DOLLAR GENERAL

OFFERING MEMORANDUM

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Now Open!

REPRESENTATIVE PHOTO

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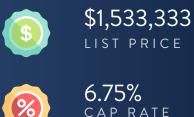
DOLLAR GENERAL

10601 E 23rd Street S Independence, MO 64052



DOLLAR GENERAL

10601 E 23rd Street S INDEPENDENCE, MO 64052





LISTED BY:

GARY CHOU SVP & SENIOR DIRECTOR KEVIN CHANG

DIRECT (310) 919-5827 MOBILE (714) 928-8016 gary.chou@matthews.com LIC # 01911222 (CA)

DIRECT (310) 919-5828 MOBILE (951) 616-8918 <u>kevin.chang@matthews.com</u> LIC # 01976724 (CA)

BROKER OF RECORD KYLE MATTHEWS LIC # 2017010164 (MO)

DOLLAR GENERAL

INVESTMENT HIGHLIGHTS

- » There are 8 years remaining on the original 15-year lease
- » Rent is scheduled to increase by 3% in Year 11 and 10% in Options
- » NNN Investment Tenant to pay for Property Tax, Insurance, Maintenance, Roof and Structure
- » Kansas City MSA Kansas City metro is comprised of 14 counties and is home to over 2,100,000 residents. It is a mid-western hub for economic activity and companies like Blue Cross/Blue Shield, Hallmark, H&R Block and Hostess (among many more) have their headquarters located here. Additionally, it is home to famous sports teams such as the Kansas City Chiefs (NFL) and Kansas City Royals (MLB) – Sports teams are mainly found in dense and economically strong areas
- » Healthy Traffic Counts Approximately 22,000 in daily traffic passes the Dollar General on East 23rd St South
- » Over 11,500 people in a 1-mile, 65,000 people in a 3-mile, and 170,000 people in a 5-mile
- » Average household income exceeds \$43,000 in a 1-mile, \$49,000 in a 3-mile and \$50,000 in a 5-mile
- » Investment Grade Credit Lease is signed by Dollar General's corporate entity which currently holds an S&P credit rating of "BBB," this was recently upgraded from their previous rating of "BBB-"
- » Thriving Tenant Dollar General has recently announced their 28th straight quarter of same store sales growth. This proves that the tenant is weathering the storm which has been brought on by E-Commerce or "The Amazon Effect"
- » Fortune 500 Company Dollar General currently ranks as #128 on the Fortune 500 list. Dollar General has a net worth in excess of \$25.60 Billion!

LEASE SUMMARY

TENANT TRADE NAME	Dollar General
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Corporate
LEASE TYPE	NNN
ROOF AND STRUCTURE	Tenant Responsible
ORIGINAL LEASE TERM	15 Years
RENT COMMENCEMENT DATE	2/1/2013
LEASE EXPIRATION DATE	1/31/2028
TERM REMAINING	±8.5 years
INCREASES	3% in Year 11 and 10% in Options
OPTIONS	Four, 5 Year Options

ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	P/SF	CAP RATE
Year 6-10	\$8,625	\$103,500	\$11.50	6.75%
Year 11-15	\$8,884	\$106,608	\$11.84	6.95%
Option 1	\$9,772	\$117,264	\$13.03	7.65%
Option 2	\$10,749	\$128,988	\$14.33	8.41%
Option 3	\$11,824	\$141,888	\$15.76	9.25%
Option 4	\$13,007	\$156,084	\$17.34	10.18%



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LARGEST DOLLAR STORE CHAIN



Dollar General is the fast-growing retailer that boasts roughly 15,000 discount stores in over 40 US states, mostly in the South, East, the Midwest, and the Southwest. It generates about 75% of its sales from consumables (including refrigerated, shelf-stable, and perishable foods) and another 10% from seasonal items. The stores also offer household products and apparel. Pricing its items at \$10 or less, Dollar General targets low-, middle-, and fixed-income shoppers while selling brand-name products from manufacturers such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo, and Coca-Cola.

With its small-box stores typically measuring some 9,100 sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value conscious has paid off big, both during and after the recession. The discount retailer boasted its 26th consecutive year of same-store sales growth in 2016 (ended January), attributable to its value and convenience proposition.

WWW.DOLLARGENERAL.COM

±15,000 LOCATIONS



BBB CREDIT RATING (S&P)

AREA OVERVIEW



DEMOGRAPHICS

POPULATION	I-MILE	3-MILE	5-MILE
2010 Census	11,216	63,776	168,100
2019 Estimate	11,379	64,653	169,605
2024 Projection	11,540	65,619	171,819
HOUSEHOLDS	I-MILE	3-MILE	5-MILE
2010 Census	4,828	26,960	67,595
2019 Estimate	4,935	27,584	68,847
2024 Projection	5,020	28,095	70,001
INCOME	I-MILE	3-MILE	5-MILE
Average Household Income	\$51,905	\$52,834	\$54,624

INDEPENDENCE, MO

Independence is the fifth largest city in the state of Missouri and encompasses over 78 square miles. It is the county seat of Jackson County. The current population is approximately 117,255. Located in west central Missouri just minutes from downtown Kansas City, Independence is four hours north of Branson and four hours west of St. Louis. It is easily accessed from I-70 and I-435.

Independence offers a blend of hometown heritage with contemporary amenities. Independence residents enjoy over 40 parks, excellent schools, and outstanding shopping facilities that offer a wide variety of choices ranging from the historic Independence Square to one of the finest malls in the surrounding area.

When in Independence, visitors can immerse themselves in American pioneer and Civil War-era history, retrace the steps of our 33rd President and favorite son, Harry S. Truman, or take some time to research their own family history at one of the nation's premier genealogical libraries. Independence is also home to a bounty of unique shops, restaurants, sporting events, and arts and entertainment venues where you can fast-forward to family fun!





KANSAS CITY, MO - 9.7 MILES FROM SUBJECT PROPERTY

Kansas City is a major metropolitan area with a diverse population of more than 2 million people. Straddling two states and two rivers, Kansas City surprises newcomers who expect to find a homey metro area. Instead, they find a place that continues to celebrate its history while continuously innovating. Locals can sit down to a game of cards in a riverboat casino before enjoying a show at the Kansas City Symphony. Or they can honor resident legend Charlie Parker with a stop at the American Jazz Museum before sinking their teeth into the famous Arthur Bryant's barbecue.

As more millennials flock to Kansas City for its desirable cost of living and optimal job market, the area has fostered the growth of a creative community. Throughout the area, independent boutiques and coffee shops have sprung up, and walls of buildings are decorated by colorful murals.

Kansas City is home to a vibrant arts community that includes the Nelson-Atkins Museum of Art, the Kemper Museum of Contemporary Art, the Kauffman Center for the Performing Arts and the Kansas City Art Institute.

The region is also home to three professional theaters and a children's theater company. Kansas City has several professional sports teams, including the Royals baseball team, the Chiefs football team and the Sporting soccer team. The nearby Kansas Speedway hosts a variety of NASCAR events.

Meanwhile, families flock to Legoland, Sea Life aquarium and the Kansas City Zoo. History buffs can have their pick of museums that feature every era and genre of the region's past, from the National World War I Museum and Memorial to the Arabia Steamship Museum and the American Jazz Museum.

SURROUNDING TENANTS



This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General** located in **10601 E 23rd Street S, Independence, MO 64052** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

- 1. The Offering Memorandum and its contents are confidential;
- 2. You will hold it and treat it in the strictest of confidence; and
- 3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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