

Single Tenant Net Lease Opportunity

7161 Babcock Street SE, Palm Bay, Florida 32909

**DOLLAR
GENERAL®**

HIGHLIGHTS

Tenant Summary:

Guarantor is "Investment Grade",
Guaranteed by Parent company (NYSE: DG)

- S&P Rating BBB
- Ranked #139 on 2016 Fortune 500 List
- 13,601 Stores in 44 States as of 5/17

Lease Summary:

- 15yr term with 4, 5yr options
- NNN - No landlord responsibilities
- Brand New Long Term Corporate Lease

Building Summary:

- Brand New Construction
- 9,100 Square Feet
- Prototype-Front Entry w/windows
- Upgraded Façade and Exterior Panels to Hardiboard Stucco

Location Summary:

- Busy, lighted intersection
- Densely populated and great HH incomes
- New store to area
- Next door to Royal Palm Charter School



FOR SALE

\$2,168,976.00

LEASE PAYS \$130,138.56 NNN

6.0% CAP RATE

INVESTMENT SUMMARY

Price:	\$2,168,976.00
Cap Rate:	6.00%
NOI:	\$130,138.56
Building Size:	9,100 SF
Lot Size:	1.29 +/- AC
Lease Type:	NNN
Lease Term:	15 YR
Options:	Four, 5-Year Options with 10% increases

DOLLAR GENERAL

Has been serving consumers for 75 years. With more than 13,000 stores in 44 states, they are America's largest small-box discount retailer by sales. In 2016, Dollar General achieved its 27th consecutive year of same-store sales growth and revenues exceeded \$22.0 billion with a net income of \$1.25 billion, and net worth of \$6 billion. In the 6+ years since going public in late 2009, the Dollar General stock price has approximately quadrupled!



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BUILDING SUMMARY

Store Style:	Front, Center Entry
Building Size:	9,100 SF
Building Material/Type:	Prefinished metal building w/hardiboard stucco panels and added glazing
Roof:	Standing Seam Roof
HVAC:	Roof Mounted Units
Parking:	Asphalt
New Location:	New DG Store not a relocation
Landscaping:	Extensively Upgraded
Floors:	Retro plate Concrete Polished Flooring System
Ceiling:	New Open plan w/o Grids of HVAC Ducts

LEASE SUMMARY

Tenant:	Dolgenercorp, LLC
Guarantor:	Dollar General Corporation
Site Address:	7161 Babcock Street SE, Palm Bay, Florida
Lease Type:	NNN
Primary Term:	Fifteen (15) Years
Estimated Rent Start:	12/2017
Estimated Rent End:	12/2032
Annual Rent:	\$130,138.56
Rent Increases:	10% per renewal option
Website:	www.dollargeneral.com

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP	YIELD
1 - 15	\$130,138.56	\$10,844.88		6.00%
16 - 20 (OPTION 1)	\$143,152.44	\$11,929.37	10%	6.60%
21 - 25 (OPTION 2)	\$157,467.60	\$13,122.30	10%	7.26%
26 - 30 (OPTION 3)	\$173,214.48	\$14,434.54	10%	7.99%
31 - 35 (OPTION 4)	\$190,535.88	\$15,877.99	10%	8.78%



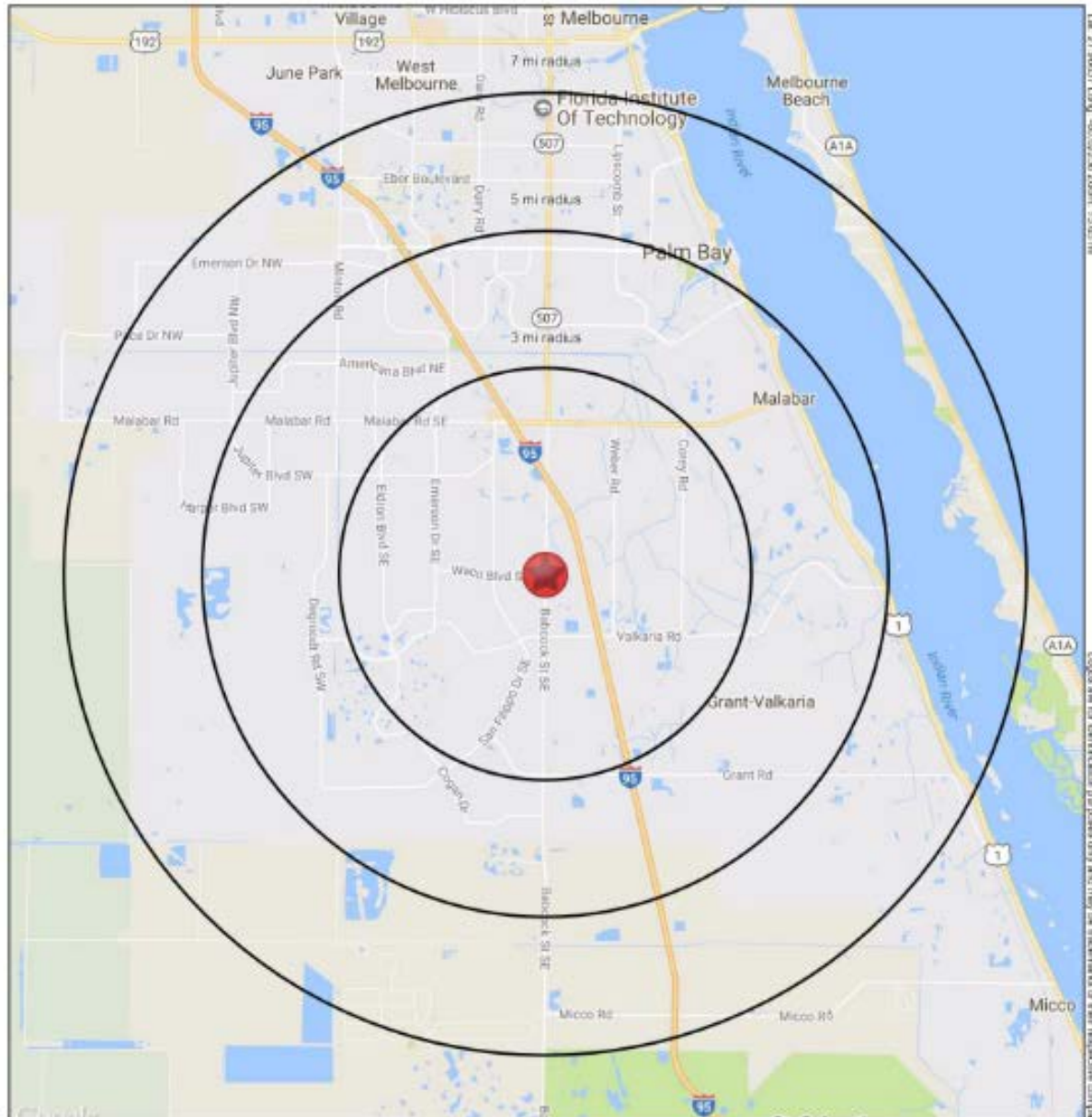
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27.966385 -80.622354	3 mi radius	5 mi radius	7 mi radius
Population (2017)	30,379	85,109	140,908
Median household income (2017)	\$51,220	\$50,897	\$50,710
Population Median Age	40.5	40.8	41.8
Households	11,663	33,685	57,577

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