

DOLLAR GENERAL®

706 E US HWY 136
Albany, MO 64402

PRICE
\$890,684

NOI
\$64,776

CAP RATE
7.27%

SQ FT
9,014

CURRENT LEASE
8/1/2009 – 7/31/2024
Five 5-Year Options

Built-to-suit in 2009



706 E US HWY 136
Albany, MO 64402



PH 312.243.0100 | FX 866.717.2055 | netlease@in-commercial.com

DOLLAR GENERAL®

TENANT OVERVIEW

General Information

- Nation's Largest Small-Box Discount Retailer
- Publicly Traded, BBB Credit Tenant
- 12,000+ Stores in 43 States
- 20+ Billion in Annual Sales
- Same-Store Sales Increase of 6%
- Net Income Increase of 26%
- Profit Increase of 17%
- Opening 900 Stores
- Relocating or Renovating 550 Stores
- Opening 50 Stores in California

LEASE TERMS

Dollar General

Current Term	August 1, 2009	to	July 31, 2024
1st Option	August 1, 2024	to	July 31, 2029
2nd Option	August 1, 2029	to	July 31, 2034
3rd Option	August 1, 2034	to	July 31, 2039
4th Option	August 1, 2039	to	July 31, 2044
5th Option	August 1, 2044	to	July 31, 2049

Rent Increases	Annual Rent	Monthly Rent
Current Term	\$64,776.96	\$5,398.08
1st Option	\$71,255.04	\$5,937.92
2nd Option	\$78,380.04	\$6,531.67
3rd Option	\$86,217.96	\$7,184.83
4th Option	\$94,839.96	\$7,903.33
5th Option	\$104,324.04	\$8,693.67

Dollar General fully reimburses for real estate taxes and insurance.
Dollar General reimburses for parking lot maintenance.



PH 312.243.0100 | FX 866.717.2055 | netlease@in-commercial.com