

INVESTMENT OFFERING

DOLLAR GENERAL

DOLLAR GENERAL

1 NY-31

Lyons, NY 14489



REPRESENTATIVE PHOTO

TABLE OF CONTENTS

DOLLAR GENERAL

Financial Overview	3
Tenant Overview	4
Executive Summary	5
Photos	6-8
Color Elevations	9
Maps	10-11
Market Overview	12
Demographic Report	13

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WERTZ
REAL ESTATE INVESTMENT SERVICES

FINANCIAL OVERVIEW

OFFERING SUMMARY

PRICE	\$1,825,183
DOWN PAYMENT	100% / \$1,825,183
RENTABLE SQUARE FEET	10,640 SF
CAP RATE	6.00%
YEAR BUILT	2023
LOT SIZE	1.39 +/- Acres
TYPE OF OWNERSHIP	Fee Simple

TENANT SUMMARY

TENANT TRADE NAME	Dollar General
OWNERSHIP	Public
LEASE GUARANTOR	Corporate
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITIES	None
ORIGINAL LEASE TERM	Fifteen (15) Years
RENT COMMENCEMENT DATE	06/01/2023
LEASE EXPIRATION DATE	05/31/2038
TERM REMAINING ON LEASE	Fifteen (15) Years
INCREASES	10% Every 5-Years in Options
OPTIONS TO RENEW	(4) 5-Year Options
RIGHT OF FIRST REFUSAL	No



ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1-15	\$109,511.00	\$9,125.88
Years 16-20 (Option 1)	\$120,461.61	\$10,038.46
Years 21-25 (Option 2)	\$132,507.77	\$11,042.31
Years 26-30 (Option 3)	\$145,758.55	\$12,146.54
Years 31-35 (Option 4)	\$160,334.41	\$13,361.20
NET OPERATING INCOME		\$109,511.00
TOTAL RETURN YR-1	6.00%	\$109,511.00

DOLLAR GENERAL

DOLLAR GENERAL CORPORATION

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of March, 3, 2023, the company's 19,147 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide 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 such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

DOLLAR GENERAL

PROPERTY NAME	Dollar General
PROPERTY ADDRESS	1 NY-31 Lyons, NY 14489
PROPERTY TYPE	Net Lease Dollar Store
LEASE GUARANTOR	Corporate
ORIGINAL LEASE TERM	Fifteen (15) Years
TERM REMAINING ON LEASE	Fifteen (15) Years
OPTIONS TO RENEW	(4) 5-Year Options
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITY	None
INCREASES	10% Every 5-Years in Options
YEAR 1 NET OPERATING INCOME	\$109,511
NO. OF LOCATIONS	19,100+
HEADQUARTERED	Goodlettsville, TN
WEBSITE	www.dollargeneral.com
YEARS IN THE BUSINESS	Since 1968

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

The subject property is a newly constructed freestanding Dollar General located in Lyons, NY which is part of the Rochester, NY MSA. The new 15-year absolute NNN lease includes 10% rental increases every 5-Years in the (4) five-year option periods. The lease is corporately guaranteed by Dollar General (NYSE: DG), an investment grade credit tenant, rated BBB by Standard & Poor's.

This location benefits from its excellent visibility and frontage on NY-31, a major thoroughfare through Lyons which boasts over 9,253 vehicles per day. NY-31 leads west \pm 37 miles to Rochester, NY and east \pm 54 miles to Syracuse, NY connecting Lyons with these major cities.

National retailers in the immediate vicinity include McDonald's, Subway, ALDI, Sunoco, Mobil Gas & C-Store, and many more. This is an excellent opportunity for an investor to purchase a stable, long term corporately guaranteed investment with zero landlord responsibility.

