

THREE DOLLAR GENERAL PROPERTIES FLORIDA AND OKLAHOMA

* Available individually or as a portfolio

OFFERING MEMORANDUM



**DOLLAR
GENERAL®**

HF Realty Co.

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Pricing & Financial Analysis

Investment Overview

The featured properties represent an ideal opportunity for the 'passive' investor or a 1031 exchange buyer to attain Fee Simple ownership of Dollar General properties. This investment will offer a buyer continued success due to the financial strength and proven profitability of the tenant Dollar General, the nation's top dollar store with a 'BBB' investment grade rating.

Investments Highlights

- Corporate Guarantee
- Location: Florida and Oklahoma
- Limited competition in all markets
- Available individually or as a portfolio
- Standard & Poor's Rated Investment Grade BBB – Credit Tenant



Executive Summary

DOLLAR GENERAL
 1800 NORTH NOVA ROAD
 HOLLY HILL, FLORIDA 32117

Asking Price.....	\$ 1,853,274
Gross Leasable Area.....	9,100 SF
Price/SF.....	\$203.65
CAP Rate - Current.....	6.20 %
Year Built	2011
Lot Size	1.47 Acres



Actual Property Photo

Annualized Operating Data

	Monthly Rent	Annual Rent	Rent/SF	CAP Rate
Current - 8/30/2026	\$9,575.33	\$114,903.96	\$12.63	6.20%
Option 1 - 6/30/2031	\$10,532.86	\$126,394.36	\$13.89	6.82%
Option 2 - 6/30/2036	\$11,586.15	\$139,033.79	\$15.28	7.50%
Option 2 - 6/30/2041	\$12,744.76	\$152,937.17	\$16.81	8.25%
Option 2 - 6/30/2046	\$14,019.24	\$168,230.89	\$18.49	9.08%

Tenant Summary

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NNN
Roof and Structure	Tenant Responsible
Original Lease Term	15 Years
Lease Commencement Date	Oct 1, 2011
Lease Expiration Date	Sept 30, 2026
Term Remaining on Lease	10.5 Years
Increases	10% Increase in Year 11 and Option Periods
Options	Four (4) - Five (5) Year Options

Executive Summary

DOLLAR GENERAL
 10171 NEW KING ROAD
 JACKSONVILLE, FLORIDA 32219

Asking Price.....	\$1,787,806
Gross Leasable Area.....	9,100 SF
Price/SF.....	\$196.46
CAP Rate - Current.....	6.20 %
Year Built	2011
Lot Size	1.17 Acres

Annualized Operating Data

	Monthly Rent	Annual Rent	Rent/SF	CAP Rate
Current - 10/31/2026	\$9,237.00	\$110,844.00	\$12.18	6.20%
Option 1 - 10/31/2031	\$10,160.70	\$121,928.40	\$13.40	6.82%
Option 2 - 10/31/2036	\$11,176.77	\$134,121.24	\$14.74	7.50%
Option 3 - 10/31/2041	\$12,294.45	\$147,533.36	\$16.21	8.25%
Option 4 - 10/31/2046	\$13,523.89	\$162,286.70	\$17.83	9.08%

Tenant Summary

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NNN
Roof and Structure	Tenant Responsible
Original Lease Term	15 Years
Lease Commencement Date	Nov 1, 2011
Lease Expiration Date	Oct 31, 2026
Term Remaining on Lease	10.5 Years
Increases	10% Increase in Year 11 and Option Periods
Options	Four (4) Five (5) Year Options



Executive Summary

DOLLAR GENERAL
 2811 NORTH PEORIA AVENUE
 TULSA, OKLAHOMA 74106

Asking Price..... \$ 1,341,272
 Gross Leasable Area..... 9,100 SF
 Price/SF..... \$147.39
 CAP Rate - Current..... 6.60 %
 Year Built 2011
 Lot Size 1.0 Acres

