

NET LEASE OFFERING



Dollar General Market

1900 S. ANDERSON ST.
ELWOOD, IN 46036

Exclusive Investment Offering

PROPERTY SUMMARY

Dollar General Market is a **supermarket prototype** that is **double the size** of a typical DG Market, serving regional hub communities as a traditional full-service grocery store and Dollar General store. Subject Dollar General Market is a **build-to-suit** for DG constructed in 2005. There are only three other supermarket prototype Dollar General Market stores located in Indiana, and the **Elwood store ranks as the #1 performing store in the state and top 90% in the country according to Placer.ai.**

Prior to the commencement of Dollar General's second renewal option period, DG proposed a 10-year renewal. In addition, DG also installed a brand new HVAC system at its own expense in 2026. These are clear signals that subject store is a high-performing asset to DG and its long-term commitment to this site.

Elwood sits in the heart of Madison County, which is part of the Indy-Carmel-Anderson MSA, 20-30 miles northeast of Noblesville and Indy, a major growth engine in tech and logistics sectors. This positioning gives the city exceptional access to major metropolitan markets while maintaining the advantages of a smaller community. **Elwood's greatest asset is its strategic position within Indiana's industrial corridor, and the city's major employers are over 84-year-old manufacturers whose products and operations align closely with the region's well-established logistics industry.**

The proximity to **Interstate 69** (about 15 minutes east) is particularly valuable. I-69 has been transforming central Indiana's logistics landscape, and Elwood benefits from that without the premium costs in communities directly on the interstate.



Elwood, IN, aka "The Heart of Hoosierland," 54th annual The Glass Festival

INVESTMENT SUMMARY

PURCHASE PRICE	\$3,773,000
CAP RATE	6.50%
NET OPERATING INCOME	\$245,229
LEASE COMMENCEMENT	DG: 2/1/2006 ATM DRIVE-THRU: 6/1/2009
LEASE EXPIRATION	DG:1/31/2036 ATM: 5/31/2029
OPTION PERIODS	4, 5-YEAR
LEASE TYPE	NET
LEASE GUARANTOR	CORPORATE NYSE: DG; S&P RATING 'BBB'

INVESTMENT HIGHLIGHTS



**No. 1 Dollar General
Store in Indiana**

Top 90% Nationally



**Build-to-suit for
DG in 2005**

*Operating as a full-service
neighborhood grocery store*

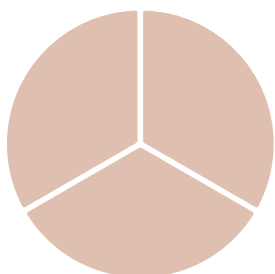
DG Demonstrates Long-Term Commitment

DG proactively proposed a 10-yr renewal
Extension *and* Replaced HVAC system at its own
expense in 2026



Stable, Growing Trade Area *Less than One Mile from DG*

\$25M housing development at municipal golf course south of DG (***Three-minute*** drive) was so successful, Phase II is already under discussion. With 18,100 people within 5 miles and median income reaching \$70,900, **consumer base is stable, employed, and growing**. Just 20 minutes south, Indy-Carmel-Anderson MSA is Indiana's fastest-growing residential corridor.



Multi-generational Major Employers Support Consumer Stability

Elwood's workforce is anchored by legacy manufacturers. Red Gold tomato processing (1942), Warner custom truck bodies (1939), ELSA (1987), Kadet (1984), and Ascension St. Vincent Regional Hospital.

LEASE ABSTRACT



LEASE TERMS

LOCATION	BLDG / LAND SIZE	LEASE START	LEASE END	ANNUAL RENT	RENT PER SF	
MADISON COUNTY FEDERAL CREDIT UNION ATM DRIVE-THRU	24,341 SF / 3.098 ACRES	6/1/2009	5/31/2029	\$15,000	N/A	
DOLLAR GENERAL MARKET		2/1/2026	1/31/2036	\$235,818	\$9.69	
		OPTION PERIOD				
		2/1/36	1/31/41	\$247,509	\$10.17	
		2/1/41	1/31/46	\$259,785	\$10.67	
		2/1/46	1/31/51	\$272,671	\$11.20	
		2/1/51	1/31/56	\$286,195	\$11.76	

Notes:

1. DG Rent increases 4.96% during Option Periods.
2. Credit Union ATM drive-thru has been operating since 2009 in five-year lease terms and \$250.00 increase at renewal.

