



**10,000+ CARS PER DAY | DOLLAR GENERAL**

**908 E OHIO ST, CLINTON, MO 64735**

ACTUAL STORE PICTURE

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## EXCLUSIVELY LISTED BY:

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## STATE BROKER OF RECORD:

### ADAM BLUE

AREA REAL ESTATE ADVISORS

MO #2002027677

## INVESTMENT SUMMARY

List Price:	\$593,247
Current NOI:	\$47,459
Initial Cap Rate:	8.00%
Land Acreage:	+/- 0.59 Acres
Year Built	1984
Building Size:	14,077 SF
Price PSF:	\$42.14
Lease Type:	NN
Lease Term:	5+ years

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 14,077 SF. Dollar General store located in Clinton, MO. The property is encumbered with a NN Lease, leaving limited landlord responsibilities. The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of “BBB”, which is classified as Investment Grade. The store is open, with rent having commenced since 1999. Dollar General recently extended the lease through 11/30/2024, showing commitment to the location.

This Dollar General is highly visible as it is strategically positioned on E Ohio St. The five mile population from the site is 10,203 while the one mile average household income \$56,041 per year, making this location ideal for a Dollar General. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a “passive” investor to attain the fee simple ownership of a Dollar General. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, the nation’s top dollar store. List price reflects a 8% cap rate based on NOI of \$47,459.



**PRICE** \$593,247



**CAP RATE** 8.00%



**LEASE TYPE** NN



**TERM REMAINING** 5.6 years

## INVESTMENT HIGHLIGHTS

- Dollar General Corporate Lease
- Over 5 Year Remaining on Term
- One Mile Household Income \$56,041
- Five Mile Population 10,203
- Investment Grade Dollar Store
- Dollar General Reported 28 Consecutive Quarter of Same Store Sales Growth
- Traffic Count of Cars Per Day is 10,010

## FINANCIAL SUMMARY

INCOME	DOLLAR GENERAL	PER SF
Rent	\$51,644	\$3.67
Reimbursement CAM	\$2,100	\$0.15
<b>Gross Income</b>	<b>\$53,744</b>	<b>\$3.82</b>
EXPENSE	DOLLAR GENERAL	PER SF
Taxes	\$2,065	\$0.15
Insurance	\$712	\$0.05
Reserve	\$1,407	\$0.10
CAM	\$2,100	\$0.15
<b>Gross Expenses</b>	<b>\$6,284</b>	<b>\$0.45</b>
<b>NET OPERATING INCOME</b>	<b>\$47,459</b>	<b>\$3.37</b>

## PROPERTY SUMMARY

Year Built:	1984
Year Renovated:	2013
Lot Size:	0.59 Acres
Building Size:	14,077 SF
Traffic Count:	10,010
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
HVAC	Ground Mounted

## LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Gross Lease
Primary Lease Term:	10 years
Annual Rent:	\$51,644
Rent PSF:	\$3.67
Landlord Responsibilities:	Roof Structure and Lot
Taxes, Insurance & CAM:	Tenant and Landlord
Roof, Structure & Parking:	Landlord
Lease Start Date:	1999
Lease Expiration Date:	12/31/2024
Lease Term Remaining:	5 Years 8 Months
Rent Bumps:	5% in Options
Renewal Options:	Yes 2 Options
Lease Guarantor:	Dollar General Corp
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



**GROSS SALES:**  
\$21.96 BILLION



**STORE COUNT:**  
15,000+

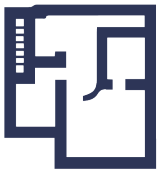


**GUARANTOR:**  
DOLLAR GENERAL



**S&P:**  
BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	14,077	1999	12/31/2024	\$51,644	100.0	\$3.67
Totals/Averages	14,077			\$51,644		\$3.67



