DOLLAR GENERAL

(NYSE: DG)
(S&P: 'BBB')

ANGELICA, NEW YORK

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

OFFERED AT $1,600,000
7.23% CAP RATE

INVESTMENT GRADE CREDIT TENANT | ABSOLUTE NNN LEASE

EXCLUSIVELY LISTED BY

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this investment property.

Confidentiality: Tenant requires that all terms and conditions of this Lease shall be held in confidence, except as necessary to obtain financing and potential buyers of the property. Accordingly, the information herein is given with the understanding that those receiving it shall similarly hold it in confidence.

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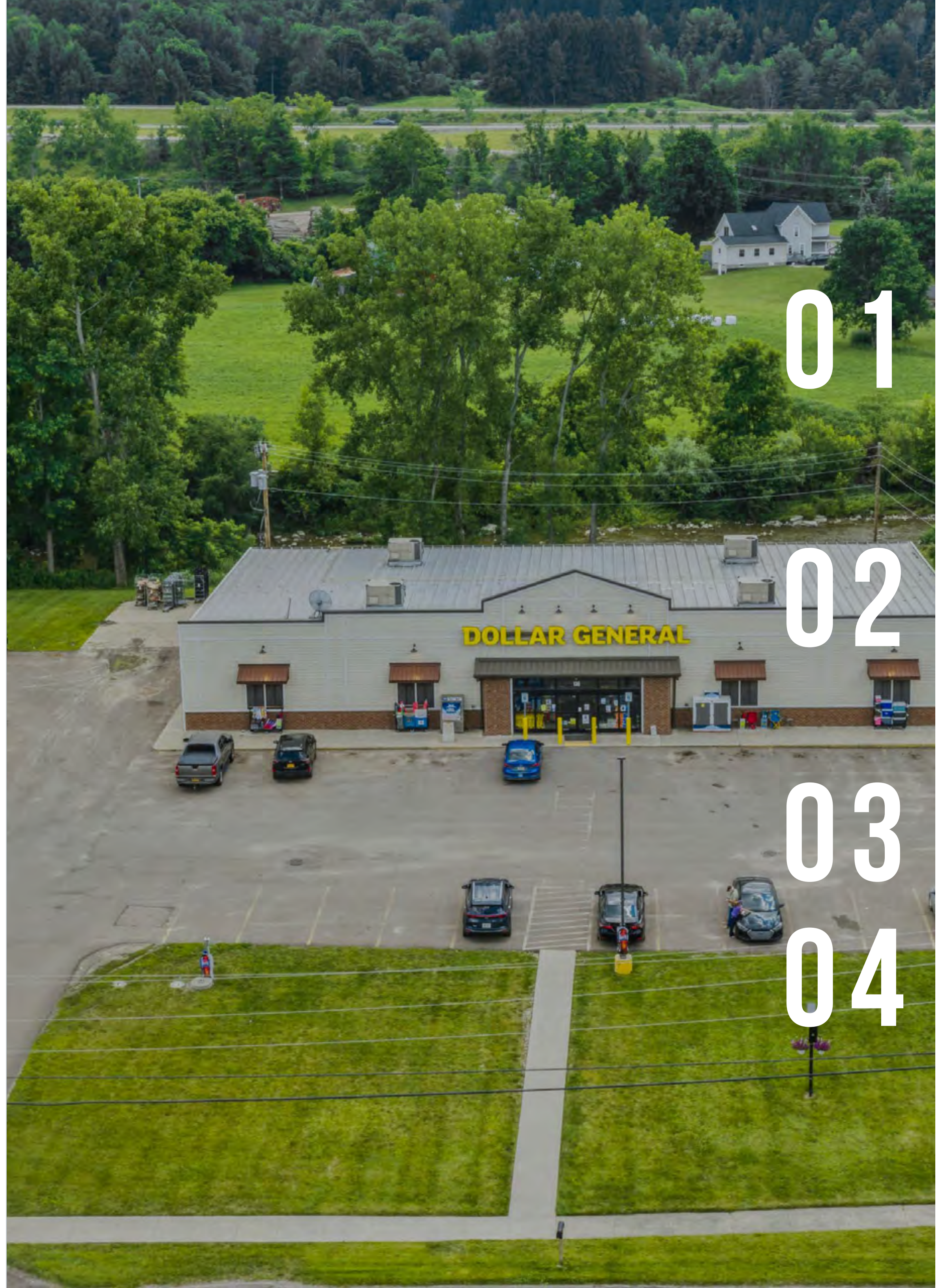