PROPERTY FINANCIALS

DOLLAR GENERAL OPERATING EXPENSES REIMBURSE %		46.50%
REMAINING LANDLORD OPERATING EXPENSES %		53.50%
TOTAL ANNUAL RENT		
DOLLAR GENERAL ANNUAL RENT	235,818	
MADISON COUNTY FEDERAL CREDIT UNION ATM DRIVE-THRU	15,000	
TOTAL RENT	250,818	
2025 TOTAL OPERATING EXPENSES		
TOTAL BUILDING CAM (SPRINKLER, ELECTRIC, POWER)	2,474.46	DG reimburses 100% for building CAM
TOTAL PARKING LOT CAM	4,547.73	DG reimburses for 100% for building interior CAM & 46.5% Parking Lot CAM
TOTAL INSURANCE	10,466.00	DG reimburses 100% for building insurance
TOTAL RE TAX 'PARCEL A' (2.946 AC)	36,371.00	DG reimburses 100% for building RE Tax & 46.50% for Parking Lot Tax
RE TAX FOR ATM LOT 'PARCEL B' (0.152 AC)	1,022.00	
2025 TOTAL OPERATING EXPENSES	54,881.19	
2025 LANDLORD OPERATING EXPENSES		
REMAINING CAM (INCL. SNOW REMOVAL)	2,433.04	
REMAINING INSURANCE (GENERAL LIABILITY ONLY)	769.00	
REMAINING RET (53.5% OF PARKING LOT TAX) + PARCEL B TAX	2,386.55	\$1,364.55 + \$1,022.00
TOTAL LANDLORD OPERATING EXPENSES	-5,588.59	
NET OPERATING INCOME	\$245,229.41	

Notes:

1. Capital Improvements completed on entire parking lot Fall 2025. Seller will credit Buyer with additional improvements necessary.
2. 40-year-old Duro-Last roof in excellent condition. No Roof Leaks.
3. Dollar General installed new HVAC in 2026 at its own expense.

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The above information has been secured by sources deemed to be reliable. KELCO Investments makes no representations or warranties expressed or implied as to the accuracy of the above information. Above information is subject to verification and no liability for errors or omissions are assumed.

AREA TENANTS



Red Gold Factory Outlet and Warehouse



AREA TENANTS

Please click here for
aerial video of Elwood
DG Market

Click on logos
to view company
information



Corporate Office

Brothers Auto Haus



Elks Lodge of Elks National
Fraternal Organization
150+ Year History



DOLLAR GENERAL

market



MAJOR EMPLOYERS



Actual Store Photo

MAJOR EMPLOYERS



Tomato Processing products



Fuel Tanks, Exhaust Systems, & Structural
Components for OEM customers



Machining, Welding and Rebuilding
industrial components



Regional Hospital



Manufactures Custom Service Truck Bodies
& Accessories since 1939



Full-service Plastic Injection Molding and
Rotational Molding, Assembly, Sonic Welding

