

Executive Summary



SALE OVERVIEW

SALE PRICE:	\$825,000
CAP RATE:	8.0%
NOI:	\$66,000
LOT SIZE:	0.408 Acres
BUILDING SIZE:	8,000 SF
YEAR BUILT:	1999
RENOVATED:	0
ZONING:	Retail/Commercial
MARKET:	West Central Indiana (Illiana)
SUB MARKET:	Covington
CROSS STREETS:	Jefferson & 5th St

PROPERTY DESCRIPTION

SVN / Investment Property Advisors is pleased to offer this long term NN leased Dollar General in downtown Covington in Central West Indiana near the Illinois state line. Over 2 years of lease term. Solid customer traffic with no other dollar stores within several miles and high Placer AI results indicating strong sales.

Located near everything in town and just 2 blocks from US Hwy 136, which traverses the city. Covington is the seat of Fountain County and this Dollar General is 80 miles West of Indianapolis, 8 miles West of Veedersburg, IN, 13 miles East of Danville, IL and 47 miles East of Champaign, IL. Under 2 miles from Interstate 74 interchange, which connects all of the above, and two blocks from US Hwy 136 near lots of retail including grocery, banks, restaurants, offices, Fountain County courthouse, and in a downtown neighborhood with lots of walk traffic.

Center City Location

Fortune 150 Investment Grade Tenant

2+ Years of Lease Term

Corporate Guarantee - Strong BBB Credit Rating

High Placer AI Traffic

Rent Roll

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Dollar General	1	8,000	2/24/1999	12/31/2028	\$66,000	100.0	\$8.25
Totals/Averages		8,000			\$66,000		\$8.25

Current base rent is \$5,500/month
Has a 5 year option period with 10% increase to \$72,000 base rent/year in 2029
Landlord generally responsible for roof, structure and certain outside areas
Reconciled Annual CAM reimbursed by Tenant
Property Taxes fully reimbursed
Fixtures & Equipment: Lessee responsible for <\$1,000/occurrence,
On DG's NIP Corporate National Insurance Program for Lessor and Lessee

Additional Photos



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and con



Dollar General Corporate Information

(Compiled From Dollar General Website)

Company: Goodlettsville, Tennessee based Dollar General is the nation's largest small-box discount retailer brand with an 80+ year history. Dollar General is a customer-driven distributor of consumable basics with nearly 19,000 stores in 48 states. Annual Sales were over \$38 billion last year.

Growth: Dollar General has added nearly 1,000 new stores annually the last few years and plans to continue rapid store growth.

Financials: Dollar General Corporation's Fiscal 2023 Financial Results included record sales and the following:

- Net Sales increased to \$38.7 billion.
- Number of stores increased to nearly 19,000 in 2024.
- Operating Cash Flow: \$2.39 billion.
- Net Income: \$1.66 billion.

History: The Company pioneered the dollar store concept in 1955. The format was extremely successful, boosting the company's sales to over \$100 million by 1976. In 1968, the company launched its initial public stock offering and changed its name to Dollar General. In 2007, Dollar General became a private company after being acquired by the private equity firm Kohlberg Kravis Roberts & Co., L.P. In 2009 Dollar General again became a NYSE (DG) publicly listed Fortune 500 company.

Mission Statement: Serving Others. For customers we keep it simple.