DOLLAR GENERAL

INVESTMENT HIGHLIGHTS

- Brand New 2023 Construction
- New 15-Year Absolute NNN Lease w/ 10% Rent Increases Every 5-Years in the (4) 5-Year Option Periods
- Dollar General (NYSE: DG) Corporate Guarantee (Investment Grade Credit - S&P Rated BBB)
- Upgraded Construction: Rare Upgraded Brick Veneer Building
- Great Visibility & Access right off NY-31 (The Major East/West Thoroughfare Connecting Lyons with Rochester & Syracuse)
- Part of the Rochester MSA which has a Population of 1,090,135



REPRESENTATIVE PHOTO

AERIAL PHOTO



DOLLAR GENERAL

WAYNE COUNTY HISTORICAL SOCIETY
MAKING OUR WAYNE COUNTY HISTORY

Lyons Central School District

Helpful Hearts Community Closet

Lyons Middle/High School

Ruspak PACKAGING

UNITED STATES POSTAL SERVICE

RBS Supply Co. Fastly Delivery Service

LCC Lyons Community Center Inspiring health, happiness and hope

TROM'S RESTAURANT ON PEARL

Lyons Fire Department

Muir's Motors

Lyons Car Wash

LYONS ULTIMATE automotive services

Mint City Smoke Shop

The Pour House

New York State Police Department

Kinney Drugs

SANTELLI LUMBER

Mobil

McDonald's

LNB Banking. It's all about people.

SUNOCO

Real Deals Dollar Store

9,250 VPD

USDA

3,300 VPD

MACK'S BODY SHOP

SUBWAY

6,200 VPD

LNB Banking. It's all about people.

Spanky Oliver's

ROCHESTER REGIONAL HEALTH

LOVE'S FURNITURE & CARPET
Where our everyday prices are their sale prices!

Pacello's Car Wash

Kwik Fill

ALDI

FAMILY DOLLAR

CSX

The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.

AERIAL PHOTO



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SUBJECT PROPERTY



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COLOR ELEVATIONS

ACTUAL SITE



ACTUAL SITE

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LOCATION MAP



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MARKET OVERVIEW

LYONS (ROCHESTER MSA), NEW YORK

The Rochester NY Metropolitan Statistical Area is the third (3rd) largest MSA in New York State and is ranked as the 53rd most diverse cities in America. The Greater Rochester Metropolitan Area is in Western New York on route I-90 between Lake Ontario and the Finger Lakes. Attractive destinations such as Niagara Falls, the Finger Lakes region, and the Adirondack Mountains are within a short drive, and major cities, including New York, Toronto, and Boston, are easily accessible from Rochester. It's convenient location is within 500 miles of one-third of the U.S. and Canadian populations. Residents and businesses benefit from a strong transportation infrastructure with passenger and commercial railways, an international airport, three major interstates and Lake Erie.

Rochester is home to several Fortune 1000 companies and international businesses including Eastman Kodak, Carestream Healthcare, Bausch & Lomb, Monroe, Inc. and Paychex. The region has what successful businesses need: a talented and competitively priced labor pool, competitive tax incentives, and prime real estate at costs well below the national average. The region's key industries include advanced manufacturing, food and beverage manufacturing, optics, photonics and imaging, biotech and life sciences, energy innovation and software and IT services. Rochester's 1,500 manufacturers employ 12.5% of the local workforce. The area is known for its increasingly diverse high technology sphere encompassing STEM fields. Rochester is home to numerous four-year universities that is home to a total of over 38,000 students: Rochester Institute of Technology, University of Rochester, Nazareth College, and St. John Fisher University. Several of the region's universities have renowned research programs, including the University of Rochester and the Rochester Institute of Technology.



The Rochester NY MSA

Is the third (3rd) Largest MSA in New York State



Home to Numerous 4-Year Universities

Rochester Institute of Technology, University of Rochester, Nazareth College, and St. John Fisher University – Totaling over 38,000 students



Largest Companies Include

Eastman Kodak, Carestream Healthcare, Bausch & Lomb, Monroe, Inc. & Paychex



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DEMOGRAPHIC REPORT

REPRESENTATIVE PHOTO



2023 SUMMARY	5 MILES	10 MILES	15 MILES
Population	9,853	36,967	106,452
Owner Occupied Housing Units	2,900	11,603	32,082
Renter Occupied Housing Units	1,160	3,774	12,388
Median Age	42.67	43.73	43.26

2023 SUMMARY	5 MILES	10 MILES	15 MILES
Average Household Income	\$66,870	\$72,599	\$78,425
Households	4,060	15,377	44,469
Families	2,579	10,109	28,842
Average Household Size	2.33	2.35	2.31

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WERTZ

REAL ESTATE INVESTMENT SERVICES

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