ELWOOD ATTRACTIONS

Click on photos for
further information



54th annual The Elwood Glass Festival August 2025



Queen Ann Style home in downtown Elwood

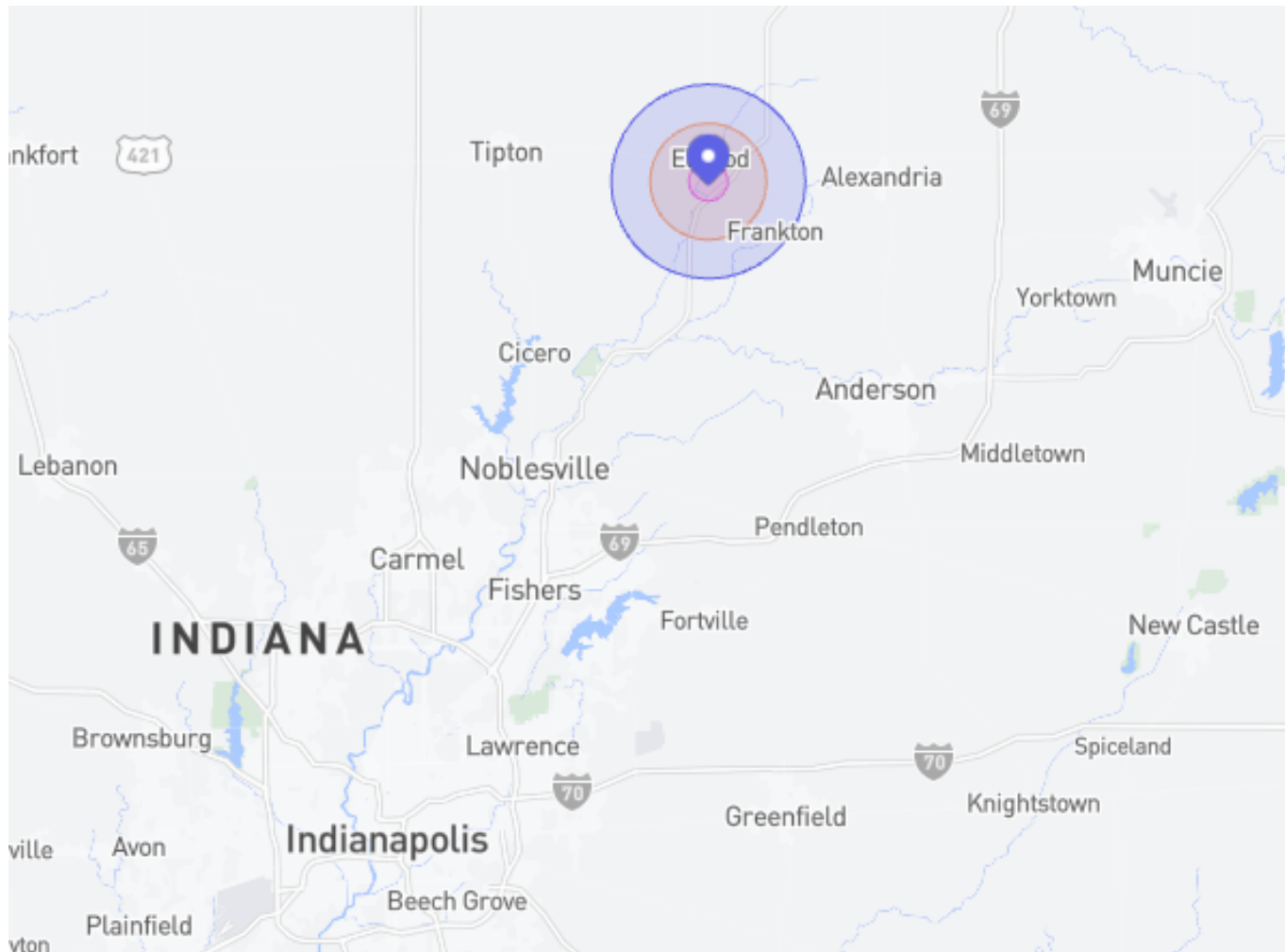


Elwood Public Library provides activities and resources year-round. Millions have been invested in improvements to roadways, streetscapes, and in upgrades to public centers, hospital, and schools.



Elwood Golf Links is located less than 1 mile south of DG Market - A \$25M housing development was so successful, Phase II is being discussed, supported by demand from Phase I.

MAP & DEMOGRAPHICS



POPULATION



1 Mile **8,328**
3 Mile **14,500**
5 Mile **18,100**

MEDIAN INCOME



1 Mile **\$58,600**
3 Mile **\$68,400**
5 Mile **\$70,900**

12 mi. NW of Indy-Carmel-Anderson MSA, fastest-growing residential corridor in Indiana.

ABOUT THE TENANT



A wide-angle photograph of a large grocery store aisle. The ceiling is high with exposed metal trusses and numerous long fluorescent light fixtures. The floor is a light-colored, polished concrete. On the right side, there are tall shelves stocked with various bottled beverages, including water and juice. A green sign with the word "Market" and "FRESH" is visible above the shelves. In the center of the aisle, there are several wooden crates and black metal carts filled with packaged goods, including bags of chips and boxes of cereal. A green sign with the word "Fresh" and "save" is hanging above the crates. On the left side, there are more shelves stocked with packaged goods, including bags of chips and boxes of cereal. A green sign with the word "Market" and "FRESH" is visible above the shelves. In the background, a sign for "SERVICE CENTER" is visible. The overall atmosphere is bright and clean.

Actual Store Photo



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DOLLAR GENERAL market

Founded in 1939, Dollar General Corporation (NYSE: DG; S&P rating 'BBB') is a major American discount retailer that operates over 20,594 stores in 48 states and Mexico, including formats like DG Market, Dollar General, DGX, and pOpshelf.

Dollar General provides everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands.

DG Market is a larger format store designed to function as a neighborhood full-service grocery store, including fresh meat and expanded produce, refrigerated and frozen food, dairy products and general merchandise and other items not found in traditional Dollar General stores.

2024 Revenue

\$40.6 Billion

Same-Store Sales

1.4% Increase

For further information, please contact Owner's Exclusive Representative.

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