

FOR SALE

DOLLAR GENERAL
11280 W US 36
Losantville, Indiana 47354



EXCLUSIVE
— REALTY —



INVESTMENT HIGHLIGHTS

- Recently Extended Lease
- 9,000 square foot Dollar General Store
- NN Lease/Minimal Landlord Responsibilities
- Freestanding Retail Building on 1.90 Acres of Land
- Built in 2010
- Located at Losantville's primary intersection of US 36 and US 35
- Dollar General is a publicly traded Fortune 500 company with over 80 years in business and BBB Investment grade rated
- Corporate Guaranteed Lease
- Average Household Income exceeds \$70,000 within a 3 mile radius

PRICE:	\$1,121,738
CURRENT NOI:	\$72,913
CAP RATE:	6.5%
LEASE TYPE:	NN
PRIMARY LEASE TERM:	10 YEARS
OPTIONS:	4 (5) YEAR OPTIONS
INCREASES:	10% IN EACH OPTION

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INVESTMENT OFFERING

Exclusive Realty is pleased to present this 9,000 SF Dollar General store located in Losantville, Indiana. The property has a NN Lease with minimal Landlord responsibility. The lease has 4 (5) year options. The lease is corporately guaranteed by Dollar General Corp.

The three mile average household income exceeds \$70,000 per year, making this location ideal for a Dollar General.

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 tenant, one of the nation's top dollar stores.



INVESTMENT SUMMARY

LIST PRICE:	\$ 1,121,738
CURRENT NOI:	\$72,913
INITIAL CAP RATE:	6.5 %
BUILDING SIZE:	9,000 sq. ft.
LAND ACREAGE:	1.90 Acres
ZONING:	Commerical
YEAR BUILT:	2010
TENANT:	Dollar General
LEASE TYPE:	NN
PRIMARY LEASE TERM:	10 Years
TAXES, INSURANCE:	Tenant Responsibility
ROOF, STRUCTURE :	Landlord Responsibility
LEASE COMMENCEMENT DATE:	05/10/2010
LEASE EXPIRATION DATE:	05/31/2028
LEASE TERM REMAINING:	7 Years
OPTIONS:	4 (5) Year Options
INCREASES:	10% in each Option
LEASE GUARANTOR:	Dollar General
TENANT WEBSITE:	www.dollargeneral.com

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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.

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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

