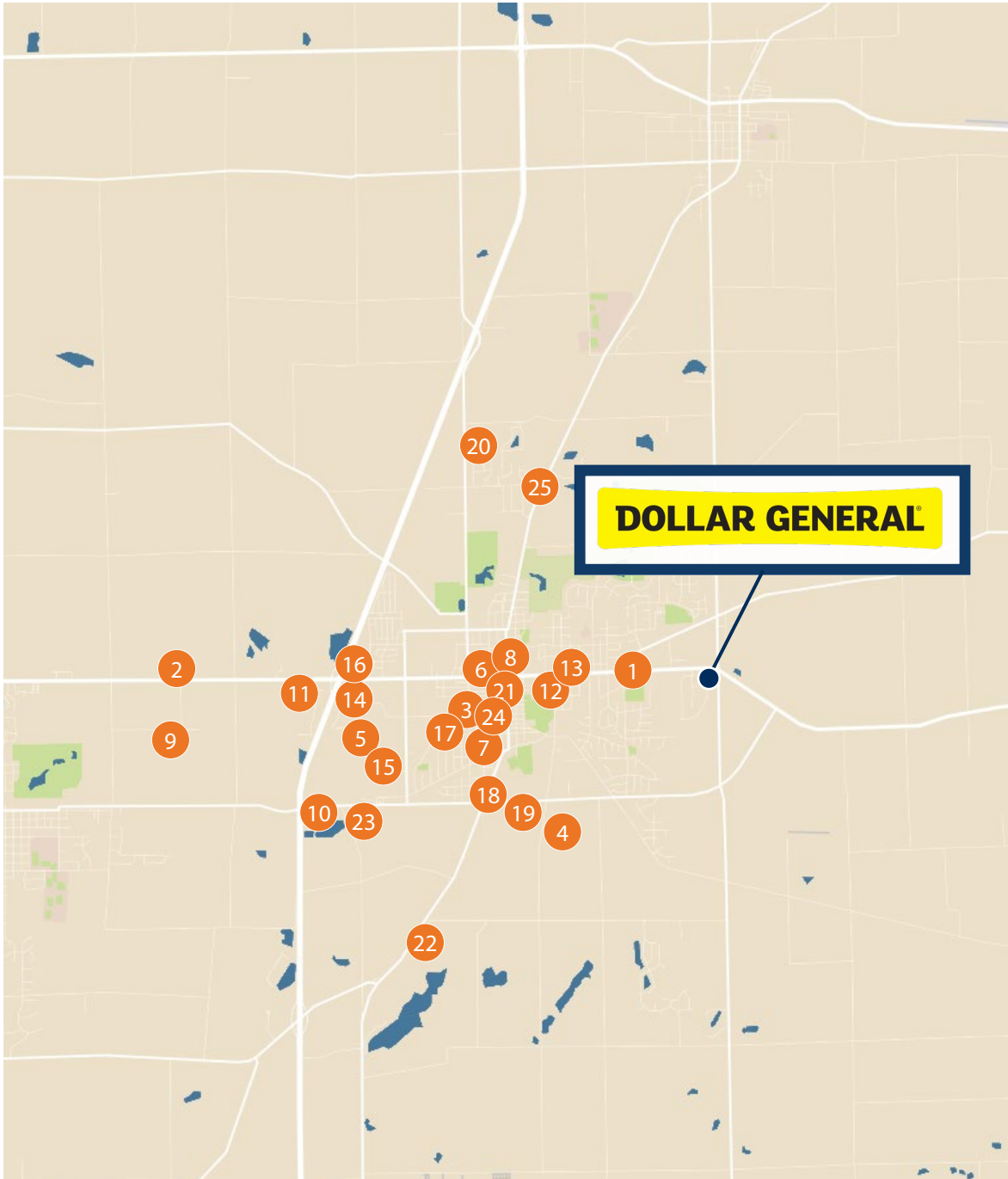
BUILDING SIZE
10,640 SF



LEASE TYPE
NNN

EMPLOYER OVERVIEW

3560 State Route 8, Auburn, IN 46706



SURROUNDING EMPLOYERS

Major Employers

		#
1	Dekalb Memorial Hospital Inc	570
2	Dekko Acquisition Parent Inc	535
3	Contitech Usa Inc	500
4	Carlex Glass America LLC-Carlex Glass Ind Inc-Auburn	400
5	Aludyne North America LLC	340
6	Rieke LLC-Rieke Packaging Systems	310
7	Contitech Usa Inc	301
8	United Stlwrks of Amer Intl-USwa	300
9	Momentive Performance Mtls Inc	289
10	Metal Technologies Auburn LLC	280
11	Home Depot USA Inc-Home Depot The	206
12	County of De Kalb-De Kalb County Treasurer	200
13	Messenger LLC-Messenger	183
14	Walmart Inc-Walmart	173
15	Metal Technologies Indiana LLC-Metal Technologies	170
16	Labelle Management Inc-Ponderosa Steakhouse	164
17	Tower Atmtive Oprtons USA II L-Tower Automotive	155
18	Specilzed Cmpnent Prts Ltd LLC-Scp Limited	150
19	Auburn Gear LLC-Auburn Gear	149
20	Missionary Church Inc-Dayspring Community Church	134
21	Team Quality Services Inc	127
22	Fettters Construction Inc-Fci Construction	120
23	Minneapolis Die Casting LLC-Metal Tech - Mnnpolis Die Cast	116
24	Tempus Technologies Inc	115
25	Betz Nursing Home-American Senior Communities	112