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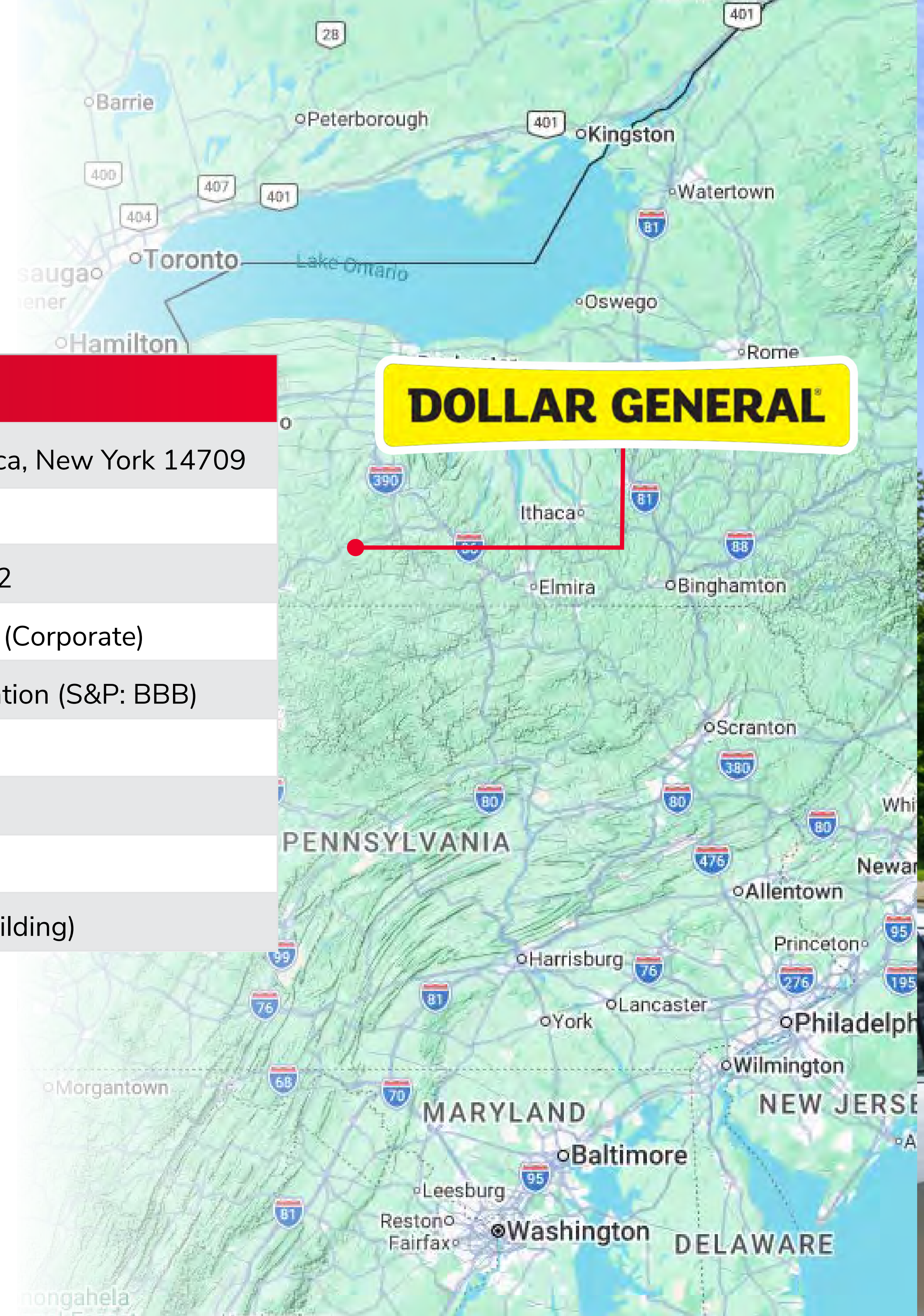
OFFERING SUMMARY

