

FOR SALE

DOLLAR GENERAL & CHIC BEAUTY
1727 - 1737 E. State Fair
Detroit, Michigan 48203



EXCLUSIVE
— REALTY —



INVESTMENT HIGHLIGHTS

- NN Lease/Minimal Landlord Responsibilities
- Dollar General: 11,000 square feet
Chic Beauty: 1,950 square feet
- 0.59 Acre of Land
- In close proximity to national retailers Meijer, Enterprise Rent-A-Car, Starbucks, Rite Aid, Foot Locker, Little Caesars, Walgreens, Metro by T-Mobile and more
- Dollar General is a publicly traded Fortune 500 company with over 80 years in business and BBB Investment grade rated
- Over 10,000 Vehicles Per Day at the Intersection of E. State Fair and Interstate 75 Freeway
- Densely Populated area with over 375,000 Residents within a 5 Mile Radius

PRICE: \$1,634,705

NOI: \$138,950

CAP RATE: 8.5%

LEASE TYPES: NN & GROSS

FOR MORE INFO CONTACT: STEVE SAGMANI/PREKTON PLLUMAJ

313-963-7653

2150 Franklin Road, Suite A
Bloomfield Twp., Michigan 48302
steve@exclusive-realty.com/prekton@exclusive-realty.com

WWW.EXCLUSIVE-REALTY.COM

FOR SALE

DOLLAR GENERAL & CHIC BEAUTY
1727 - 1737 E. State Fair
Detroit, Michigan 48203



EXCLUSIVE
— REALTY —

INVESTMENT OFFERING

Exclusive Realty is pleased to present this 11,000 square foot Dollar General store and 1,950 square foot Chic Beauty store located in Detroit, Michigan. Dollar General has a NN Lease with minimal Landlord responsibility. The Dollar General lease is corporately guaranteed by Dollar General Corp. Chic Beauty has a gross lease with zero Landlord responsibility.

This subject property is strategically positioned on E. State Fair which intersects with the Interstate 75 Freeway making the subject property easily accessible. It is also in close proximity to retailers such as Meijer, Enterprise Rent-A-Car, Starbucks, Rite Aid, Foot Locker, Little Caesars, Walgreens, Metro by T-Mobile, and more which draws more exposure to the Dollar General and Chic Beauty.

The subject offering represents an ideal opportunity for a 1031 Exchange buyer.

This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenants.



INVESTMENT SUMMARY

LIST PRICE:	\$1,634,705
NOI:	Dollar General: \$114,950 Chic Beauty: \$24,000
CAP RATE:	8.5%
BUILDING SIZE:	Dollar General: 11,000 sq. ft. Chic Beauty: 1,950 sq. ft.
LAND SIZE:	0.59 Acre
ZONING:	Commercial
YEAR BUILT/RENOVATED:	1956/2003
TENANTS:	Dollar General Chic Beauty
LEASE TYPES:	Dollar General: NN Chic Beauty: Gross
TAXES, INSURANCE:	Dollar General: Tenant Responsibility Chic Beauty: Landlord Responsibility
ROOF, STRUCTURE:	Dollar General & Chic Beauty: Landlord Responsibility
LEASE START DATE:	Dollar General: 09/30/2003 Chic Beauty: 04/01/2003
LEASE EXPIRATION:	Dollar General: 06/30/2027 Chic Beauty: 05/01/2023
OPTIONS:	Dollar General: 4 (5) Year Options Chic Beauty: 2 Year Option
INCREASES:	Dollar General: 10% in each option
DOLLAR GENERAL GUARANTOR:	Corporate Guarantee

FOR MORE INFORMATION CONTACT:

Steve Sagmani
Chief Executive Officer
steve@exclusive-realty.com
(248) 833-6601

313-963-SOLD

Prekton Pllumaj
Sales Associate
prekton@exclusive-realty.com
(248) 833-6469

FOR SALE

DOLLAR GENERAL & CHIC BEAUTY
1727 - 1737 E. State Fair
Detroit, Michigan 48203



EXCLUSIVE
— REALTY —



FOR MORE INFORMATION CONTACT:

