DOLLAR GENERAL

SINGLE TENANT NET LEASE INVESTMENT

25 OLD FARM ROAD,
BEDFORD, INDIANA

OFFERING PRICE:
$1,196,429

7 CAP CURRENT YIELD	**$83,750** ANNUAL NOI	**2035** LEASE THROUGH	**DOLLAR GENERAL** TENANT

THE INVESTMENT

At a 7.00% going-in cap rate, 25 Old Farm Road offers investors the opportunity to acquire a long-term net lease asset with strong current income and multiple avenues for continued tenancy and future rental growth.

Harwood Commercial Group is pleased to offer the opportunity to acquire the **fee simple interest in a single-tenant Dollar General investment** located at **25 Old Farm Road in Bedford, Indiana.**

Offered at **$1,196,429**, the property generates **$83,750 in annual net operating income**, representing an attractive **7.00% capitalization rate**. The investment provides immediate cash flow backed by an established national retailer and a lease extending through **October 30, 2035**, offering approximately nine years of remaining lease term.

The lease also includes **five additional five-year renewal options**, with **10% rental increases during each option period.** This structure provides the potential for meaningful long-term income growth while extending the opportunity for Dollar General to remain at the property for decades beyond the current lease term.

For investors seeking predictable income and limited near-term lease rollover exposure, the offering presents a compelling combination of **current yield, long-term tenancy, contractual rent growth, and single-tenant simplicity.**

Dollar General is one of the nation's most recognized value-oriented retailers, with an extensive footprint serving communities throughout the United States. Its focus on everyday essentials and convenient neighborhood locations has established the company as a significant presence in the discount retail sector.

INVESTMENT & LEASE SUMMARY

INVESTMENT SUMMARY

Offering Price	$1,196,429
CAP	7 CAP
Annual NOI	$83,750
Tenant	Dollar General
Investment Type	Single Tenant Net Lease
Location	Bedford, Indiana

LEASE SUMMARY

Current Lease Expiration	October 30, 2035
Renewal Options	Five 5 Year Options
Renewal Option Increases	10% Each Option Period
Tenant	Dollar General
Lease Structure	Net Lease*

IMPORTANT LEASE NOTE:

Lease structure and landlord and tenant responsibilities remain subject to verification of the executed lease and buyer due diligence.

WHY THIS OFFERING

CURRENT YIELD
7 CAP provides an immediate, clearly defined entry yield.

INCOME VISIBILITY
$83,750 in annual NOI with the current lease running through 2035.

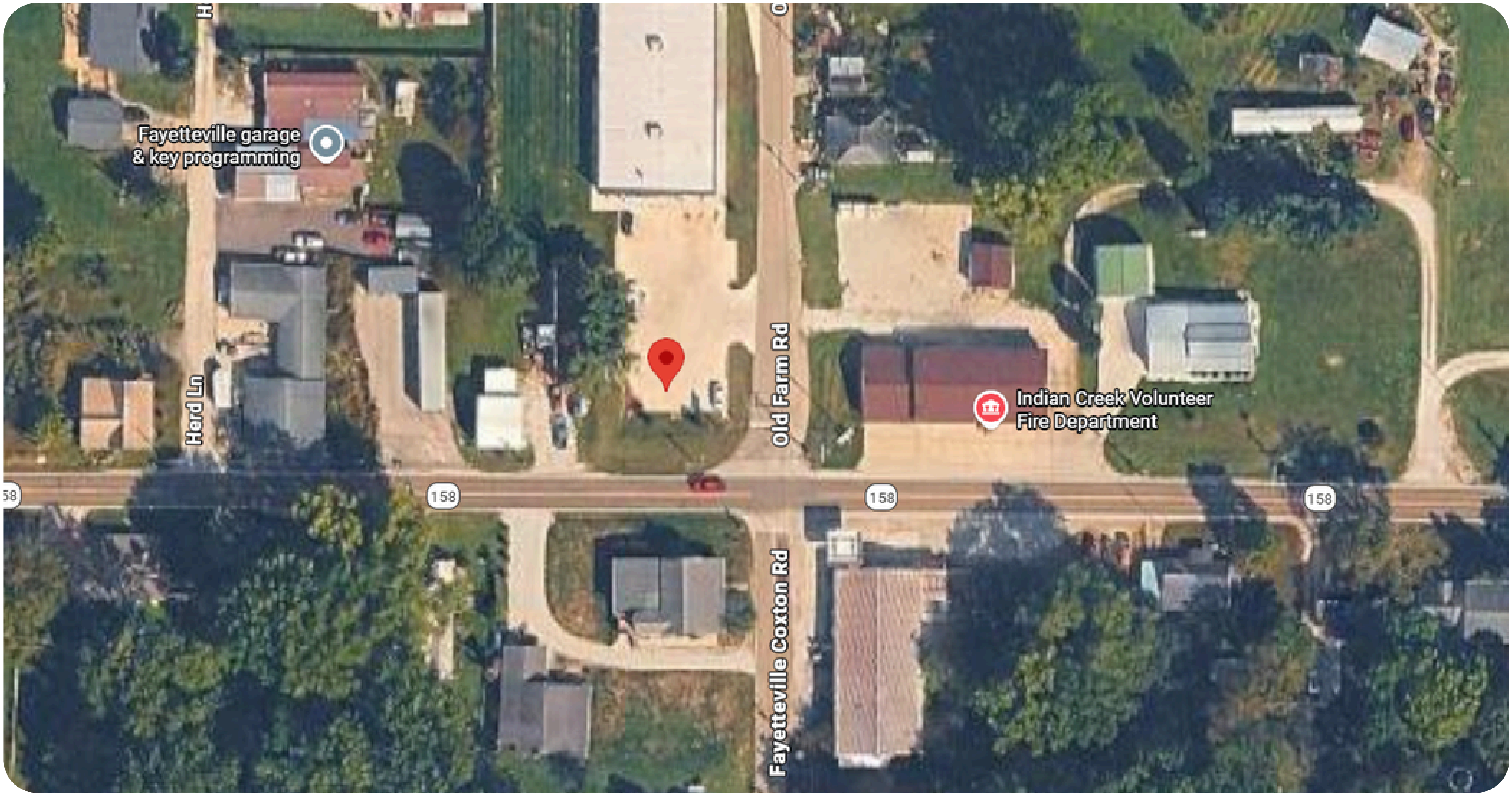
FUTURE RENT GROWTH
Five renewal options include 10% rental increases in each option period.

RECOGNIZED TENANCY
Dollar General brings a nationally known retail name to the offering.

STRAIGHTFORWARD PROFILE
Single tenant occupancy creates a focused investment and lease analysis.

EXCHANGE BUYER APPEAL
The offering may be attractive to qualified 1031 exchange investors seeking income producing real estate.

LOCATION



For more information, please contact me directly.

Teresa Harwood, CCIM

Real Estate Broker/ Commercial Director
KW Commercial Regional Ambassador
Harwood Commercial Group

317-354-5236
tharwood@kw.com
www.harwoodcommercialgroup.com