Annualized Operating Data

	Monthly Rent	Annual Rent	Rent/SF	CAP Rate
Current - 10/31/2026	\$7,377.00	\$88,524.00	\$9.73	6.60%
Option 1 - 10/31/2031	\$8,114.70	\$97,376.40	\$10.70	7.26%
Option 2 - 10/31/2036	\$8,926.17	\$107,114.04	\$11.77	7.99%
Option 3 - 10/31/2041	\$9,818.79	\$117,825.44	\$12.95	8.78%
Option 4 - 10/31/2046	\$10,800.67	\$129,607.99	\$14.24	9.66%

Tenant Summary

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NNN
Roof and Structure	Tenant Responsible
Original Lease Term	15 Years
Lease Commencement Date	Nov 1, 2011
Lease Expiration Date	Oct 31, 2026
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Options	Four (4) Five (5) Year Options



Tenant Overview



**DOLLAR
GENERAL®**

Property Name	Dollar General
Property Type	Net Leased Dollar Store
Parent Company Trade Name	Dollar General
Ownership	Public
Credit Rating	BBB
Rating Agency	Standard & Poor's
Revenue	\$18 Billion
Stock Symbol	DG
Board	NYSE / NASDAQ
No. of Locations	12,396

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. . As of January 2015, Dollar General operated over 11,500 stores in 40 US states.

In recent years, the chain has started constructing more stand-alone stores, typically in areas not served by another general-merchandise retailer. In some cases, stores are within a few city blocks of each other.

Dollar General offers both name brand and generic merchandise— including off-brand goods and closeouts of name-brand items — in the same store, often on the same shelf. Although it has the word “dollar” in the name, Dollar General is not a dollar store by the strict definition of that term as most of its products are priced at over than \$1.00. However, goods are usually sold at set price points in the range of .50 to 60 dollars, excluding articles such as phone cards and loadable store gift cards.

Dollar General often serves communities that are too small for Walmart stores (although many locations are in relatively close driving distance to a Walmart store or in the same communities that Walmart is located).

Since 2000, Dollar General has operated stores that carry a greater selection of grocery items. These stores, (similar to the Walmart Supercenter but much smaller), operate under the name “Dollar General Market.

Property Description

Aerial Map

DOLLAR GENERAL
 1800 NORTH NOVA ROAD
 HOLLY HILL, FLORIDA 32117



Property Highlights

- Holly Hill is located close to the center of Florida and is part of Volusia County.
- The store is located on the northwest corner of Nova Road and 15th Street in Holly Hill alongside Holly Hill Elementary School and Riviera Country Club.
- Prime corner with traffic light - Strong Traffic Counts - Approximately 30,000 Cars Per Day
- Population in 5 mile radius: 105,781

Aerial Map

DOLLAR GENERAL
10171 NEW KING ROAD
JACKSONVILLE, FLORIDA 32219



Property Highlights

- Located just a few blocks northeast of W Beltway 295 and Highway 23.
- Jacksonville is located in north Florida in between the Duval, Saint Johns, Baker, Clay and Nassau counties.
- Prime corner with traffic light – Strong Traffic Counts - Approximately 36,000 Cars Per Day on New King Road
- Interstate Highway 295 - Approximately 65,000 Cars Per Day
- Population in 5 mile radius: 64,157

Aerial Map

DOLLAR GENERAL
2811 NORTH PEORIA AVENUE
TULSA, OKLAHOMA 74106



Property Highlights

- Tulsa is located close to the center of Oklahoma between the Tulsa, Osage, Wagoner, Rogers and Creek counties.
- Peoria Ave. Runs Through Gilcrease Hwy
- Located Just West of Hwy 75
- Gilcrease Expressway - Approximately 44,000 Cars Per Day
- Population in 5 mile radius: 119,127