LIST PRICE	CAP RATE	NOI/MONTH	NOI
$1,600,000	7.23%	$9,642	$115,715

Actual property

OFFERING SUMMARY

PROPERTY SUMMARY	
Address	135 E Main St., Angelica, New York 14709
Property Type	Single Tenant Retail
Parcel No.	023201 120.19-1-38.2
Tenant	Dolgen New York, LLC (Corporate)
Guarantor	Dollar General Corporation (S&P: BBB)
Building Size (GLA)	9,026 SF
Land Size	1.56 AC
Year Built	2020
Ownership	Fee Simple (Land & Building)



INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATION (NYSE: DG)

S&P: BBB credit rating – Investment grade credit

- Corporate lease guaranty from Dollar General Corporation (NYSE: DG)
- S&P credit rating: BBB (investment grade)
- Dollar General operates more than 20,000 stores throughout the United States
- Dollar General generated more than $40 billion in annual revenue, demonstrating strong financial stability and long-term operating performance

ABSOLUTE-NNN LEASE

Long-term stability

- Absolute triple-net (NNN) lease with zero landlord responsibilities
- Long-term lease providing predictable cash flow; 8.3 years left on the lease
- Scheduled rental increases during the option periods
- Attractive investment for 1031 exchange buyers seeking passive income

STRATEGIC RETAIL LOCATION

Main commercial corridor

- Located along East Main Street (NY Route 19), one of Angelica's primary commercial corridors
- Serves Angelica and surrounding rural communities throughout Allegany County
- Convenient access to Interstate 86, providing regional connectivity
- Dollar General functions as an important neighborhood discount retailer for everyday necessities

ESTABLISHED RETAIL TRADE AREA

Proximity to I-86

- Serves a broad customer base throughout the surrounding communities
- Limited direct competition enhances Dollar General's market position
- Convenient destination for groceries, household goods, health and beauty products, seasonal merchandise, and consumables

STRONG LONG-TERM INVESTMENT CHARACTERISTICS

National credit tenant

- Passive investment with minimal management requirements
- Essential retail business model that has historically performed well during multiple economic cycles
- Attractive option periods providing additional long-term income potential
- Excellent fit for 1031 exchange and private capital investors seeking stable income

LEASE SUMMARY

TERMS, BASE RENT & OPTIONS	
Annual Base Rent (NOI)	$115,715
Rent Commencement	11/1/2019
Lease Expiration	10/31/2034
Original Lease Term	15 Years
Lease Term Remaining	8.3 Years
Options to Renew	(5)-5 Year
Rent Increases	10% Every 5 Years in Options
Lease Type	Absolute-NNN
LL Responsibilties	None

RENT SCHEDULE

RENT SCHEDULE - PRIMARY TERM

	START DATE	END DATE	NOI/YR	NOI/MO	NOI/ SF	RENT IN-CREASE
Current Term	**11/1/2019**	**10/31/2034**	**$115,715**	**$9,642.97**	**$122.61**	**-**

RENEWAL OPTIONS - (5) 5-YEAR OPTIONS

TERM	START DATE	END DATE	NOI/YR	NOI/MO	NOI/SF	RENT INCREASE
Option 1	11/1/2034	10/31/2039	$127,287.24	$10,607.27	$13.99	10%
Option 2	11/1/2039	10/31/2044	$140,016.00	$11,668.00	$15.39	10%
Option 3	11/1/2044	10/31/2049	$154,017.60	$12,834.80	$16.93	10%
Option 4	11/1/2049	10/31/2054	$169,419.36	$14,118.28	$18.62	10%
Option 5	11/1/2054	10/31/2059	$186,361.20	$15,530.10	$20.48	10%

