



REPRESENTATIVE PHOTO

DOLLAR GENERAL

720 S US HIGHWAY 231 BEAVER DAM, KY 42320-9456





Sam Roe

Sales Associate
678.272.4961
Sam@Tri-Oak.com

Rutland Patterson

Sales Associate
(404) 341-7460
Rutland@Tri-Oak.com



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CONFIDENTIALITY AGREEMENT

This Offering Memorandum is confidential and is intended solely for your limited use in assessing your interest in acquiring the Subject Property. It includes selected information about the Property but does not represent the complete state of affairs of Tri-Oak Consulting Group (“the Owner”) or the Property. This document is not comprehensive and may not contain all the details prospective investors require to evaluate a real estate purchase. All financial projections and information provided are for general reference only, based on assumptions about the economy, market conditions, competition, and other factors outside the Owner's or Tri-Oak Consulting Group's control. As such, these projections and assumptions are subject to significant changes. Measurements, such as acreages and square footages, are approximations. Further information and the opportunity to inspect the Property will be available to qualified interested buyers. Neither the Owner nor Tri-Oak Consulting Group, nor their directors, officers, affiliates, or representatives, make any express or implied representations or warranties regarding the accuracy or completeness of this Offering Memorandum or its contents. No legal obligations arise from your receipt of this document or its use; you should rely solely on your own investigations and inspections when considering a potential purchase. The Owner reserves the right to reject any or all expressions of interest or purchase offers and may terminate discussions with any party at any time, with or without notice, following the review of this Offering Memorandum. No legal commitment exists until a written purchase agreement has been fully executed, delivered, and approved by the Owner, with all conditions met or waived. By receiving this Offering Memorandum, you agree to treat its contents as confidential and not disclose it to any third party without prior written consent from the Owner or Tri-Oak Consulting Group. You also agree not to use this document in any way that could harm the interests of the Owner or Tri-Oak Consulting Group. Certain documents, such as leases, are summarized within this Offering Memorandum. These summaries do not claim to be complete or necessarily accurate representations of the full agreements. Interested parties are encouraged to independently review all summaries and related documents without relying solely on this Offering Memorandum.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT YOUR TRI-OAK CONSULTING GROUP AGENT FOR MORE INFORMATION.

Disclaimer: The information in this Offering Memorandum is obtained from sources we believe to be reliable; however, Tri-Oak Consulting Group has not verified and will not verify any of this information. Potential buyers are advised to take necessary steps to verify all details during the due diligence period.



4 | INVESTMENT HIGHLIGHTS



- **Absolute NNN Lease** - No Landlord Responsibilities
- **Investment Grade Tenant** - Corporate Guarantee (S&P Rating: BBB)
- **Strong Expanding Company** - Dollar General secured the 108th spot on the Fortune 500 list and earned a place on Fortune's roster of the World's Most Admired Companies for 2023. Its annual net sales surpassed \$37.8 Billion
- **Limited Competition** - Dominant rural retail position. Dollar General functions as a primary convenience and household goods destination.
- **Low Rent & Price Point** - \$10.39/SF Is low for Dollar General. New stores are signing leases with 25-50% higher rent.
- **Recession-resistant / Essential Retail** - Dollar General's model actively benefits from economic pressure.

5 | OFFERING SUMMARY

LIST PRICE:	\$1,037,493
CAP RATE:	7.50%

NOI:	\$77,812
LEASE START:	01/18/2018
LEASE END:	1/31/2033
TERM REMAINING:	7+ Years
OPTIONS:	Five, 5-Year Options
INCREASES:	10% Every 5-Years & In Each Option
BUILDING SIZE:	7,489 Square Feet
LOT SIZE:	1.41 Acres
YEAR BUILT:	2018
LEASE TYPE:	NNN
GUARANTOR:	Corporate
TENANCY:	Single-Tenant
OWNERSHIP:	Fee Simple



