CORPORATE GUARANTY (NYSE: DG) 18,000+ LOCATIONS / S&P CREDIT RATING OF 'BBB'

DOLLAR GENERAL

805 Helderberg Trl
East Berne, NY 12059

Strong Investment Tenant: Dollar General has been in Business for 83 Years and has a Current Net Worth of Over $54.4 Billion.

Absolute-Net Lease (Zero Landlord Responsibilities): 11 Years Remaining with 10% Increases in Each of the Four, 5 Year Options.

Limited Competition: Dollar General Serves as the Main Source of Goods for the Population.

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DEMOGRAPHICS

	5 Mile	10 Mile	15 Mile
2023 Est. Population:	4,999	31,436	256,282
Households:	2,046	12,616	104,384
Household Income:	$107,211	$119,588	$96,228

REGIONAL MAP

Subject Property	East Berne, NY

20 Miles	Albany, NY
128 Miles	Syracuse, NY

182 Miles	Boston, MA
149 Miles	New York, NY

228 Miles	Philadelphia, PA
324 Miles	Baltimore, MD

363 Miles	Washington, D.C.
427 Miles	Pittsburgh, PA

TENANT OVERVIEW

Dollar General Corporation, a discount retailer, provides various merchandise products in the southern, southwestern, midwestern, and eastern United States. The company offers consumable products, including paper and cleaning products, packaged food products, perishable, snacks and candies, health and beauty products, pet products, and tobacco products. It also provides seasonal products, prepaid phones and accessories, gardening supplies, hardware products, and automotive and home office supplies as well as home products, and apparel and accessories. As of February 25, 2022, it operated 18,190 stores in 47 states in the United States. The company was formerly known as J.L. Turner & Son, Inc. and changed its name to Dollar General Corporation in 1968. Dollar General Corporation was founded in 1939 and is based in Goodlettsville, Tennessee

Tenant Name:	Dollar General	**Headquarters:**	Goodlettsville, TN
Locations:	18,190+	**Founded:**	1939
Company Type:	NYSE: DG	**Website:**	dollargeneral.com

EAST BERNE, NY

- Located in Albany County, East Berne is a hamlet within the larger town of Berne. A largely agricultural community, East Berne is home to family farms, as well as the Helderberg Mountain Brewing Company, which opened its doors in 2015.

- Median home prices are about $250,000, with a median household income figure of approximately $83,000.

DOLLAR GENERAL

Address:	805 Helderberg Trl East Berne, NY 12059
Price:	**$1,632,000**
CAP:	**6.25%**
NOI:	**$102,000**

INVESTMENT SUMMARY

Lease Type:	Absolute-Net
Landlord Responsibility:	None
Year Built:	2019
Building Area:	9,100 SF
Land Area:	2.05 Acres