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PROPERTY SUMMARY
TENANT OVERVIEW
AREA OVERVIEW

02

PROPERTY SUMMARY

LOCATION MAP

MARKET AERIAL

PROPERTY PHOTOS

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PROPERTY PHOTOS

AERIAL OVERHEAD

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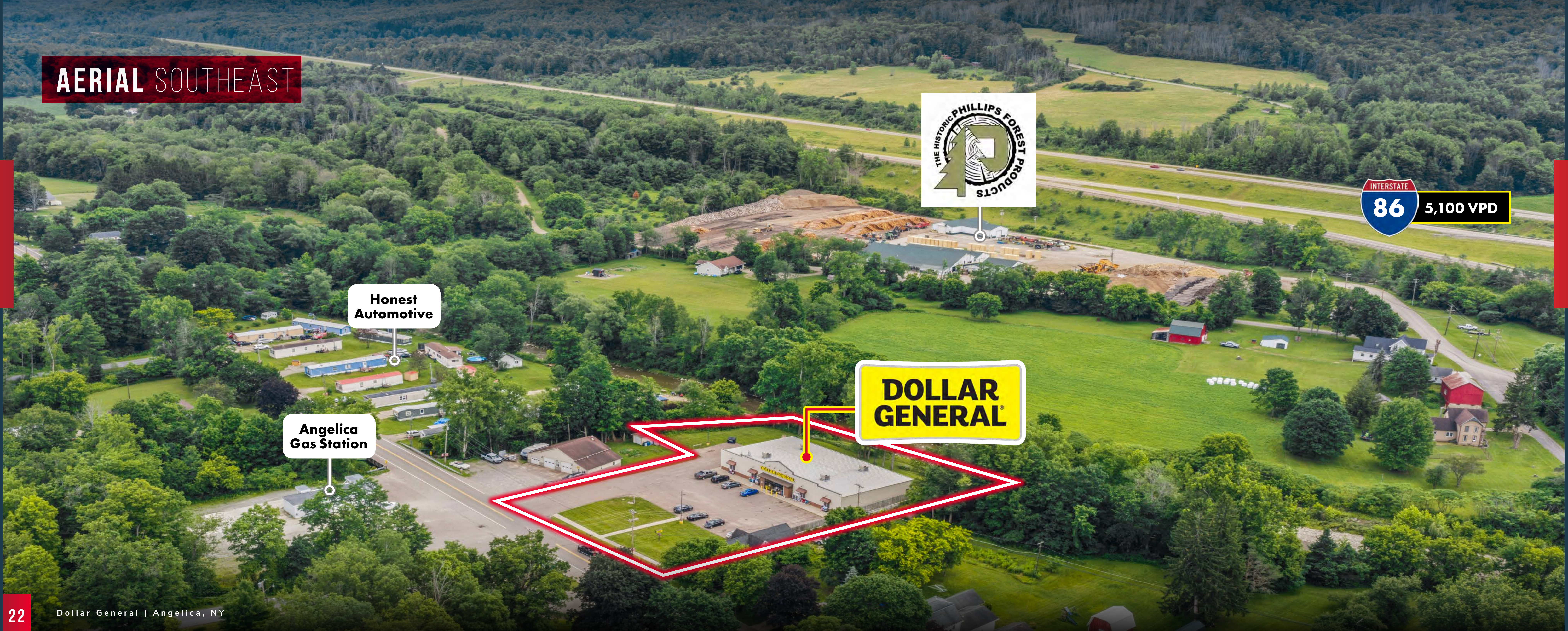
AERIAL SOUTHEAST