Steve Sagmani
Chief Executive Officer
steve@exclusive-realty.com
(248) 833-6601

313-963-SOLD

Prekton Pllumaj
Sales Associate
prekton@exclusive-realty.com
(248) 833-6469

2150 FRANKLIN ROAD, STE. A, BLOOMFIELD TWP., MI 48302 | WWW.EXCLUSIVE-REALTY.COM

FOR SALE

DOLLAR GENERAL & CHIC BEAUTY

1727 - 1737 E. State Fair

Detroit, Michigan 48203



EXCLUSIVE

— R E A L T Y —

DISCLOSURE:

All materials and information received or supplied by Exclusive Realty (hereinafter collectively referred to as “ER”), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by ER, its directors, officers, agents, advisors, or affiliates as to the veracity, accuracy or totality, the condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party’s intended use or any and all other matters.

Neither ER, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or totality of any of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party’s active conduct of its own due diligence to determine these and other matters of significance to such party. ER will not verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third- party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. ER makes no warranties and/or representations regarding the accuracy, totality, or relevance of any financial data or assumptions. All data and assumptions regarding financial performance may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ER in compliance with all applicable fair housing and equal opportunity laws.

FOR MORE INFORMATION CONTACT:

Steve Sagmani
Chief Executive Officer
steve@exclusive-realty.com
(248) 833-6601

313-963-SOLD

Prekton Pllumaj
Sales Associate
prekton@exclusive-realty.com
(248) 833-6469

FOR SALE

DOLLAR GENERAL & CHIC BEAUTY
1727 - 1737 E. State Fair
Detroit, Michigan 48203



EXCLUSIVE
— REALTY —

TENANT PROFILE



Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of January 2020, Dollar General operates 16,278 stores in the continental United States.

The company began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky, owned by James Luther Turner and Cal Turner. In 1955, the name changed to Dollar General Corporation and in 1968 the company went public on the New York Stock Exchange. Fortune 500 recognized Dollar General in 1999 and in 2020 reached #112. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$27 billion in 2019.

TENANT OVERVIEW

Company:	Dollar General
Founded:	1939
Total Revenue:	27.8 Billion
Net Worth:	22.825 Billion
Headquarters:	Goodlettsville, Tennessee
Website:	www.dollargeneral.com

TENANT HIGHLIGHTS

- Over 16,278 stores in the United States
- Ranked #354 as America's Best Employer by State in Forbes 2020
- Dollar General has over 143,000 Employees
- Ranked #179 as America's Largest Public company in Forbes 2018
- Launching a new retail concept - popshelf - designed to appeal to Consumers with more disposable income

FOR MORE INFORMATION CONTACT:

Steve Sagmani
Chief Executive Officer
steve@exclusive-realty.com
(248) 833-6601

313-963-SOLD

Prekton Pllumaj
Sales Associate
prekton@exclusive-realty.com
(248) 833-6469

FOR SALE

DOLLAR GENERAL & CHIC BEAUTY
1727 - 1737 E. State Fair
Detroit, Michigan 48203



EXCLUSIVE

— REALTY —



TRAFFIC COUNTS		DEMOGRAPHICS			
INTERSECTION	CARS PER DAY	3 MILES	5 MILES	10 MILES	
E State Fair & Hanna St W	8,261	Total Population	127,973	375,473	1,373,690
E Outer Dr & Lumpkin St E	11,484	Total Households	49,459	147,265	538,356
E Outer Dr & Goddard Ave E	13,594	Average HH Income	\$52,722	\$58,311	\$65,954

FOR MORE INFORMATION CONTACT:

Steve Sagmani
Chief Executive Officer
steve@exclusive-realty.com
(248) 833-6601

313-963-SOLD

Prekton Pllumaj
Sales Associate
prekton@exclusive-realty.com
(248) 833-6469

FOR SALE

DOLLAR GENERAL & CHIC BEAUTY

1727 - 1737 E. State Fair
Detroit, Michigan 48203



EXCLUSIVE

— REALTY —

Detroit is the largest and most populous city in the U.S., State of Michigan, the largest U.S. city on the United States–Canada border, and the seat of Wayne County. The municipality of Detroit had a 2019 estimated population of 670,031, making it the 24th-most populous city in the United States. The metropolitan area, known as Metro Detroit, is home to 4.3 million people, making it the second-largest in the Midwest after the Chicago metropolitan area, and 14th largest in the United States. Regarded as a major cultural center, Detroit is known for its contributions to music and as a repository for art, architecture and design.