TOTAL SF  
14,077



TOTAL ANNUAL RENT  
\$51,644



OCCUPANCY RATE  
100%



AVERAGE RENT/SF  
\$3.67



NUMBER OF TENANTS  
1

# DOLLAR GENERAL

908 E OHIO ST, CLINTON, MO 64735

 FORTIS NET LEASE™



**15,000+**  
STORES



**975 STORES**  
OPENING IN 2019



**\$25.6 BIL**  
IN SALES

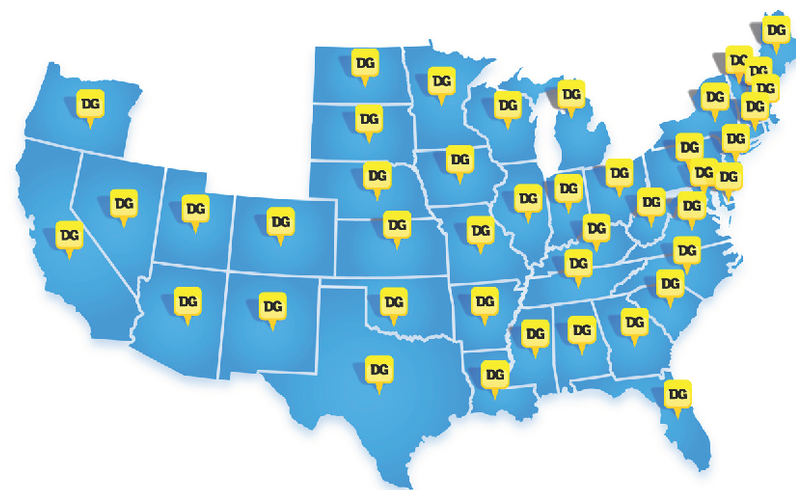


**80 YEARS**  
IN BUSINESS



**29 YEARS**  
SAME STORE GROWTH

**DOLLAR GENERAL** is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 15,000+ stores with more than 130,000 employees, located across 44 states. Dollar General has more retail locations than any retailer in America. The Dollar General store format has typically been in rural and suburban markets, now they are expanding into more densely populated areas. Opening over 900 stores in 2018, with an expected 975 opening for 2019. The Dollar General strategy is to deliver a hassle-free experience to consumers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.