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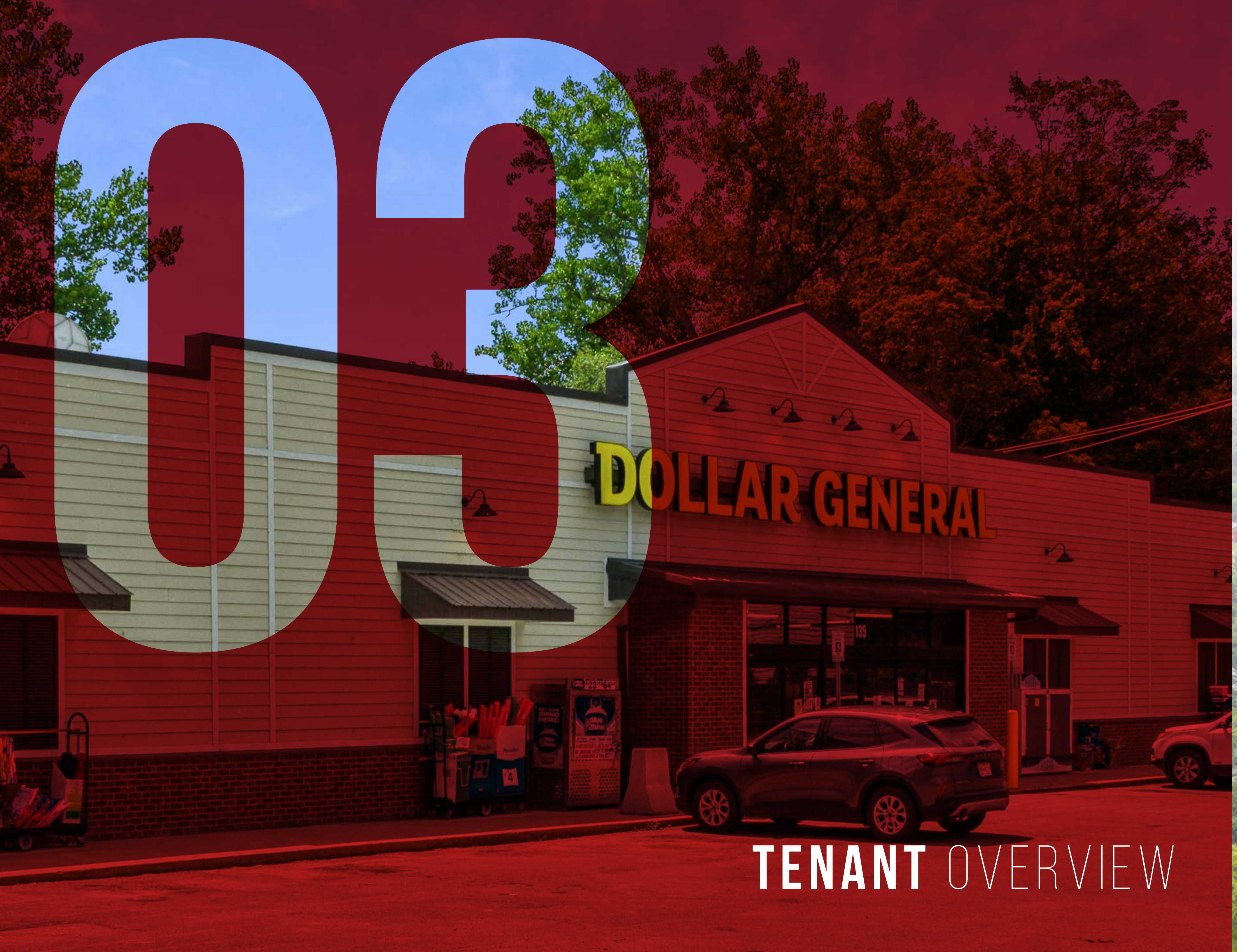


ABOUT DOLLAR GENERAL

Trade Name:	Dollar General
Industry:	Discount Retail
Stock Ticker Symbol:	NYSE: DG
Revenue (2025):	US $42.7 Billion (5.2% Increase from 2024)
Net Income:	US $1.5 Billion
Area Served:	USA and Mexico
Locations:	20,800+
Employees:	194,000+
Corporate Headquarters:	Goodlettsville, TN
Website:	dollargeneral.com

