



FOR SALE | RETAIL

NNN DOLLAR GENERAL

803 Dow Ave SE, Red Lake Falls, MN 56750



SALE OVERVIEW

SALE PRICE: \$1,256,756

CAP RATE: 6.7%

NOI: \$84,203

BUILDING SIZE: 9,026 SF

PROPERTY DESCRIPTION

The SVN Colvin Team presents this Absolute Triple Net Leased Dollar General at an attractive cap rate. This property can be bought individually or as part of a 5 unit portfolio.

This investment property is located in Red Lake Falls, MN. The lease runs through 9/30/30, plus renewal periods with 10% increases.

Red Lake Falls is located approximately 40 miles east of Grand Forks. It is an area known for camping, fishing, golfing, tubing and kayaking.

Contact Dollar General Expert Peter Colvin at 616-893-1398 or peter.colvin@svn.com to help you put together an attractive investment package.



PETER COLVIN

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INVESTMENT OVERVIEW

Price	\$1,256,756
Price per SF	\$139.24
CAP Rate	6.7%
Cash-on-Cash Return (yr 1)	6.28 %
Total Return (yr 1)	\$39,865
Debt Coverage Ratio	1.31

OPERATING DATA

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	-
Operating Expenses	-
Net Operating Income	\$84,203
Pre-Tax Cash Flow	\$19,718

FINANCING DATA

Down Payment	\$314,189
Loan Amount	\$942,567
Debt Service	\$64,485
Debt Service Monthly	\$5,373
Principal Reduction (yr 1)	(Based on proposed new loan with 25% down, 4.75% interest, 25 year Am. and 5 year fixed term) \$20,147