Demographics

Demographics Report

DOLLAR GENERAL
 1800 NORTH NOVA ROAD
 HOLLY HILL, FLORIDA 32117

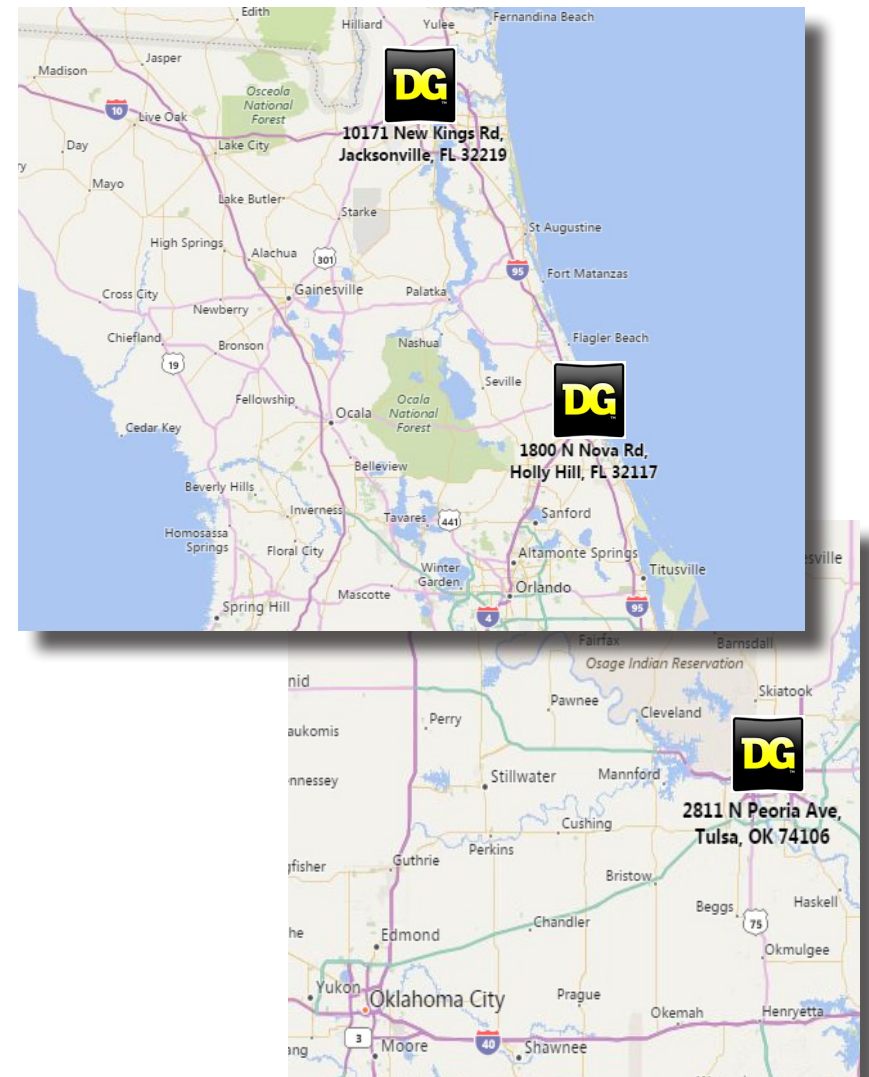
Demographics	1-Mile	3-Mile	5-Mile
2014 Population	11,105	62,390	105,781
2014 Median Household Income	\$34,428	\$32,814	\$35,123
2014 Average Household Income	\$42,687	\$46,105	\$52,629

DOLLAR GENERAL
 10171 NEW KING ROAD
 JACKSONVILLE, FLORIDA 32219

Demographics	1-Mile	3-Mile	5-Mile
2014 Population	1,970	25,952	64,157
2014 Median Household Income	\$44,550	\$43,954	\$39,213
2014 Average Household Income	\$55,383	\$53,852	\$50,318

DOLLAR GENERAL
 2811 NORTH PEORIA AVENUE
 TULSA, OKLAHOMA 74106

Demographics	1-Mile	3-Mile	5-Mile
2014 Population	7,328	52,382	119,127
2014 Median Household Income	\$39,547	\$42,791	\$43,953
2014 Average Household Income	\$29,940	\$36,759	\$47,123



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