DOLLAR GENERAL

VIEW ANNUAL REPORT & OTHER FINANCIALS

NYSE: DG

$42.7 B REVENUE

$1.5 B NET INCOME

194,000+ EMPLOYEES

20,800+ LOCATIONS

04 AREA OVERVIEW

DEMOGRAPHICS

COMMUNITY	1 MILE	3 MILE	5 MILE
POPULATION	562	1,246	2,224
HOUSEHOLDS	246	529	896
EMPLOYEES	105	126	422
MEDIAN AGE	45.0	44.7	42.9
INCOME	**1 MILE**	**3 MILE**	**5 MILE**
AVERAGE	$78,314	$81,709	$83,609
MEDIAN	$58,485	$62,352	$65,200
EXPENDITURE	**1 MILE**	**3 MILE**	**5 MILE**
TOTAL	$18.8 M	$41.4 M	$71.07 M
EDUCATION	$296.04 K	$657.83 K	$1.14 M
FOOD, BEVERAGE	$2.53 M	$5.51 M	$9.37 M
ENTERTAINMENT	$926.26 K	$2.03 M	$3.48 M

DRIVE TIMES

I-86 .... **1 MIN**
NY-19 .... **6 MIN**
I-390 .... **32 MIN**

TRAFFIC COUNTS

E MAIN ST .... **830 VPD**
PEACOCK HILL .... **800 VPD**
I-86 .... **5,100 VPD**

ABOUT ANGELICA, NY

ANGELICA, NEW YORK is a small but distinctive Southern Tier community in Allegany County, anchored by the historic Town and Village of Angelica. Founded in the early 1800s, the area has retained a strong heritage character centered on a preserved civic and commercial core, giving it a sense of place that stands out in rural Western New York.

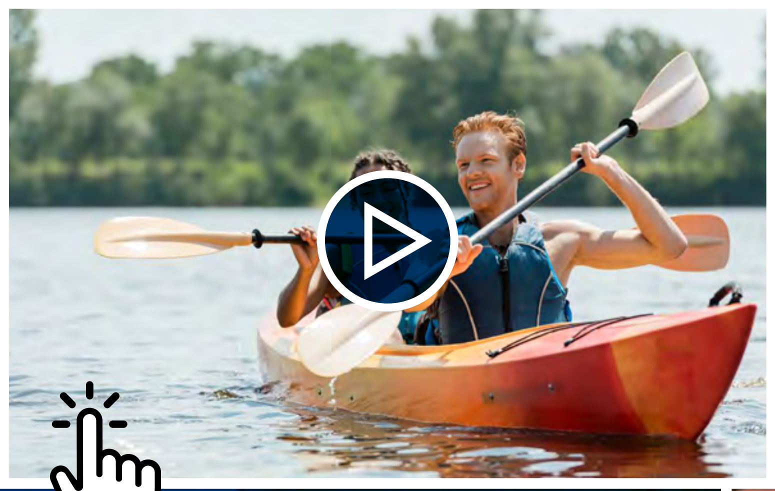
Its local economy is shaped by small business, destination retail, and tourism, supported by antique shops, seasonal events, and county-level economic development efforts. For investors and site selectors, Angelica offers authenticity, low-density scale, and access to a broader rural county market rather than a deep labor pool.

ABOUT ALLEGANY COUNTY

ALLEGANY COUNTY, NEW YORK is a compact, rural Southern Tier market with 46,458 residents and just 45.1 people per square mile, keeping it in the low-density tier of upstate New York. The county's economic-development office emphasizes available sites, a talent pipeline, and multimodal access through highway, rail, municipal air, and nearby port connections, with major markets such as Buffalo, Rochester, Pittsburgh, Philadelphia, and New York City within a day's drive.

Western NY Wilds

Situated along the upper Genesee River and bordering Pennsylvania to the South, the Western NY Wilds are a welcome retreat in the wilderness. Here we believe that communing with nature brings out the best of our human nature. Whether you're seeking to nourish your creativity, find your next adventure, or just enjoy our peace and quiet, we invite you to Live Deliberately with us on your next visit.



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