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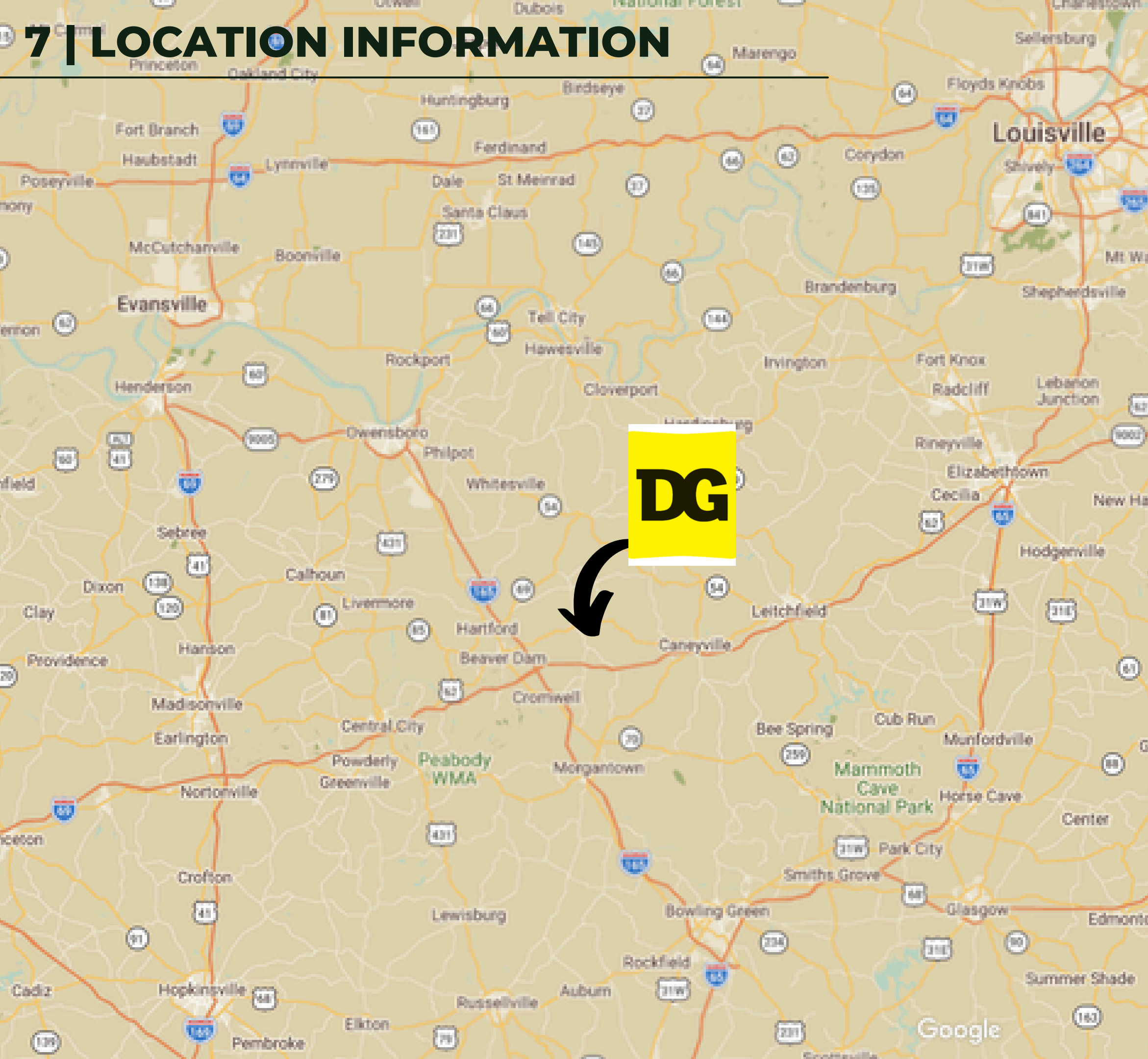
LEASE YEAR	ANNUAL RENT	RENT INCREASES	CAP RATE
YEARS 1-15	\$77,812	--	7.50%
OPTION 1	\$85,593	10.00%	8.25%
OPTION 2	\$94,153	10.00%	9.08%
OPTION 3	\$103,568	10.00%	9.98%
OPTION 4	\$113,925	10.00%	10.98%
OPTION 5	\$125,317	10.00%	12.07%



Company:	Dollar General Corporation
Year Founded:	1939
Locations:	19,986+
Annual Sales (2023):	\$38.7 Billion
Website:	www.dollargeneral.com
Headquarters:	Goodlettsville, TN
Guarantor:	Corporate

Dollar General Corporation has been delivering value to shoppers for more than 80 years. Dollar General helps shoppers Save time. Save money. Every day.® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 19,104 stores in 47 states as of February 3, 2023. In addition to high-quality private brands, Dollar General sells products from America’s most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg’s, General Mills and PepsiCo. Learn more about Dollar General at www.dollargeneral.com.

7 | LOCATION INFORMATION



DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION			
2025 Population	1,379	5,513	10,042
2030 Projection	1,374	5,501	10,014
Annual Growth 2020-2025	-0.38%	-0.25%	-0.21%
Annual Growth 2025-2030	-0.07%	-0.04%	-0.06%
HOUSEHOLDS			
2025 Households	583	2,128	3,924
2030 Projection	579	2,118	3,910
INCOME			
AVG. Household Income	\$64,770	\$68,594	\$72,641



10,017 VPD
along US HWY 231 S

8 | LOCATION OVERVIEW - Beaver Dam, KY



Beaver Dam, Kentucky, located in Ohio County in the western portion of the state, is a steadily growing community with a population of approximately 3,500 residents. Positioned along the Western Kentucky Parkway and near Interstate 165, the city offers convenient regional access to Owensboro, Bowling Green, Louisville, and Nashville, making it an attractive location for both residents and businesses. Beaver Dam serves as an important commercial and employment hub for the surrounding area, supported by a diverse economy driven by manufacturing, agriculture, healthcare, retail trade, and transportation industries. Major regional employers include Perdue Farms, Swedish Match, and Ohio County Healthcare, all of which contribute to the area's stable economic foundation.

Known for its strong sense of community, affordable cost of living, and business-friendly environment, Beaver Dam continues to experience steady residential and commercial growth. The city benefits from a skilled regional workforce, quality public schools, and ongoing infrastructure improvements that support future development. Local investments in parks, community facilities, and roadway enhancements further strengthen Beaver Dam's appeal as a desirable place to live, work, and invest. Its strategic location, combined with western Kentucky's pro-business climate and lower operating costs, positions Beaver Dam as an emerging market with long-term growth potential.



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