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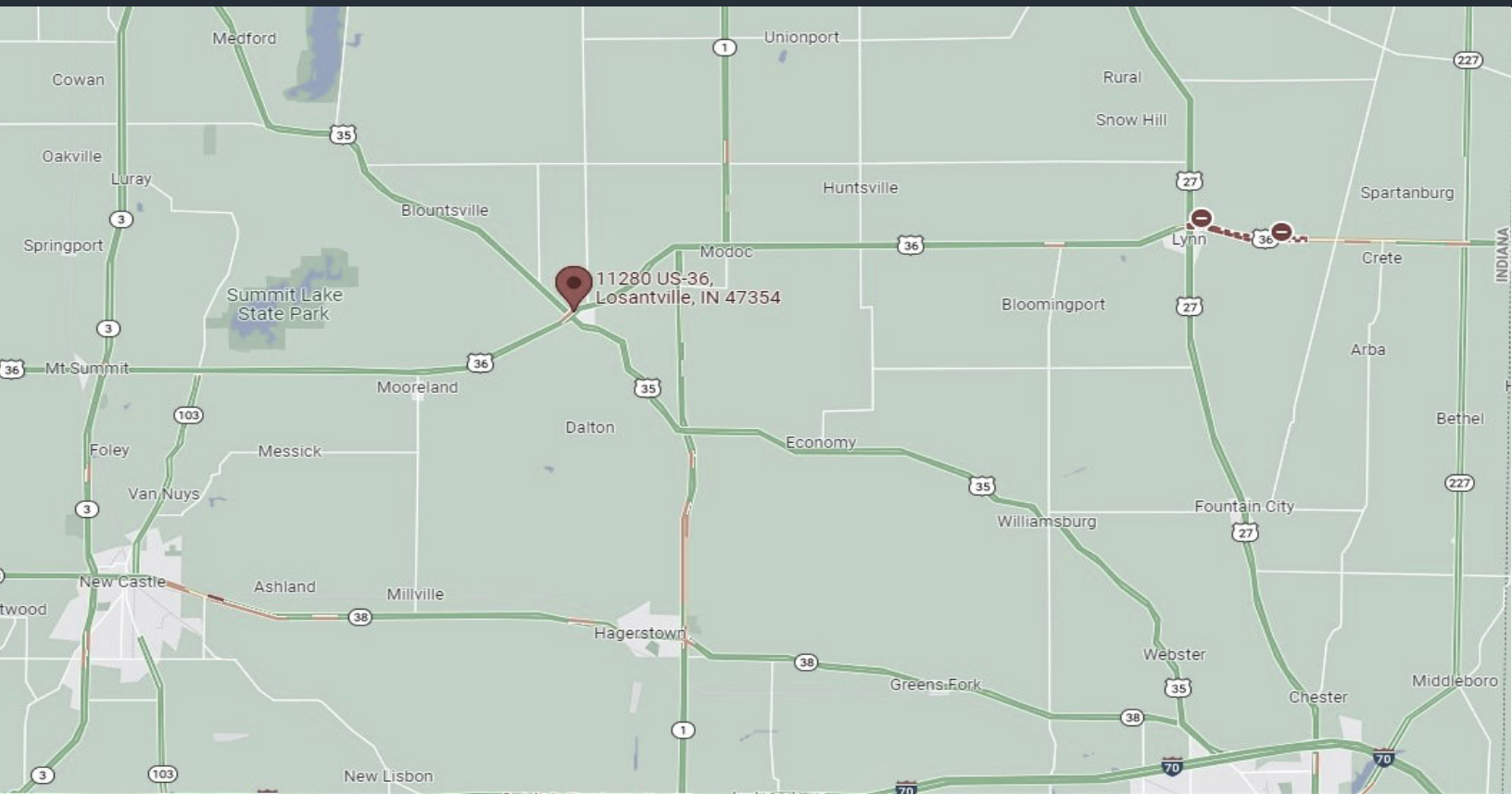
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DEMOGRAPHICS

INTERSECTION	CARS PER DAY		3 MILES	5 MILES	10 MILES
US Hwy 36 & US Hwy 35	3,700	Total Households	405	1,038	5,278
US Hwy 35 & S 1200 W NW	3,648	Total Population	1,033	2,671	13,792
US Hwy 35 & W 1050 S S	3,215	Average HH Income	\$70,841	\$70,558	\$74,597

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Losantville is a town in Union Township, Randolph County, in the U.S. state of Indiana

Losantville was first known as Hunts Cross Roads, and under the latter name was platted in 1851. The present name is derived from Losantville, an early name for Cincinnati, Ohio. A post office called Losantville has been in operation since 1854.

Losantville is the birthplace of former major league baseball player Claude Berry, a catcher for the Chicago White Sox, Philadelphia A's and Pittsburgh Rebels from 1904 through 1915. He had a lifetime batting average of .219.



Wilbur Wright Birthplace and Museum

Wilbur's parents bought this 5 acres and house for \$700 and they only lived here for three years. Along with the Wright family house is a Smoke House, Barn and an Outhouse. Check out the barber shop, dress shop, general store and school. Wood Carvings: Many of these carvings were made from wood taken from the original house and fence.



Summit Lake State Park

An expansive view and good fishing beckon you to Summit Lake State Park, near New Castle. More than 2,680 acres, including a large lake, await your visit. Summit Lake has an excellent bird watching and wild-life observation area. The property has always been an important area for waterfowl because of the many low-lying wet meadows and prairies.



National Model Aviation Museum

World's largest model aviation association, representing a membership of 165,000 from every walk of life, income level and age group. Self-supporting, non-profit organization whose purpose is to promote development of model aviation as a recognized sport and worthwhile recreation activity.



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