AERIAL MAP

3560 State Route 8, Auburn, IN 46706



DOLLAR GENERAL

**JAMES R WATSON
ELEMENTARY SCHOOL**

**PARKVIEW
DEKALB HOSPITAL**

**DOWNTOWN
AUBURN**

**INDUSTRIAL
ZONE**

**MCKENNEY-HARRISON
ELEMENTARY**

**DEKALB COUNTY
FAIRGROUNDS**

**AUBURN GEAR
MANUFACTURER**

**FXI
MANUFACTURER**



HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices

Auto Zone **CVS**

COUNTRY INN & SUITES **Days Inn**

BAYMONT INN & SUITES **Comfort Suites**

MCDONALD'S **BURGER KING**

THE HOME DEPOT

Cracker Barrel

Holiday Inn Express



Walmart

Red Roof

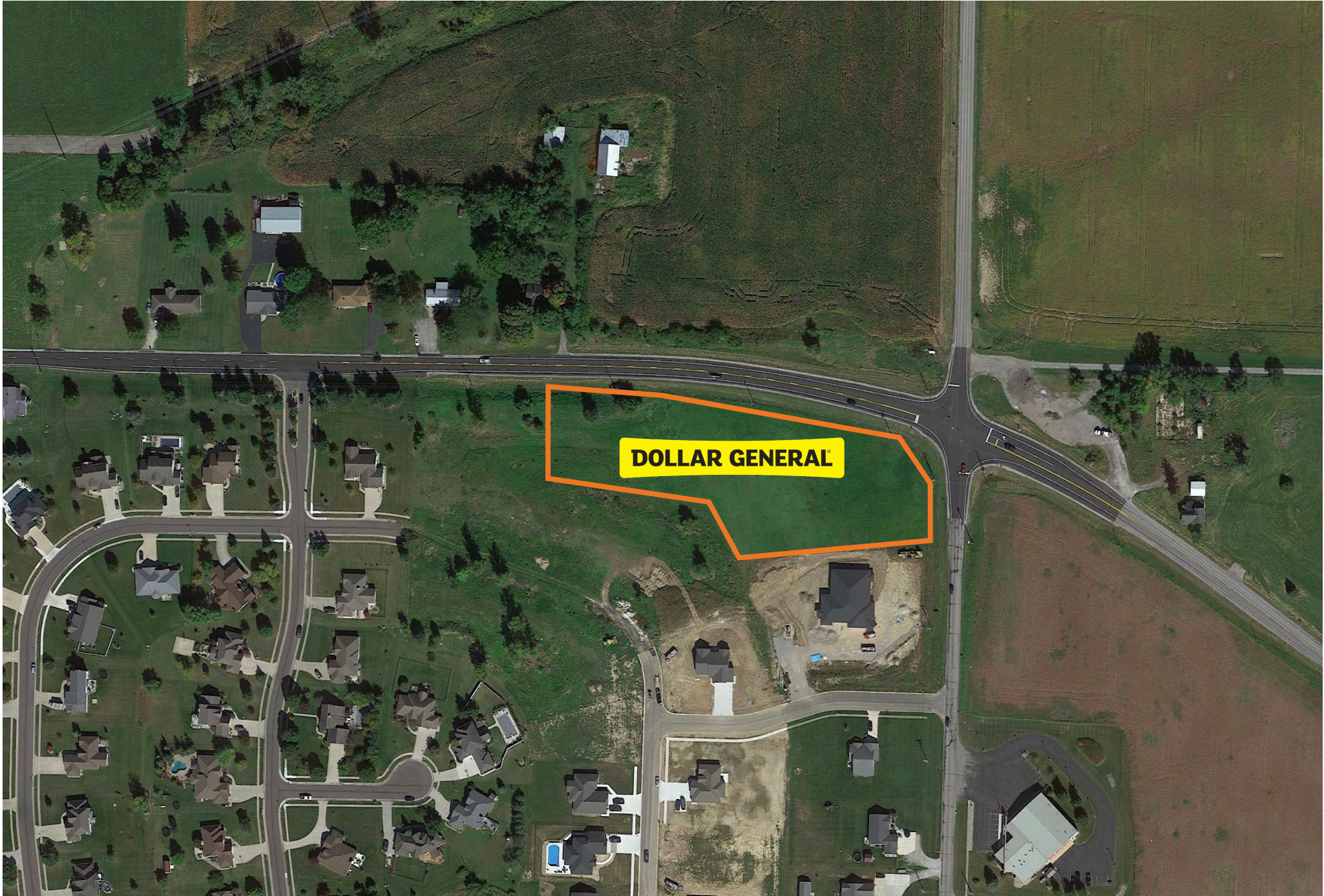
ALDI

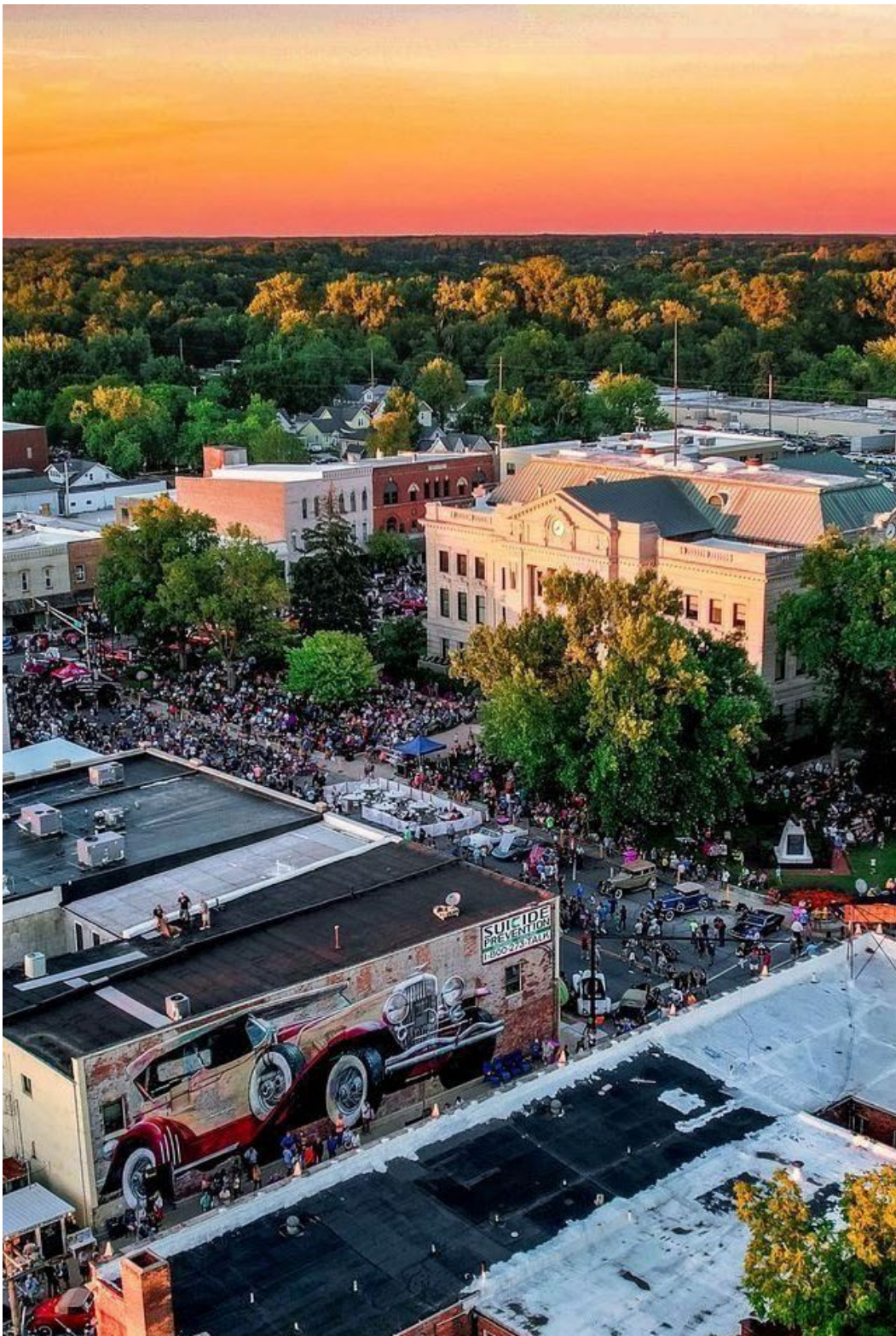
SureStay PLUS HOTEL
by BEST WESTERN

Applebee's **Arby's**

AERIAL SITE OVERVIEW

3560 State Route 8, Auburn, IN 46706





LOCATION OVERVIEW

