



TRINITY

REAL ESTATE INVESTMENT SERVICES



LOW PRICE POINT MISSOURI DOLLAR GENERAL

253 UNION GROVE, FAIR GROVE, MO 65648

\$460,103

8.69% CAP

TRINITYREIS.COM

Actual Property

**DOLLAR
GENERAL**

FAIR GROVE, MO

\$460,103 | 8.69% CAP

- NN Lease Dollar General | 3.5+ Years Remaining on Current Term
- Proven Store Location
- Recently Remodeled and Expanded Footprint to 9,000+ SF | Dollar General Added Additional HVAC, Showing Commitment to Location
- Just 12 Miles from Springfield Missouri
- Low Price Point Dollar General | Recently Resurfaced Parking Lot | New HVAC Unit August 2018

EXCLUSIVELY MARKETING BY:

CODY CRIST

817.584.2000 | cody@trinityreis.com

SIMEON BEAM

972.921.2659 | simeon@trinityreis.com

BRANSON BLACKBURN

325.864.9775 | B.Blackburn@trinityreis.com

PROPERTY DETAILS:

Building Area:	9,000 SF
Land Area:	.9 AC
Year Built:	2003
Guarantor:	Dollar General (NYSE: DG)
Price (Psf):	\$51.12

LEASE OVERVIEW:

Remaining Lease Term:	3.5+ Years
Rent Commencement:	5/14/2002
Lease Expiration:	10/14/2022
Lease Type:	NN
Scheduled Rent Increases:	None
Options & Increases:	One (1), 5-Year; 10%
Base Annual Rent:	\$39,982.92
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Landlord
HVAC:	PAID BY Tenant

INCOME SUMMARY

Rent (\$3,444 Per Month)	\$41,328
Taxes Reimbursement (\$400 Per Month)	\$4,800
CAM Reimbursement (\$125 Per Month)	\$1,500
Insurance Reimbursement (\$140 Per Month)	\$1,680
Gross Income	\$49,308

EXPENSE SUMMARY

Taxes	\$7,441
Insurance	\$1,184
Maintenance	\$700
Gross Expenses	\$9,325
Net Operating Income	\$39,982

INVESTMENT OVERVIEW

Price	\$460,103
Price per SF	\$51.12
Price per Unit	\$460,103
CAP Rate	8.69 %
Cash-on-Cash Return (yr 1)	8.69 %
Total Return (yr 1)	\$39,982

OPERATING DATA

Total Scheduled Income	\$49,308
Gross Income	\$49,308
Operating Expenses	\$9,325
Net Operating Income	\$39,982
Pre-Tax Cash Flow	\$39,982

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	839	2,586	5,436
Estimated Population (2017)	859	2,670	5,634
Projected Population (2022)	879	2,741	5,780
HISTORICAL ANNUAL GROWTH			
2000-2010	1.01%	0.90%	1.11%
2010-2017	0.33%	0.44%	0.49%
PROJECTED ANNUAL GROWTH			
2017-2022	0.46%	0.53%	0.51%
HOUSEHOLD INCOME			
2017 Average	\$65,352	\$64,005	\$64,308
2017 Median	\$54,046	\$53,677	\$53,904

**DOLLAR
GENERAL**









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Actual Property

INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION: AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
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EXCLUSIVELY MARKETING BY:

CODY CRIST

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SIMEON BEAM

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BRANSON BLACKBURN

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BROKER OF RECORD

Rhett Smillie

License#: MO-203023935

Actual Property