





Investment Highlights

- Long term lease—7.5 years remaining
- Corporately Guaranteed Lease
- Absolute NNN Lease
- \$83,268 Household Income In Five Miles Radius Lot Size: 2.20 Acres and Building Size: 10,640 S.F
- S&P BBB– Credit
- Low Competition in the area
- 15 Years Assumable loan at 4.9%

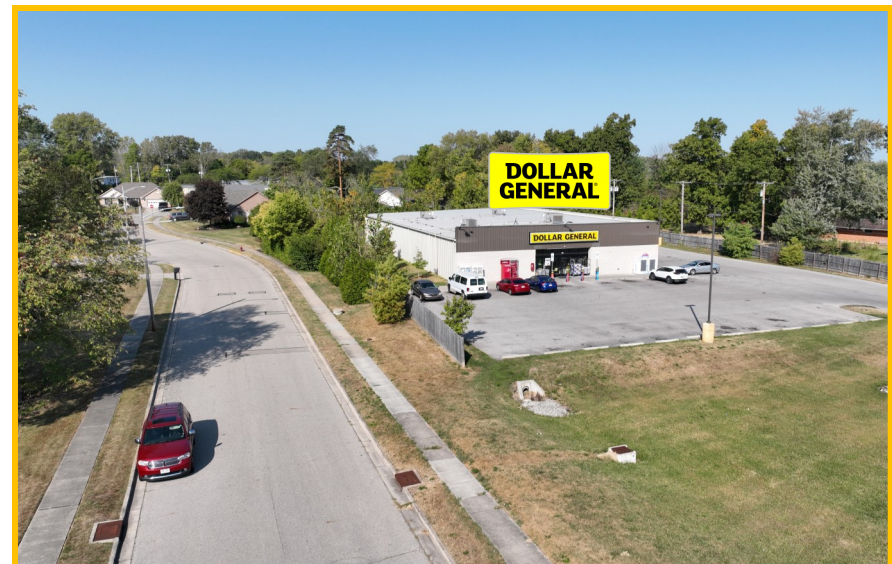


Property Summary

Triple Net Investment Group is pleased to present Dollar General located in West Milton, OH. Dollar General has over 7.5 years left on its primary NNN Lease. Base rent is fixed for the initial term of the lease and tenant has 3 (5) year options to renew with 10% rent increases in each option period. The tenant is responsible for all maintenance of the property, insurance and reimburses landlord for taxes. ~ 640K loan at 4.9% Interest with 15 amortization to 3/2034 can be assumed.

Property Information

Tenant	Dollar General
Property Address	965 S Miami St, West Milton, OH 45383
Land Size	2.20 Acres
Building Size	10,640 SF
Purchase Price	\$1,476,533
Cap Rate	7.5%
NOI in march 2023	\$110,740
Rent Commencement Date	July 28, 2017
Lease Term	15 Years
Term Remaining	7.5 Years
Options	3 (5 Year) Renewals
Rent Increase	10% every 5 years in option



Mortgage Information

Property Loan Balance	\$643,401
Assumable Fixed Rate	4.9%
Loan Assumption Fee	1.5% of Loan Balance (+/- \$9,600)
Loan Assumption Lender Fee	\$5,000
15 year Amortization	YES
15 year Mortgage	YES
Loan Expiration Date	03/01/2034
Monthly Loan Amount	\$7,070.35 (P/I)



About the Tenant:

Dollar General Corporation is an American retail chain that offers a variety of products. It is headquartered in Goodlettsville, Tennessee and operates over 19,000 stores in the continental United States and Mexico, as of October 2, 2023. The company was founded in 1939 by James Luther Turner and Cal Turner in Scottsville, Kentucky, under the name J.L. Turner and Son. In 1955, the name changed to Dollar General Corporation, and the company went public on the New York Stock Exchange in 1968. In 1999, Fortune 500 recognized Dollar General, and in 2020, the company reached a new milestone by becoming one of the most profitable stores in the rural United States, with revenue reaching around \$27 billion in 2019.







Population	2 Mile	5 Mile	10 Mile
2020 Population	5,793	21,122	138,010
2024 Population	5,817	19,973	132,871
2029 Projection	6,021	20,020	133,330
Households	2 Mile	5 Mile	10 Mile
2020 Households	2,456	8,757	57,961
2024 Households	2,485	8,279	55,756
Average Household Income	2 Mile	5 Mile	10 Mile
	\$65,006	\$83,268	\$89,673



Robert Gamzeh, Managing Director
Triple Net Investment Group Inc.
11140 Rockville Pike | Suite 480 F
Rockville, MD 20852
Tel: (202)361-3050
Email: info@ninnig.com

In association with:
Dan Cooper
Broker/President
Cooper Commercial Investment Group
6120 Parkland Boulevard, Suite 102
Cleveland, OH 44124

