



TRINITY

REAL ESTATE INVESTMENT SERVICES



LOW PRICE POINT DOLLAR GENERAL - RECENT LEASE EXTENSION

1800 E RIVER ST, EUREKA, KS 67045

**\$360,940**

8.5% CAP

TRINITYREIS.COM

Actual Property

**DOLLAR  
GENERAL**

EUREKA, KS

**\$360,940 | 8.5% CAP**

- Low Price Point Dollar General - Reporting Very Strong Sales
- Recent 5 Year Lease Extension - No Landlord Concessions in Extension
- Above Average Store Sales - Store Paying Percentage Rent in Addition to Base Rent
- Low Occupancy Costs Creates High Likelihood of Future Renewals
- Rare Opportunity to Acquire National Credit Tenant Under \$400K
- Nearest Dollar Store is 30 Miles Away

## EXCLUSIVELY MARKETING BY:

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## PROPERTY DETAILS:

Building Area:	7,500 SF
Land Area:	1.43 AC
Year Built:	2001
Guarantor:	Dollar General Inc. (NYSE: DG)
Price (Psf):	\$48.13

## LEASE OVERVIEW:

Remaining Lease Term:	4+ Years
Rent Commencement:	1/1/2002
Lease Expiration:	12/31/2022
Base Annual Rent:	\$31,200
Percentage Rent:	\$19,755
NOI:	\$30,680
Lease Type:	Modified Gross
Options & Increases:	One (1), 5-Year; 9.6%
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Landlord
Property Taxes:	PAID BY Landlord
Roof & Structure:	PAID BY Landlord
HVAC:	PAID BY Landlord

## INCOME SUMMARY

Potential Base Rent Income	\$31,200	-
Percentage Rent (2017)	\$19,755	-
Property Tax Reimbursement	\$2,160	-
<b>Gross Income</b>	<b>\$53,115</b>	<b>-</b>

## EXPENSE SUMMARY

Property Taxes	\$17,956	-
Property Insurance	\$2,320	-
<b>Gross Expenses</b>	<b>\$20,276</b>	<b>-</b>
<b>Net Operating Income</b>	<b>\$30,680</b>	<b>-</b>