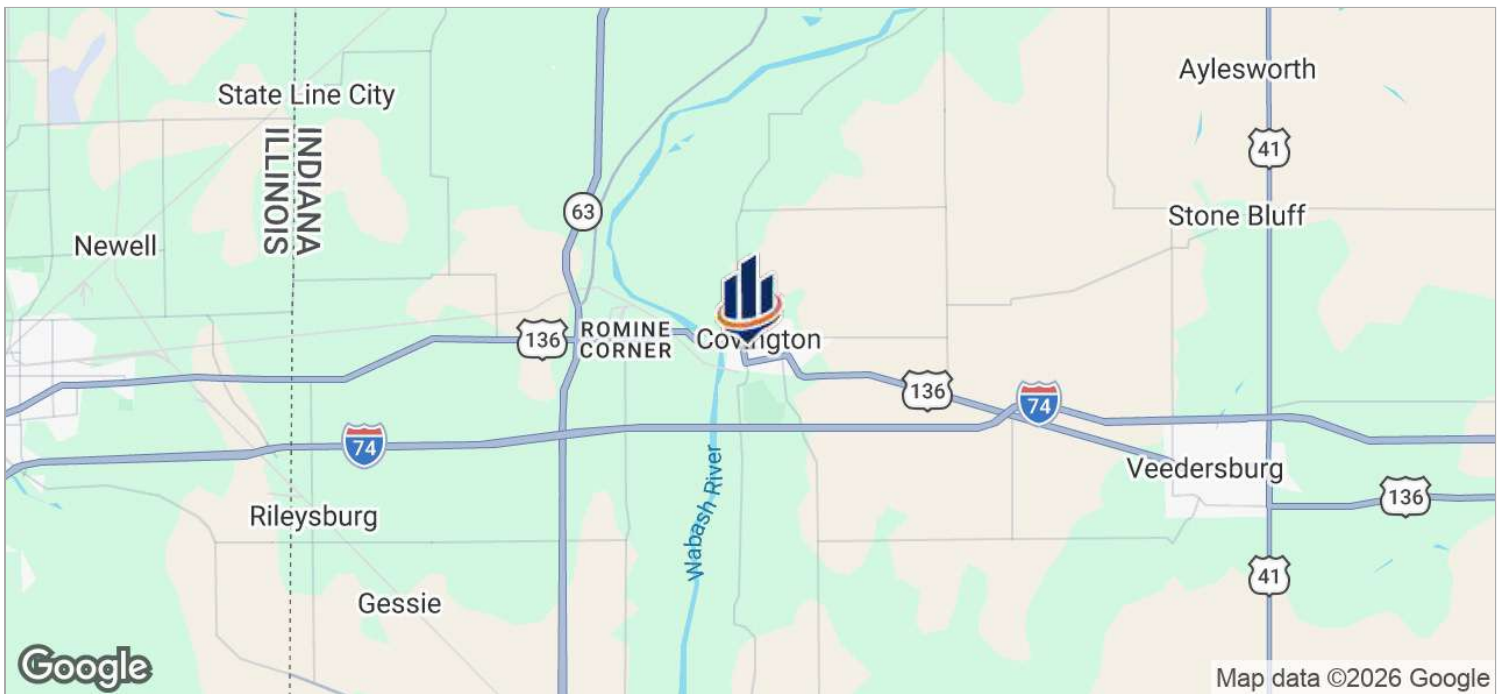
Employees: Dollar General employs more than 170,000 people. The average Dollar General store has approximately six to 10 employees, including the store manager.

Merchandise: Dollar General's sell consumable basic goods, items that are frequently used and replenished by customers. These include packaged food, snacks, pet supplies, health and beauty aids, paper products, cleaning supplies, basic apparel, house wares and a variety of seasonal items.

