

DOLLAR GENERAL

28+ YEAR OPERATING HISTORY
IN A 165,000 POPULATION MSA MARKET
WITH 5 YEARS OF TERM LEFT

ACTUAL PHOTO

DOLLAR GENERAL
NNN INVESTMENT SALE
3908 Floyd Boulevard Sioux City, IA 51108

Represented By:
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TENANT OVERVIEW

Dollar General is one of the largest and fastest growing store chains in the US, offering deep discounts on a wide array of products. Their lower price points, respectable sales record and corporate expansion strategy in a growing market segment make it very appealing to investors. Stores average approximately 9,100 square feet of selling space and approximately 70% of these stores are located in towns of 20,000 or fewer people.

Dollar General has been committed to its mission of "Serving Others" since the company's inception in 1939, and now has more than 14,000 stores in 44 states. Their stores deliver everyday low prices on items including food, snacks, health and beauty aids, cleaning supplies, family apparel, housewares, seasonal items, paper products and much more from America's most trusted brands and products, along with Dollar General's high-quality private brands.

DOLLAR GENERAL®

TENANT PROFILE

Company	Dollar General Corp
DBA	Dollar General
Business Type	Retail Chain
Entity Type	Publicly Traded
Locations	14,000 +

Tenant	Dollar General Corp
Net Sales	\$21.99 Billion
Guarantor	Corporate



INVESTMENT OVERVIEW



NAME:	DOLLAR GENERAL
LOCATION:	3908 Floyd Boulevard Sioux City, IA 51108
MAIN STREET:	Floyd Boulevard
TENANT:	Dollar General
PURCHASE PRICE:	\$660,000
CAP RATE:	7.25%
ANNUAL RENT:	\$48,000
GROSS LEASABLE AREA:	12,000 SF
LEASE TYPE:	NNN
LOT SIZE:	37,365 SF +/-
TERM:	Beginning April 1, 2018

TRADE AREA

Twice named an All-America City by the National Civic League, Sioux City, Iowa serves as the regional hub for business, employment, industry, retail trade, medical care, educational opportunities and tourism in Northwest Iowa, Southeast South Dakota and Northeast Nebraska. More than 165,000 people live in the tri-state metropolitan area.

PROPERTY SUMMARY:

With an operating history of over 28 years, this low rent property is situated in a convenient location surrounded by many other well-known retailers. It lies in a strong market with a Metropolitan Statistical Area (MSA) of over 165,000 people.

	5 Mile	Trade Area
Daytime Population	39,952	NA
Population	82,754	165,000
Average HH Income	\$58,960	85,054



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FINANCIAL ANALYSIS

TENANT:

DOLLAR GENERAL

PURCHASE PRICE:

\$660,000

CAP RATE:

7.25%

GROSS LEASABLE AREA:

12,000 SF

LOT SIZE:

37,365 SF +/-

LEASE EXPIRATION:

APRIL 1, 2018 - MARCH 31, 2023

NOTES:

- Landlord is responsible for CAM, Insurance and Taxes. (All amounts are reimbursable)
- No Options Left
- Percent Rent - During Term 2.5% above \$1,600,000

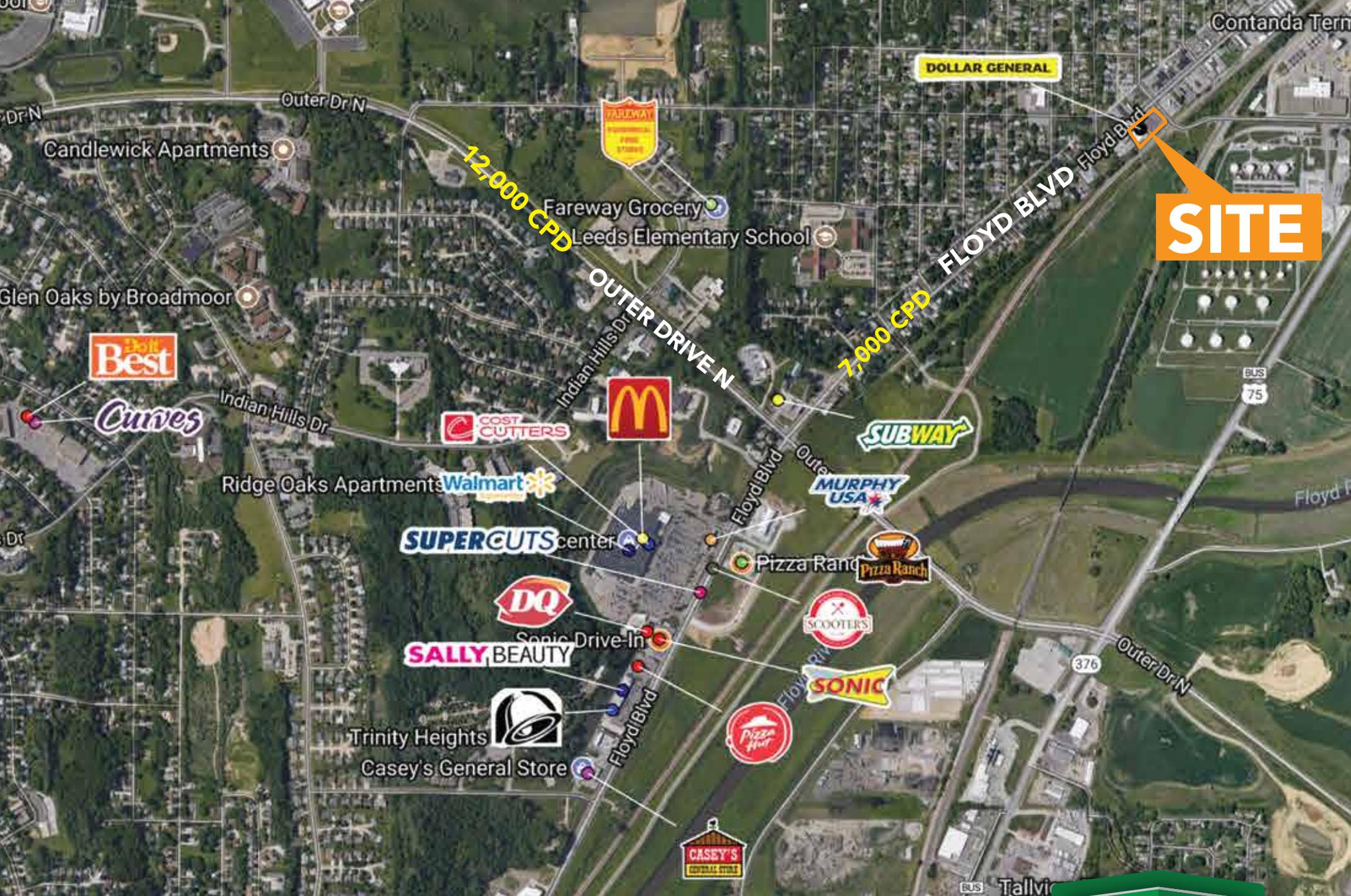


REPRESENTATIVE PHOTO

RENT SCHEDULE

LEASE	AMOUNT PER YEAR	PER SQ. FT.
April 1, 2018 to March 31, 2023	\$48,000	\$4.00





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