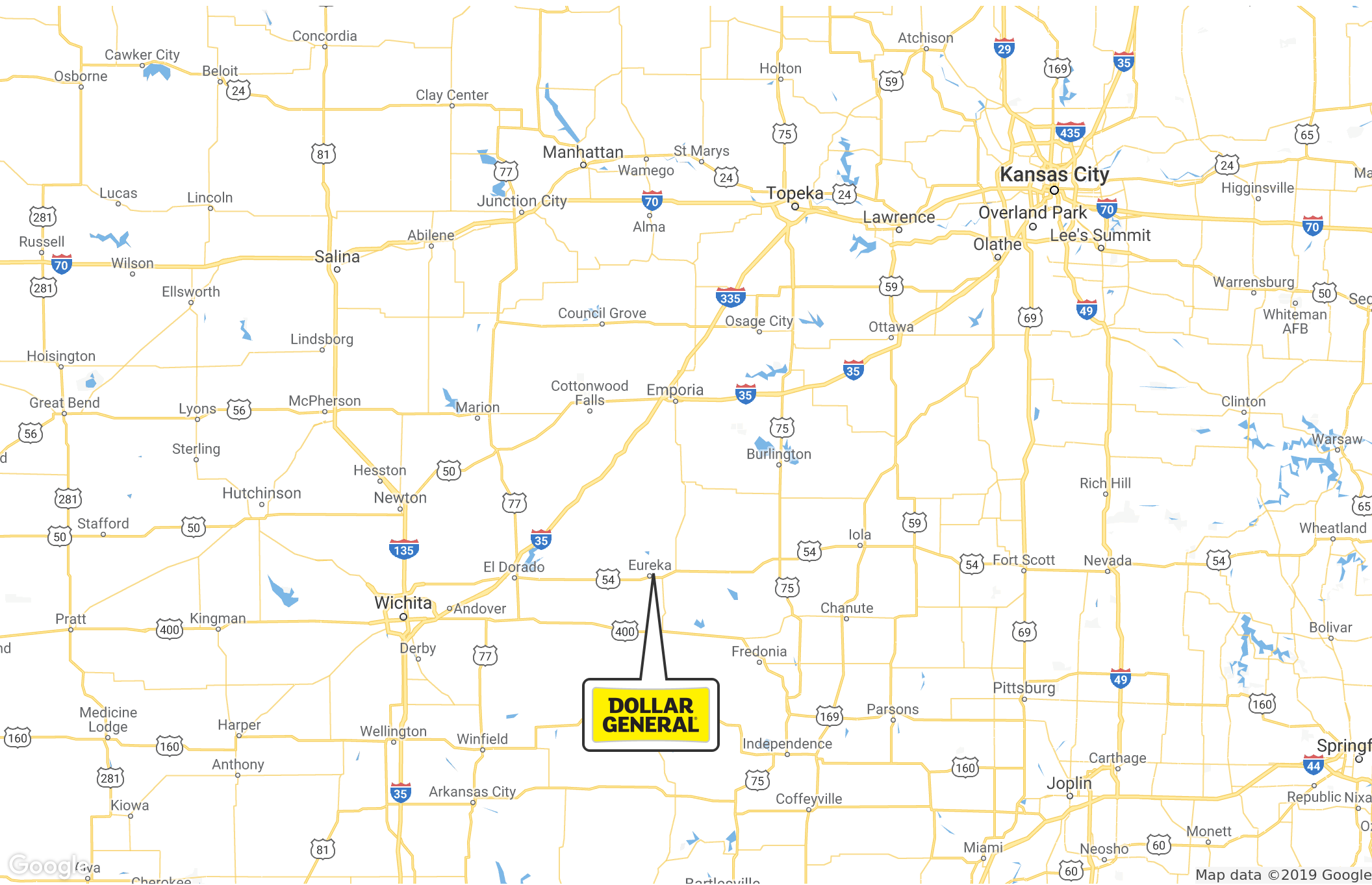
## INVESTMENT OVERVIEW

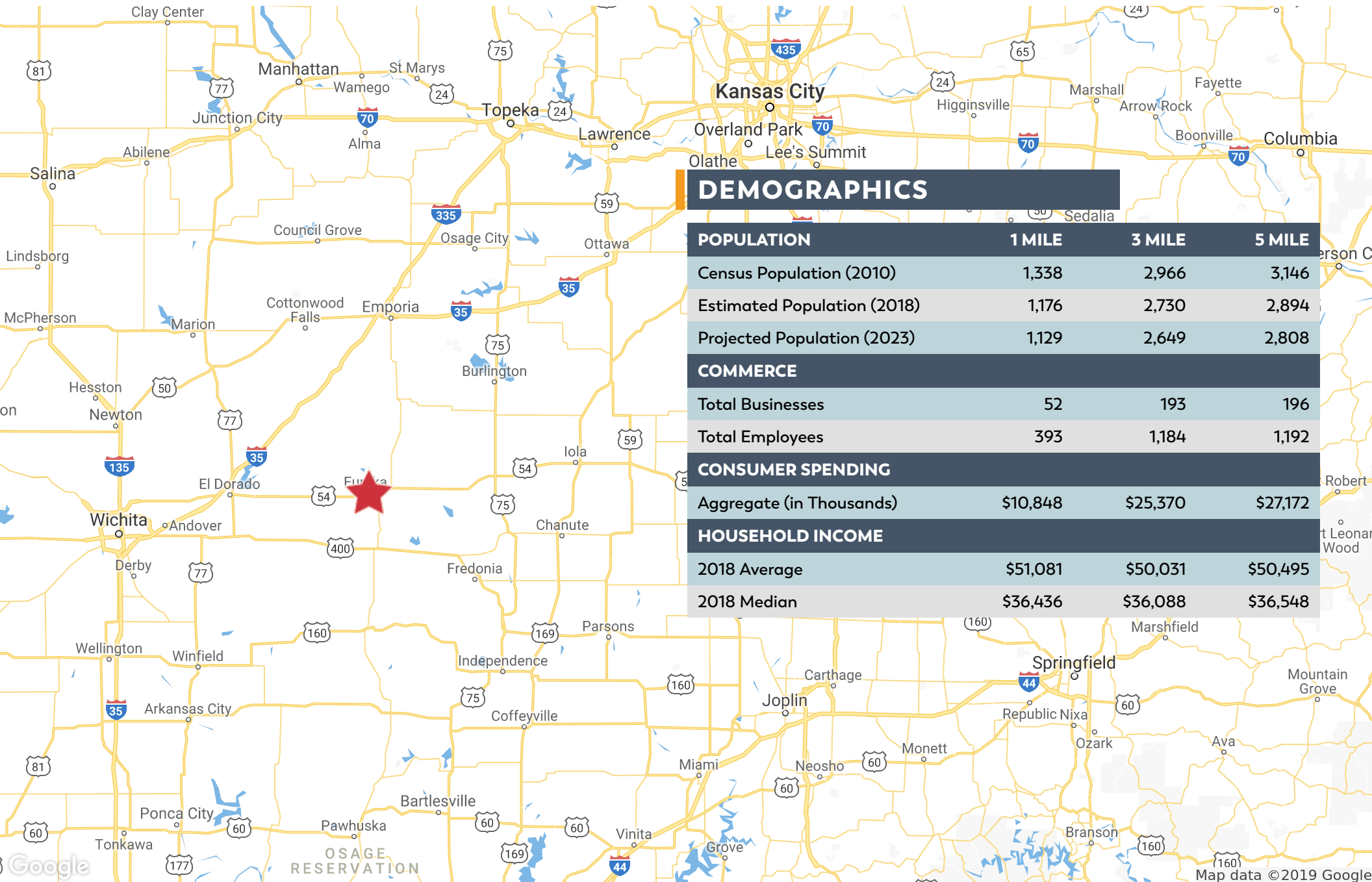
Price	\$360,940
Price per SF	\$48.13
Price per Unit	\$360,940
GRM	-
CAP Rate	8.5 %
Cash-on-Cash Return (yr 1)	- %
Total Return (yr 1)	-
Debt Coverage Ratio	-