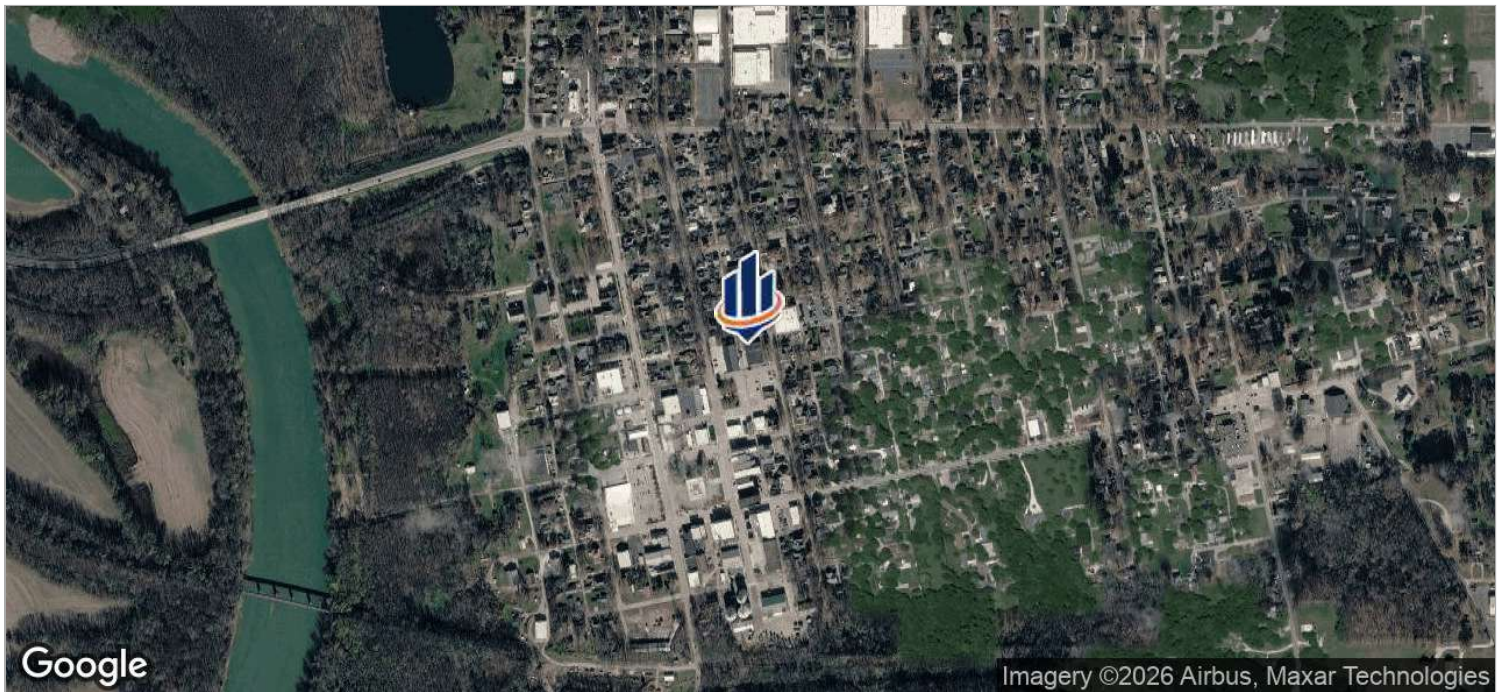
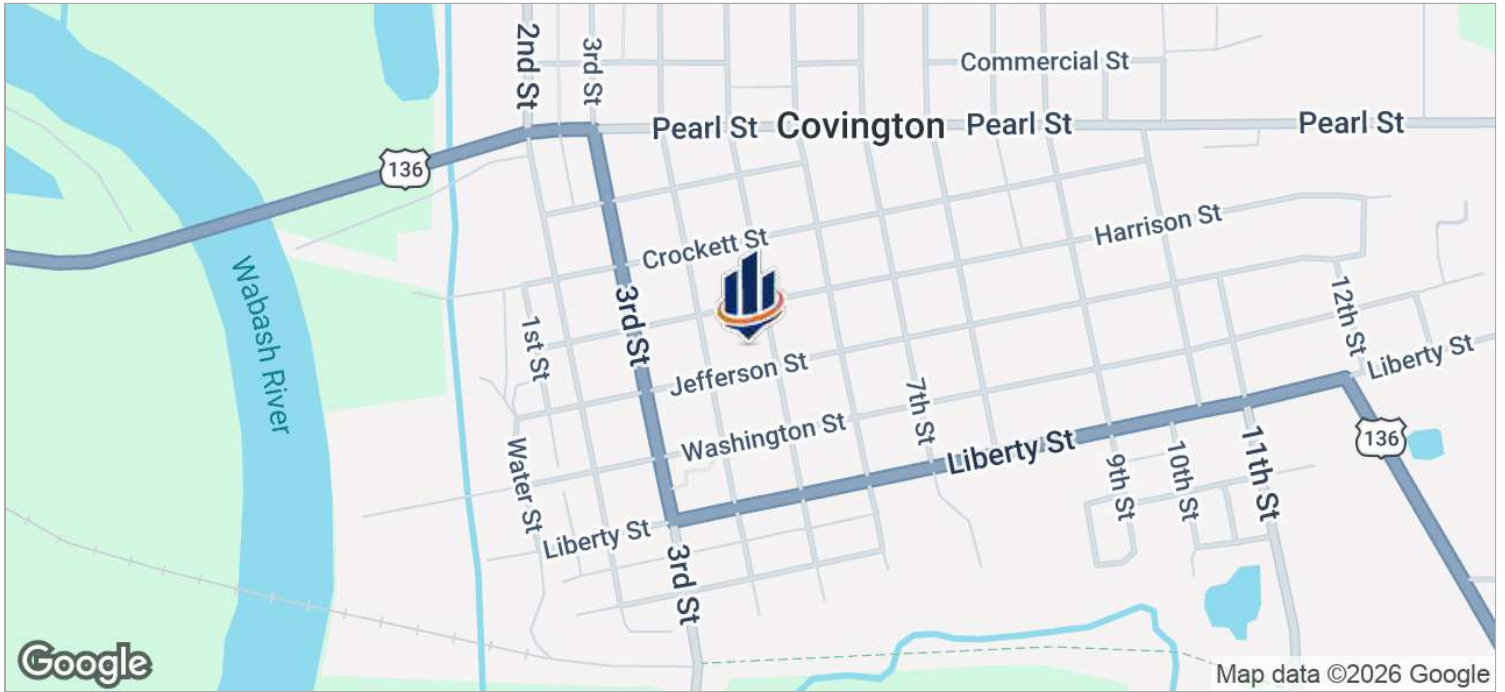
Markets Served: Dollar General Stores are primarily located in communities of less than 20,000 people or in selected locations within larger metropolitan areas. Many of the Company's customers earn a small paycheck or depend on monthly government assistance. A considerable number are retired.