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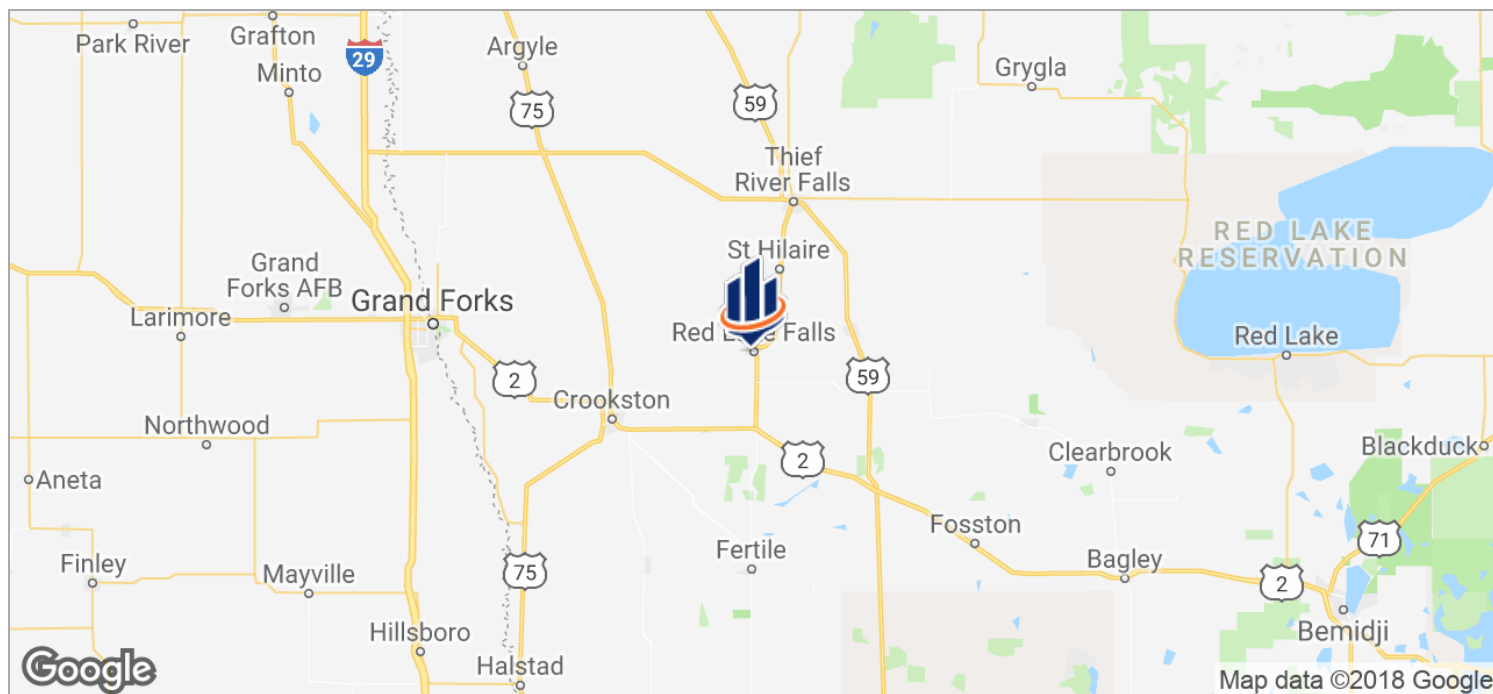
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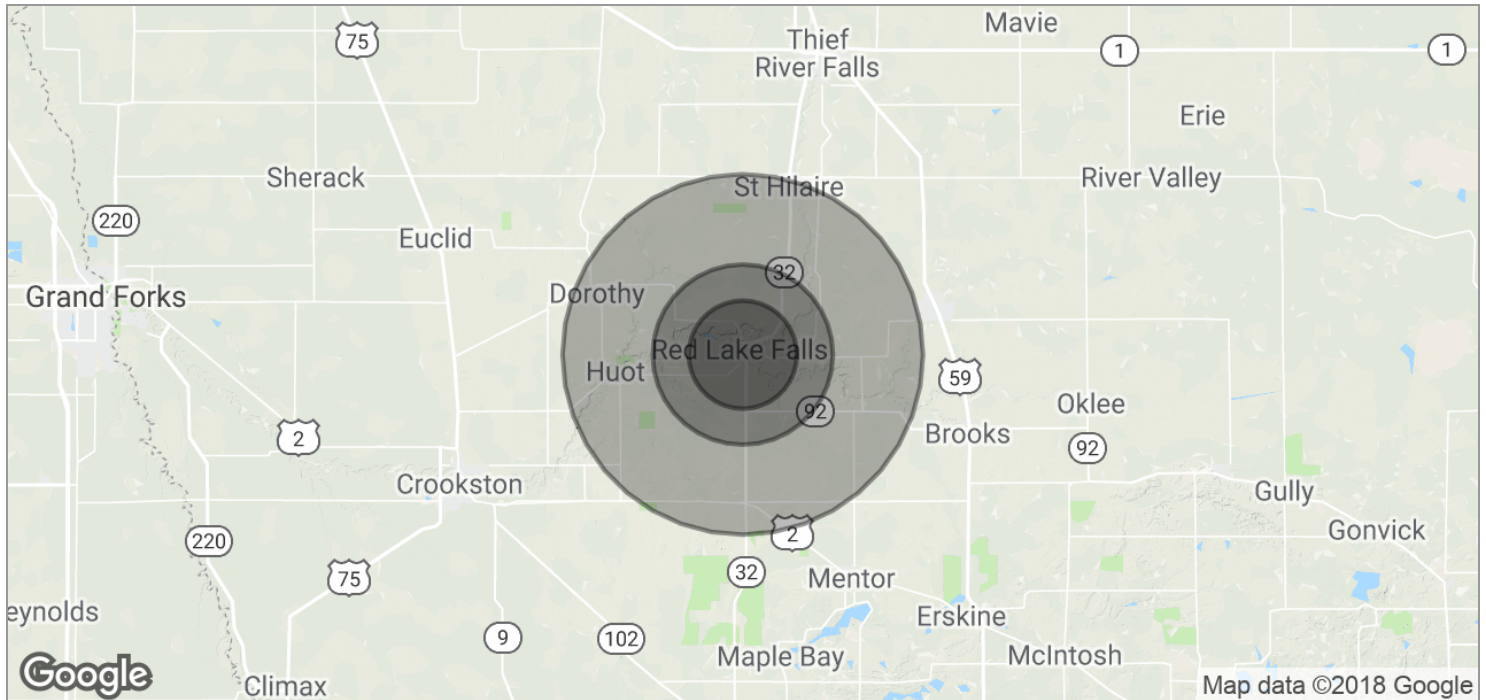
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POPULATION