## REGIONAL MAP

1800 E RIVER ST | EUREKA, KS

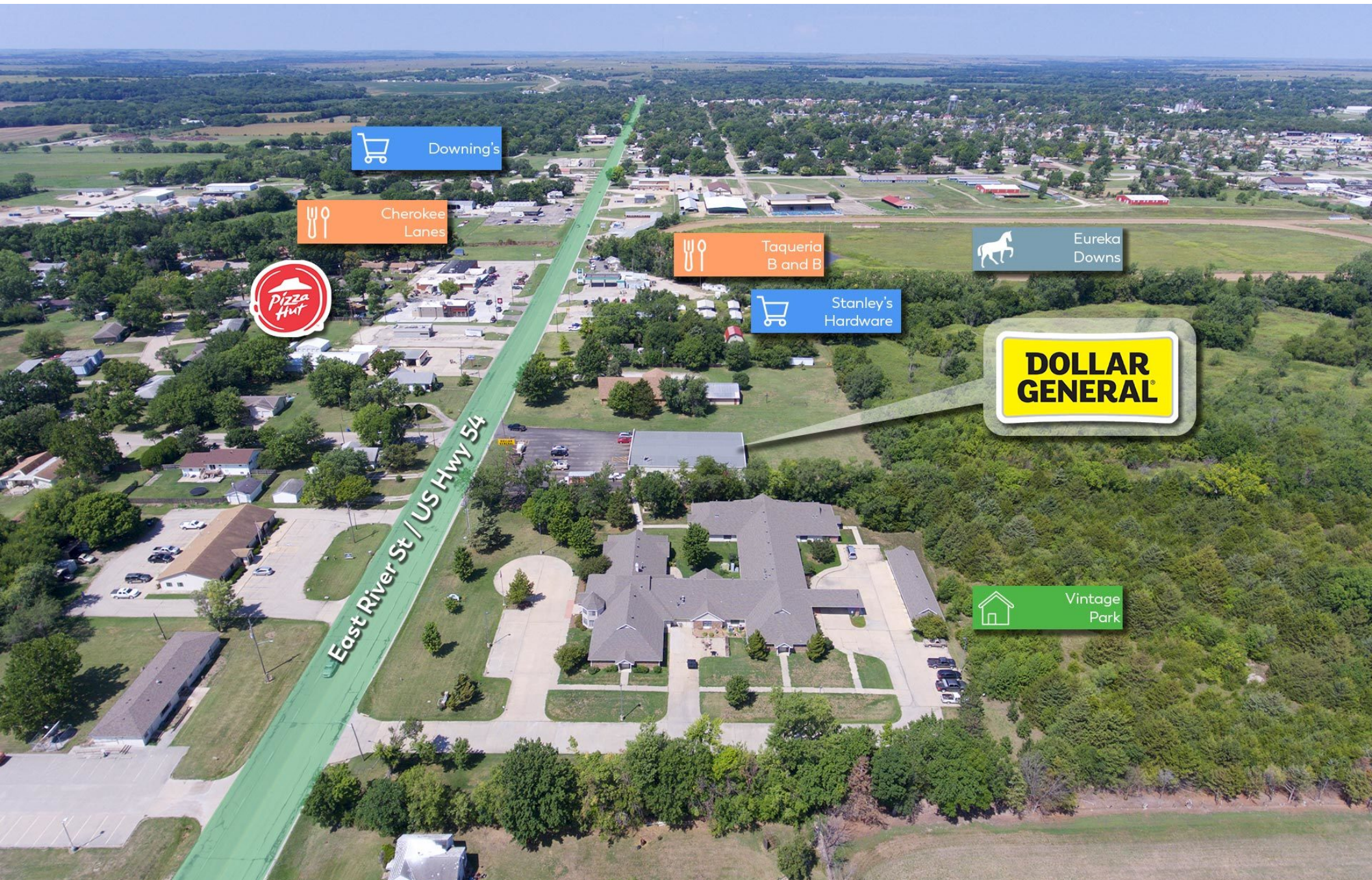




## DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	1,338	2,966	3,146
Estimated Population (2018)	1,176	2,730	2,894
Projected Population (2023)	1,129	2,649	2,808
COMMERCE			
Total Businesses	52	193	196
Total Employees	393	1,184	1,192
CONSUMER SPENDING			
Aggregate (in Thousands)	\$10,848	\$25,370	\$27,172
HOUSEHOLD INCOME			
2018 Average	\$51,081	\$50,031	\$50,495
2018 Median	\$36,436	\$36,088	\$36,548











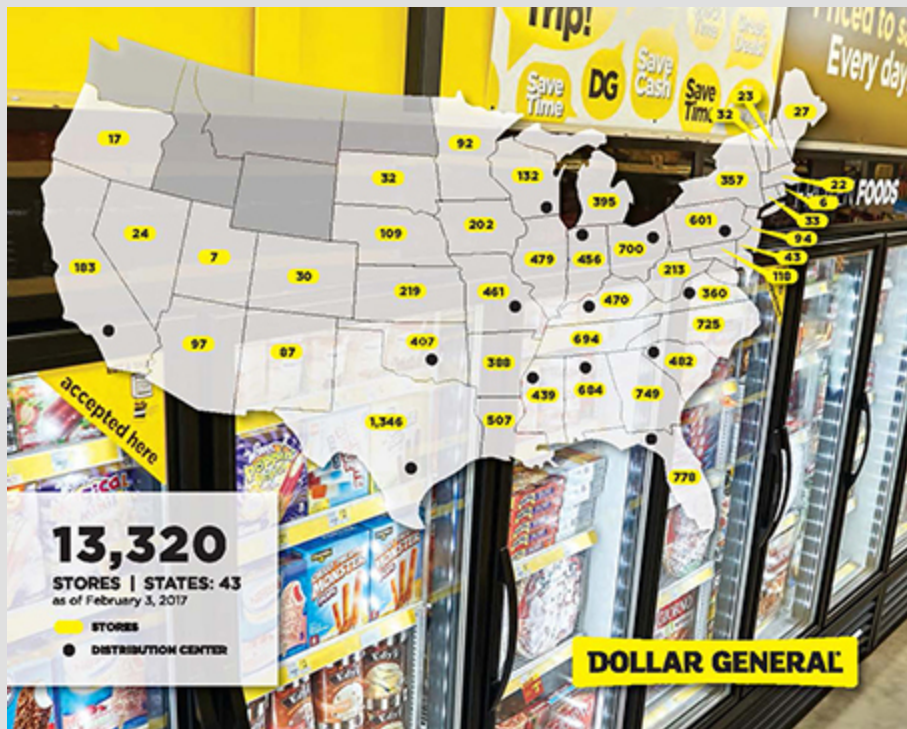
## TENANT SUMMARY

Dollar General Corporation has been delivering value to shoppers for over 75 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, clothing for the family, housewares and seasonal items at low everyday prices in convenient neighborhood locations. Dollar General operated 14,000 stores in 44 states as of August 19, 2017. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola.

## STRATEGY

Dollar General sells similar products as wholesale retailers Wal-Mart (WMT) and Target (TGT), but typically at lower prices. Because of this, during harsh economic conditions, many consumers may make the change of shopping at Dollar General instead of a regular wholesale retailer.

Dollar General's (DG) business strategy revolves around driving profitable top line growth while enhancing its low-cost operator position and capturing new growth opportunities. The company attempts to drive profitable top line growth through strategies like improving the in-stock position of its stores and continuously offering products at competitive prices.



## TENANT DETAILS:

Tenant Name:	Dollar General
Tenant Type:	Net-Leased Dollar Store
Parent Company Trade Name:	Dollar General
Ownership:	Public (NYSE: DG)
No. of Locations:	14,000 (as of August 2017)
Website:	dollargeneral.com
Year Founded:	1939
Credit Rating (S&P):	BBB
No. of Employees:	127,000+
Headquartered:	Goodlettsville, Tennessee



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