Community Support: Dollar General heavily supports national literacy efforts. Dollar General provides grants to non-profit organizations committed to the advancement of literacy throughout their operating area.

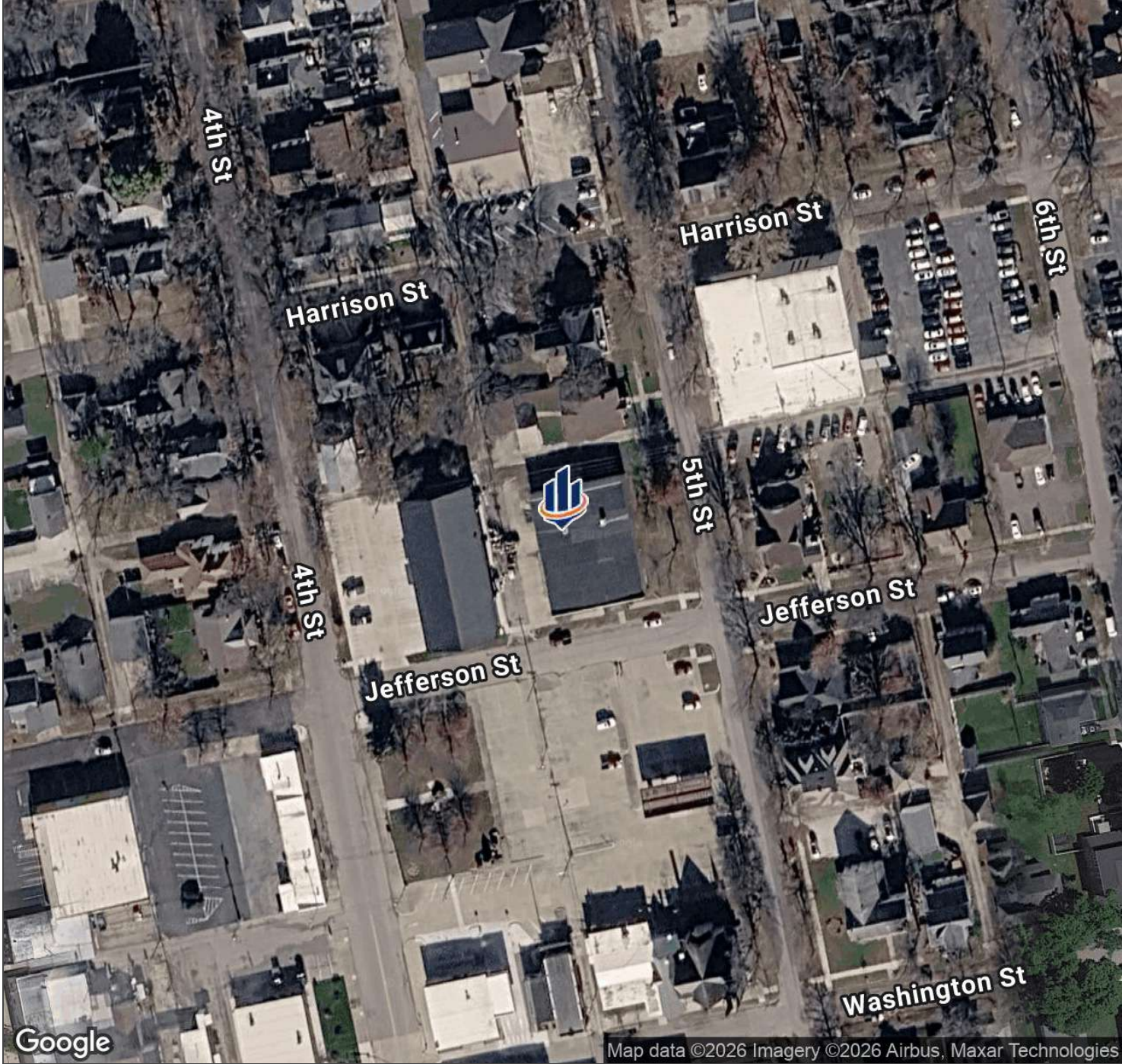
Location Maps



Location Maps

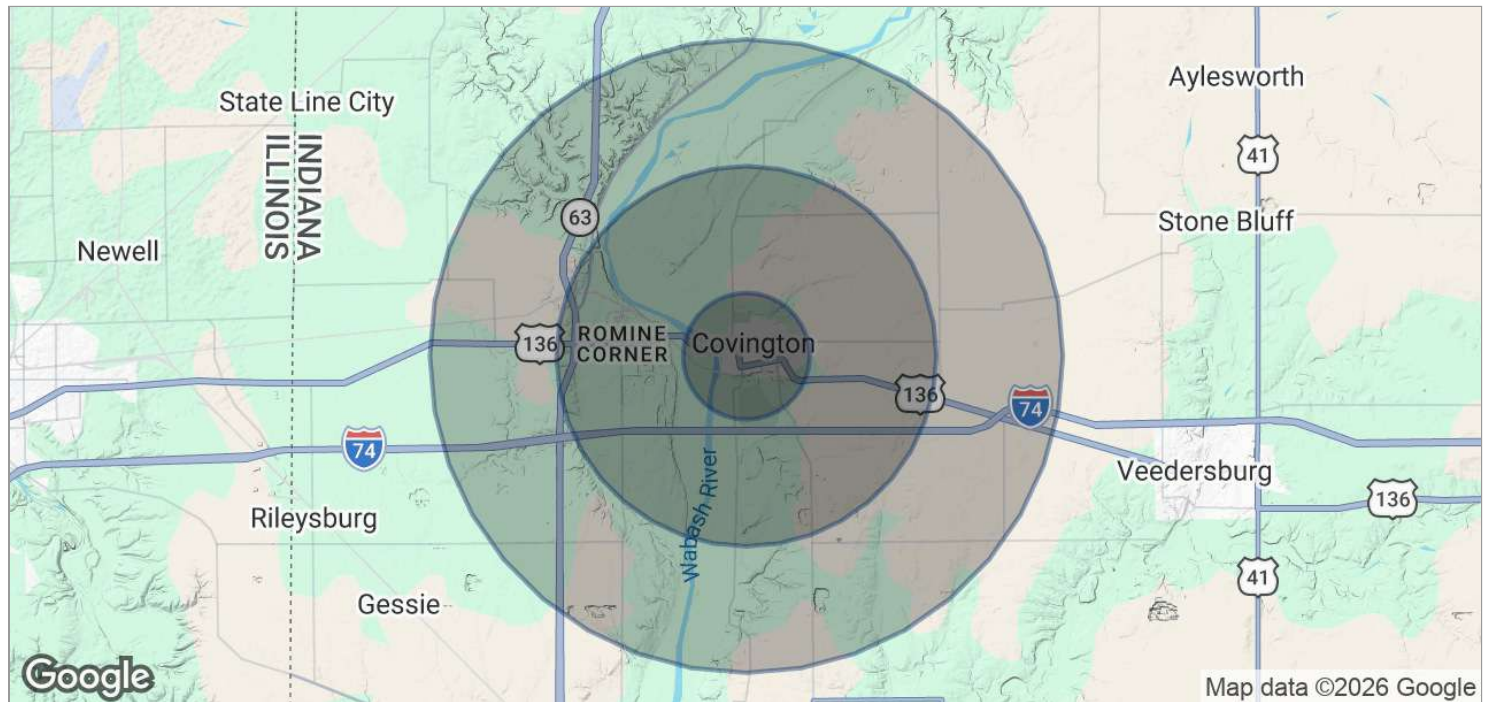


Aerial Map



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and con

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,861	2,894	4,715
MEDIAN AGE	43	44	44
MEDIAN AGE (MALE)	41	42	43
MEDIAN AGE (FEMALE)	45	46	46

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	816	1,234	1,985
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$72,735	\$75,600	\$79,030
AVERAGE HOUSE VALUE	\$167,406	\$178,505	\$181,406

Advisor Bio - Information Contact



David De Maagd, CPA, MBA

Managing Director
SVN | Investment Property Advisors

David De Maagd, CPA, MBA | Broker & Managing Director

David serves as Managing Director for SVN / Investment Property Advisors and has extensive experience with Single Tenant Net Leased Investments, including Dollar General, Family Dollar, Applebee's, Arby's, Advance Auto, Autozone, drug stores, shopping centers, industrial and office properties and sale/leasebacks.

David has won local & national awards.

De Maagd was former Treasurer and Director of Taxes for Magna Donnelly Corporation and a CPA for Ernst & Young in West Michigan. De Maagd is a member of the Michigan Association of Certified Public Accountants, the American Institute of Certified Public Accountants and past President and Member of the West Michigan Chapter of Tax Executives Institute.

De Maagd is a CPA and has earned a business/accounting degree from Calvin College and an MBA from the University of Michigan and resides in Holland Michigan with his wife Karen.

Phone: 616.399.3955

Fax:

Cell: 616.566.5790

Email: david.demaagd@svn.com

Address: 1197 Silverstone Rd.
Holland, MI 49424

Advisor Bio - Indiana Broker Of Record



Diana Parent, CCIM

Executive Director
SVN | Parke Group

Diana Parent serves as the managing director for SVN/Parke Group, a full-service commercial real estate firm offering brokerage, property management, asset recovery, maintenance, and development services. She is consistently ranked as one of the Top 10 Producers in the nation by SVN Corporate, including in 2010, when she was ranked as the 4th Top Producer in the nation for the year 2009. In 2007, Indiana Business Journal selected her for the "Future 40" business leaders award. In addition to her everyday active role in managing the firm and its employees, she provides personal service to her clients, providing commercial property, acquisition, disposition, and leasing services. Parent has amassed an impressive amount of experience with the sale and lease of countless commercial properties as well as both commercial and residential development projects. Her past professional experience, including Duke Realty and CBRE, in addition to transactional success gives her a solid, well-rounded foundation as a real estate Advisor.

Parent takes her role in the community seriously and enjoys serving on local boards of directors, including Children's Hope, Vincent House, and Indiana Women's CEO Forum, and is an active member in St. Vincent de Paul parish. In 2015 she was recognized nationally for her efforts when she was awarded the SVN National Humanitarian of the Year award.

Phone: 260.489.8500

Fax: 260.489.8544

Email: diana.parent@svn.com

Address: 110 W. Berry Street
Suite 2100
Fort Wayne, IN 46802



DISCLAIMER

DOLLAR GENERAL NET LEASED-COVINGTON, IN | 8,000 SF | COVINGTON, IN

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