Detroit is a major port on the Detroit River, one of the four major straits that connect the Great Lakes system to the Saint Lawrence Seaway. The Detroit Metropolitan Airport is among the most important hubs in the United States. The City of Detroit anchors the second-largest regional economy in the Midwest, behind Chicago and ahead of Minneapolis Saint Paul, and the 13th-largest in the United States. Detroit and its neighboring Canadian city Windsor are connected through a highway tunnel, railway tunnel, and the Ambassador Bridge, which is the second busiest international crossing in North America, after San Diego–Tijuana. Detroit is best known as the center of the U.S. automobile industry, and the “Big Three” auto manufacturers.



Comerica Park

Comerica Park is an open-air ballpark located in Downtown Detroit. It serves as the home of the Detroit Tigers of Major League Baseball, replacing Tiger Stadium in 2000. The park is named after Comerica Bank, which was founded in Detroit and was based there when the park opened. The stadium's seating capacity is 41,083.



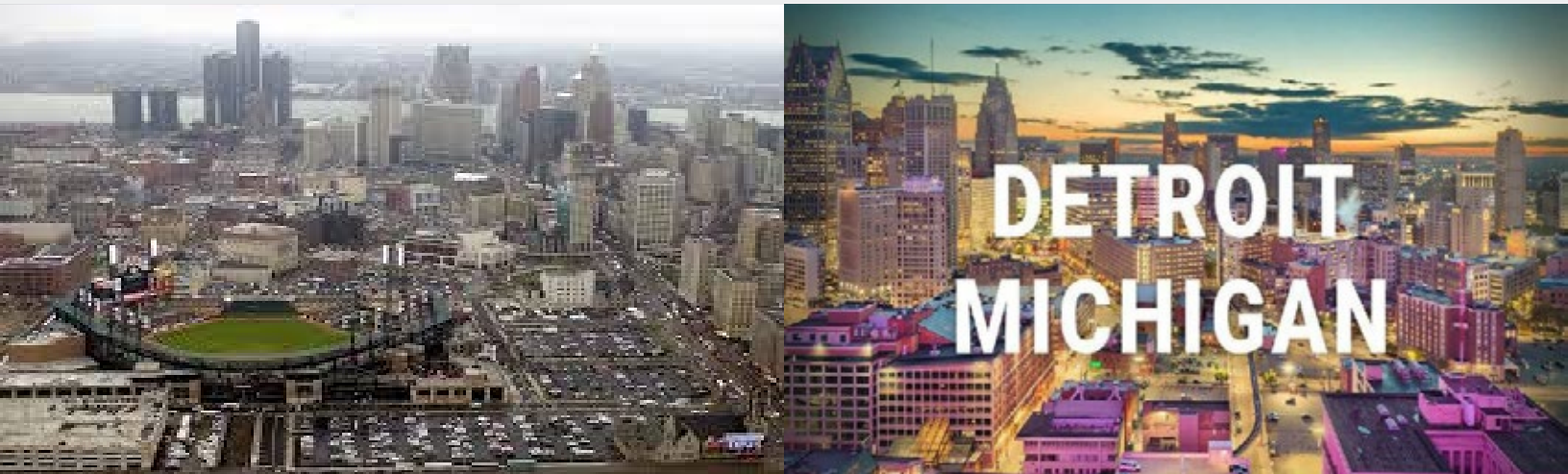
Detroit Institute of Arts

The Detroit Institute of Arts, located in Midtown Detroit, Michigan, has one of the largest and most significant art collections in the United States. With over 100 galleries, it covers 658,000 square feet with a major renovation and expansion project completed in 2007 that added 58,000 square feet.



Belle Isle Park

Belle Isle Park, known simply as Belle Isle, is a 982-acre island park in Detroit, Michigan, developed in the late 19th century. It consists of Belle Isle, an island in the Detroit River, as well as several surrounding islets. The U.S.-Canada border is in the channel south of Belle Isle such that the island is not in Canada. Owned by the city of Detroit.



DETROIT MICHIGAN

FOR MORE INFORMATION CONTACT:

Steve Sagmani
Chief Executive Officer
steve@exclusive-realty.com
(248) 833-6601

313-963-SOLD

Prekton Pllumaj
Sales Associate
prekton@exclusive-realty.com
(248) 833-6469