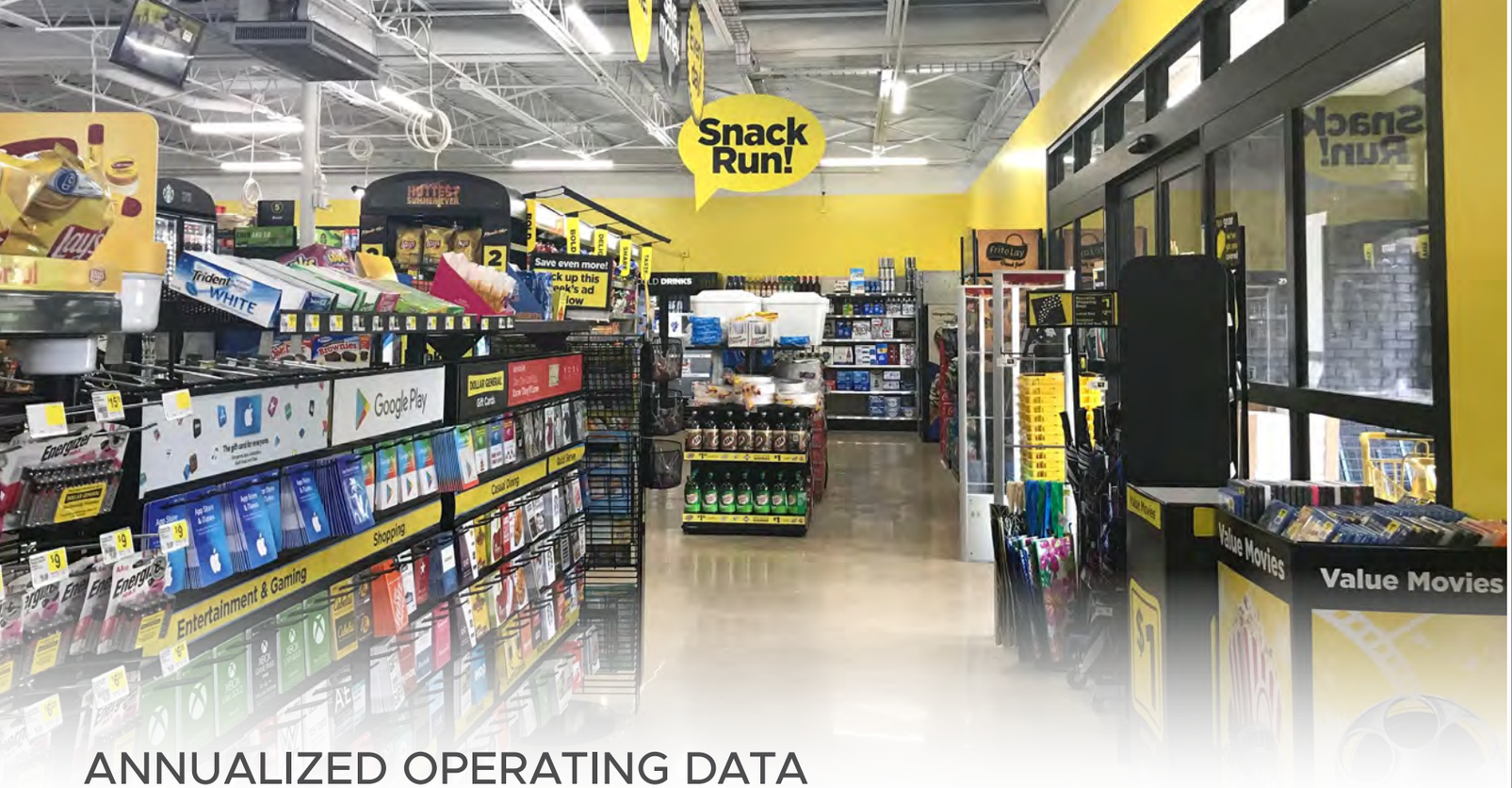
HIGHLIGHTS

Corporate Guaranty (NYSE: DG): All Leases are Corporately Guaranteed by Dollar General with Over 18,000 Locations Nationwide and an S&P Credit Rating of 'BBB'.

Strong Investment Tenant: Dollar General has been in Business for 83 Years and has a Current Net Worth of Over $54.4 Billion.

Absolute-Net Lease (Zero Landlord Responsibilities): 11 Years Remaining with 10% Increases in Each of the Four, 5 Year Options.

Limited Competition: Nearest Dollar General is 18+ Miles Away, Making the Helderberg Trail Store a Vital Source for Necessary Goods in its Community.



ANNUALIZED OPERATING DATA

Base Rent	Annually	Monthly
CURRENT - Jul 31, 2034	$102,000	$8,500.00
Aug 1, 2034 (Option 1)	$112,200	$9,350.00
Aug 1, 2039 (Option 2)	$123,420	$10,285.00
Aug 1, 2044 (Option 3)	$135,762	$11,313.50
Aug 1, 2049 (Option 4)	$149,338	$12,444.85

TENANT SUMMARY

Tenant Name:	Dollar General
Guaranty:	Corporate
Type of Ownership:	Fee Simple
Lease Type:	Absolute-Net
Landlord Responsibilities:	None
Lease Expiration:	July 31, 2034
Term Remaining:	11 Years
Increases:	10% Each Option
Options:	Four, 5 Year

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