

NET LEASE INVESTMENT TEAM PRESENTS:

DOLLAR GENERAL

2716 HIGHWAY 52 EAST | BETHPAGE, TN 37022



REPRESENTATIVE PHOTO

Terms of Sale

OFFERING PRICE: \$1,000,000

CAP RATE: 7.58%

NOI: \$75,762.12

BUILDING SIZE: 9,100 SF

- › 10 Years remaining on Absolute Net Lease
- › Rare 3% rent increase in year 11
- › Lease is Corporately Guaranteed by Dollar General (DG-NYSE)
- › Only Investment Grade Dollar Store Tenant
 - Standard & Poor's Rating BBB-(Stable)
- › Upgraded brick construction

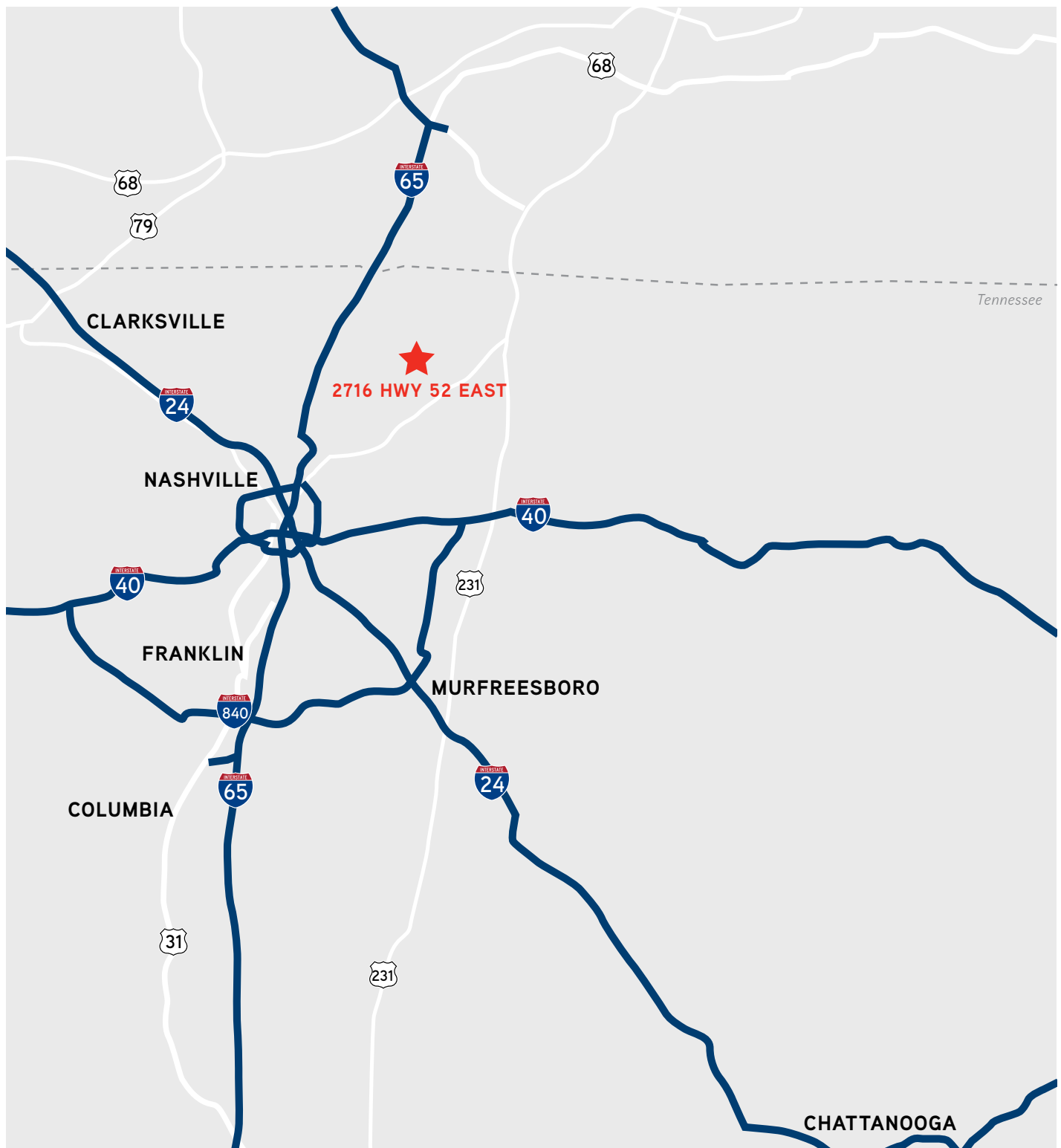
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