Auburn, Indiana, is a small but historically rich city in northeastern Indiana, known as the “Home of the Classics” due to its legacy in the automotive industry. Located in DeKalb County, it has a population of around 14,000 people and is about 20 miles north of Fort Wayne.

Auburn holds a unique place in automotive history, thanks to the Auburn Automobile Company, which produced high-end luxury vehicles during the early 20th century. The city’s automotive legacy is celebrated annually with the Auburn Cord Duesenberg Festival, which draws classic car enthusiasts from around the world. The Auburn Cord Duesenberg Automobile Museum, housed in the original company headquarters, features an extensive collection of classic vehicles and artifacts.

Auburn offers several parks and recreational areas for outdoor enthusiasts. Rieke Park, with its trails and green spaces, and Eckhart Park, which has a swimming pool and playgrounds, are popular spots. The city also has golf courses and sports facilities.

Key employers in the Auburn area include Steel Dynamics, Inc., a major steel producer, and Cooper Standard Automotive, which manufactures components for the automotive industry. DeKalb Health (now part of Parkview Health) is one of Auburn’s primary healthcare providers and a significant employer, offering a range of medical services to Auburn and surrounding areas. The city hosts significant car auctions, such as the Worldwide Auctioneers and RM Auctions during festival times, which attract automotive enthusiasts and collectors from across the nation, boosting the hospitality, dining, and retail sectors.

