

DOLLAR GENERAL®

605 Ada Street
Adrian, MO 64720

PRICE
\$569,250

NOI
\$41,400

CAP RATE
7.27%

SQ FT
9,014

CURRENT LEASE
2/1/2015 – 1/31/2020
Two 5-Year Options

Built-to-suit in 2004



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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 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	February 1, 2015	to	January 31, 2020
1st Option	February 1, 2020	to	January 31, 2025
2nd Option	February 1, 2025	to	January 31, 2030

Rent Increases	Annual Rent	Monthly Rent
Current Term	\$41,400.00	\$3,450.00
1st Option	\$43,500.00	\$3,625.00
2nd Option	\$45,900.00	\$3,825.00

Dollar General fully reimburses for taxes and insurance is covered on Dollar General's Nation Insurance program. Dollar General pays \$300/mth for parking lot maintenance, \$330/mth in the 1st option, \$363/mth in the 2nd option.



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