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	433	1,087	3,656
MEDIAN AGE	43.1	43.0	43.3
MEDIAN AGE (MALE)	42.7	42.5	42.5
MEDIAN AGE (FEMALE)	44.2	44.1	44.5

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	183	462	1,547
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$54,113	\$53,940	\$56,150
AVERAGE HOUSE VALUE	\$112,161	\$109,829	\$110,996



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Tenant Info:	Dollar General is listed as “DG” on the NASDAQ. Their solid credit rating qualifies them as “Investment Grade” allowing even the most conservative REITS and Trusts to purchase real estate leased to this tenant. DG is considered to be one of the best tenants in America by many landlords.
The Company:	Dollar General is considered by financial analysts to be a very profitable, growing, customer-driven distributor of consumables, home products, apparel and seasonal products. DG is considered to have founded the “Dollar Store” concept in 1955.
Sales:	Dollar General reported sales for 2017 of \$22 billion, up from \$20.4 billion in 2016 (rounded off). They reported a pre-tax net income of \$1.96 billion, up from \$1.85 billion in 2016. DG has steadily increased sales each year since 1955.
Locations:	Dollar General had over 14,000 stores in 43 states on 12-31-17.
Growth:	The Company opened 900 new stores in 2017 and remodeled approx. 900 stores. They plan to open over 900 new stores in 2018 and continue to remodel many of their existing stores.
Real Estate:	Dollar General prefers to lease their standard 9,100 SF buildings, built for them in very visible and accessible locations in each town. DG is willing to sign 15 year, absolute triple net leases on these new buildings. This allows the landlords to have a very desirable, maintenance-free investment. This type is the easiest to finance.
My Opinion:	I consider Dollar General to be the most landlord-friendly retailer in America. They are very fair to work with and respond quickly to requests for estoppel letters and SND&A’s. I like that DG created The DG Literacy Foundation and provides substantial grants to non-profits that support literacy, helping over 50,000 at-risk children learn to read.



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DOLLAR GENERAL
Over 350 Sold

DG

The SVN Colvin Team

SVN
COMMERCIAL REAL ESTATE ADVISORS

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Peter Colvin

Council Chair of Single Tenant Investments
SVN | Silveri Company



Peter and his sons Chris and Cody have built The SVN Colvin Team, a very strong national practice. They help people buy and sell quality single tenant investment real estate leased to strong tenants. They have sold over 400 Dollar General Properties.

Peter serves as the Chairperson of the National Single Tenant Council for SVN. He is consistently one of the "Top 10 Advisors in America" for the company. Peter has over 10 years of investment real estate experience and has completed nearly two billion dollars in transactions.

Peter specializes in 1031 Exchanges. He helps clients exchange their management intensive properties into safe, long term "mailbox" money passive investments. His SVN Teammates count on Peter and his sons to handle their clients' 1031 exchanges. Their website is www.svn.cd.com

Peter hosts The National Single Tenant Call, is a published author and has been a featured speaker at national conferences and events. Peter has won numerous local, regional, and national real estate awards. Peter coaches and helps a lot of his SVN teammates grow their businesses. He was voted The SVN Team Player of the Year for back- to- back years.

Peter, Chris and Cody own "Easy Leasebacks" which has become known as America's Most Creative Sale Leaseback Company. They help numerous companies fund their growth using real estate. The website is www.easyleasebacks.com.

Peter earned degrees in business and music from Aquinas College in Grand Rapids, Michigan, where he also competed in tennis and soccer. Peter enjoys playing Pickleball and competed in the 2018 US OPEN. He enjoys playing the guitar and singing and doing fun things with his artist/photographer wife Deb and sons Chris and Cody.

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DISCLAIMER

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