AUBURN, INDIANA



Total
Population
14,007



Average HH
Income
\$72,156



Median Sold
Price
\$232,500



TENANT OVERVIEW

Dollar General (NYSE: DG) is a chain of more than 20,000 discount stores in 47 states, and 143,000 employees, located primarily in the South, East, Midwest, and Southwest, offering basic household items, such as cleaning supplies, health, and beauty aids, apparel, and food. The target is low, middle, and fixed-income shoppers. One of Dollar General's main advantages is that it offers prices as low or lower than Walmart but in more convenient locations. Fortune 500 recognized Dollar General in 1999 and in 2022 reached #106. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$38.7 billion in 2023. Dollar General also has 17 distribution centers in 16 states. Since 2017, DG has opened stores in Idaho, Wyoming, and Washington. As of early 2024, DG does not have stores in two states: Alaska and Hawaii. Dollar Generals rolled out its new popshelf concept is focused on non-consumables and the "treasure hunt" experience similar to HomeGoods. There are currently 80 standalone popshelf locations, with plans to have 150 operating by FYE22; the long term goal is 1,000 by FYE25. DGX is a small format store (about 2,000 to 3,000 square feet), designed for urban areas to appeal to millennials. While there are only 29 DGX stores currently, DG believes there is a market for about 1,000.



Revenue
\$38.7B
(2023)



of Locations
20,000+



Headquarters:
Goodlettsville, TN

THE OFFERING

3560 State Route 8, Auburn, IN 46706

Price:	\$2,361,000
Cap Rate	6.65%
Net Operating Income	\$156,999
Net Leasable Area	10,640 SF
Lot Size:	2.87 AC
Year Built:	2025

The subject property is a brand new construction Dollar General delivering in February 2025 in Auburn, Indiana.

Lease Summary

Tenant Trade Name	Dollar General
Initial Lease Term	15 Years
Lease Type	NNN
Roof/Structure Responsibility	Tenant
Rent Commencement Date	~2/1/2025
Expiration Date	2/29/2040
Remaining on Lease Term	15 Years
Increases	5% Increases Every Five Years
Renewal Options	Five, 5-Year Options

Dollar General signed a fifteen-year triple net lease with 5% increases every five years and in each of the five, five-year options. Dollar General (NYSE: DG), a publicly traded company with an investment grade credit rating of "BBB" by Standard & Poor's, has a market cap of \$33.35 billion and an annual revenue north of \$38.7 billion.

ANNUALIZED OPERATING DATA

Base Lease Years	Monthly	Yearly	Increases
Years 1 - 5	\$13,083.25	\$156,999.00	
Years 6 - 10	\$13,737.41	\$164,848.95	5%
Years 11 - 15	\$14,424.28	\$173,091.40	5%
Option 1 (Years 16-20)	\$15,145.50	\$181,745.97	5%
Option 2 (Year 21-25)	\$15,902.77	\$190,833.27	5%
Option 3 (Year 26-30)	\$16,697.91	\$200,374.93	5%
Option 4 (Year 31-35)	\$17,532.81	\$210,393.68	5%
Option 5 (Year 36-40)	\$18,409.45	\$220,913.36	5%

FINANCING OPTIONS

Approximate Rate	6.25%
Loan to Value	60%
Fixed Term	5 Years
Amortization	25 Years
MMCC Fee	1%
Lender Fee	0.50%

MARCUS & MILLICHAP CAPITAL CORPORATION

Call for Details

DEMOGRAPHICS

3560 State Route 8, Auburn, IN 46706



	1 MILE	3 MILES	Urbana 5 MILES	
POPULATION	2028 Projection	3,932	16,097	21,638
	2023 Estimate	3,878	15,883	21,343
	2020 Census	3,832	15,722	21,089
HOUSEHOLDS	2028 Projection	1,769	6,701	8,720
	2023 Estimate	1,738	6,580	8,561
	2020 Census	1,719	6,514	8,471
INCOME	Average HHI	\$94,558	\$81,461	\$79,970
	Median HHI	\$75,187	\$65,731	\$64,920

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