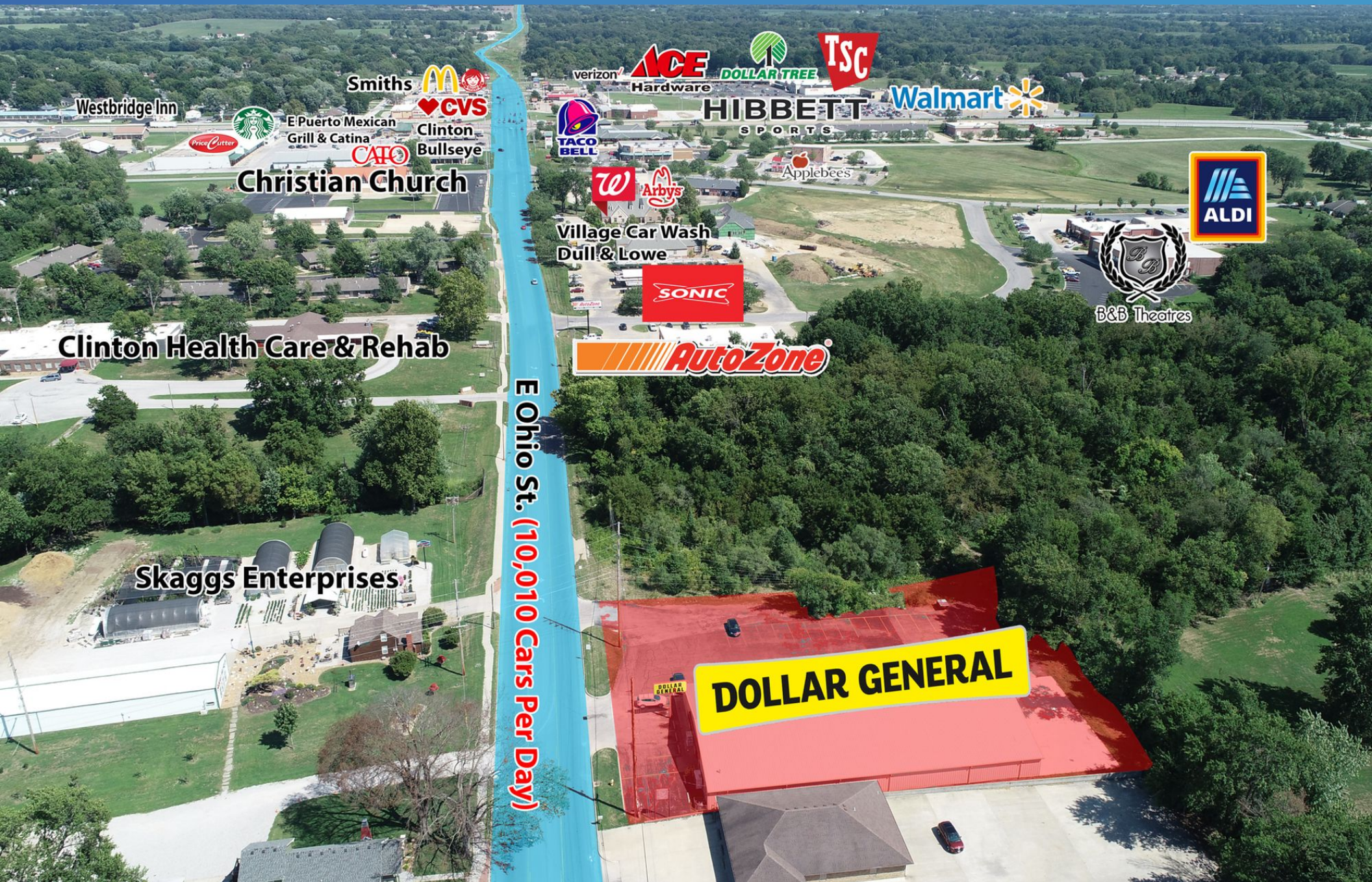


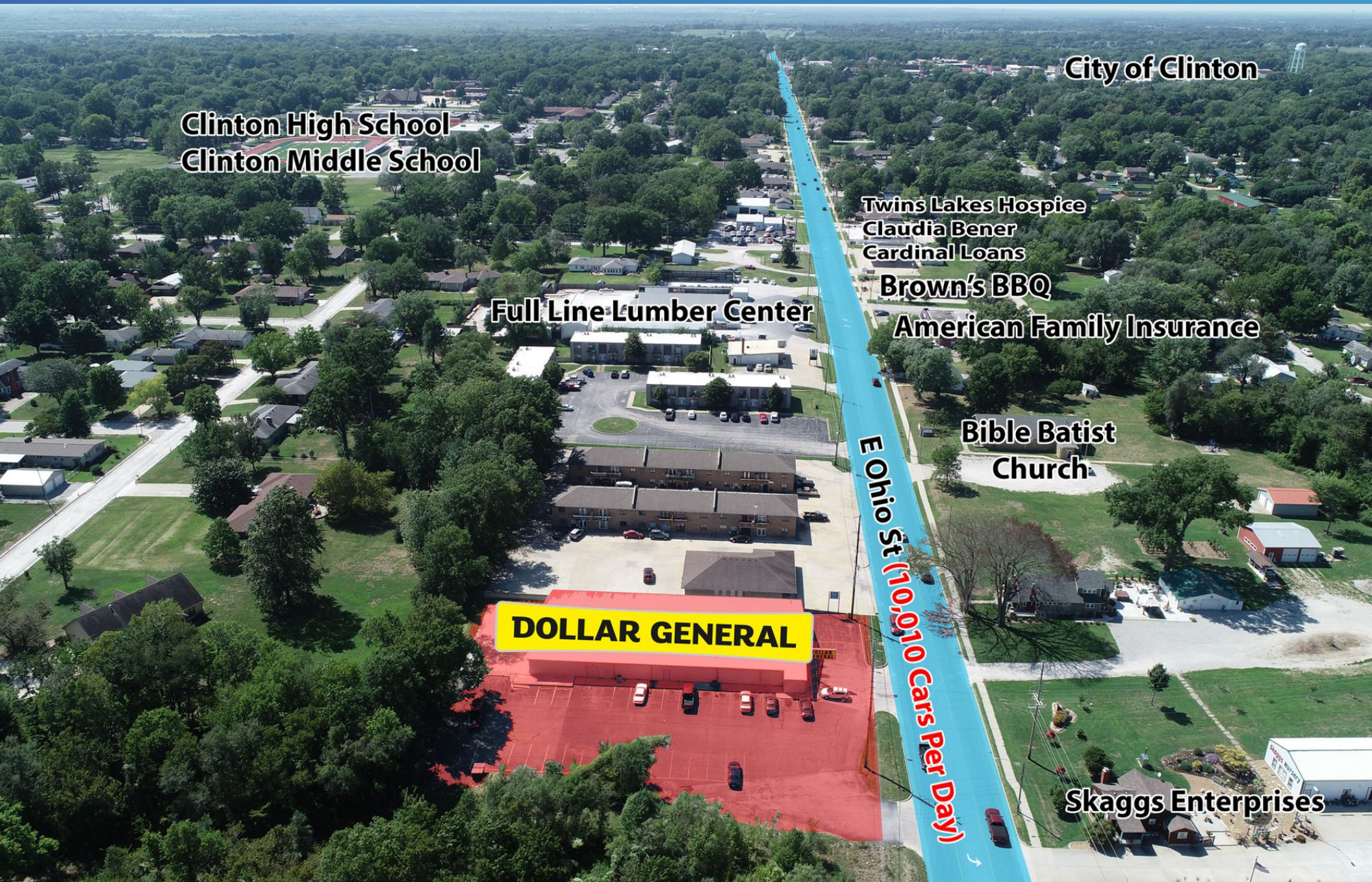
**15,000 STORES ACROSS 44 STATES**

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## PROXIMITY TO REGIONAL ATTRactions



97 Miles  
Kansas International  
Airport



83 Miles  
Ozarks Park



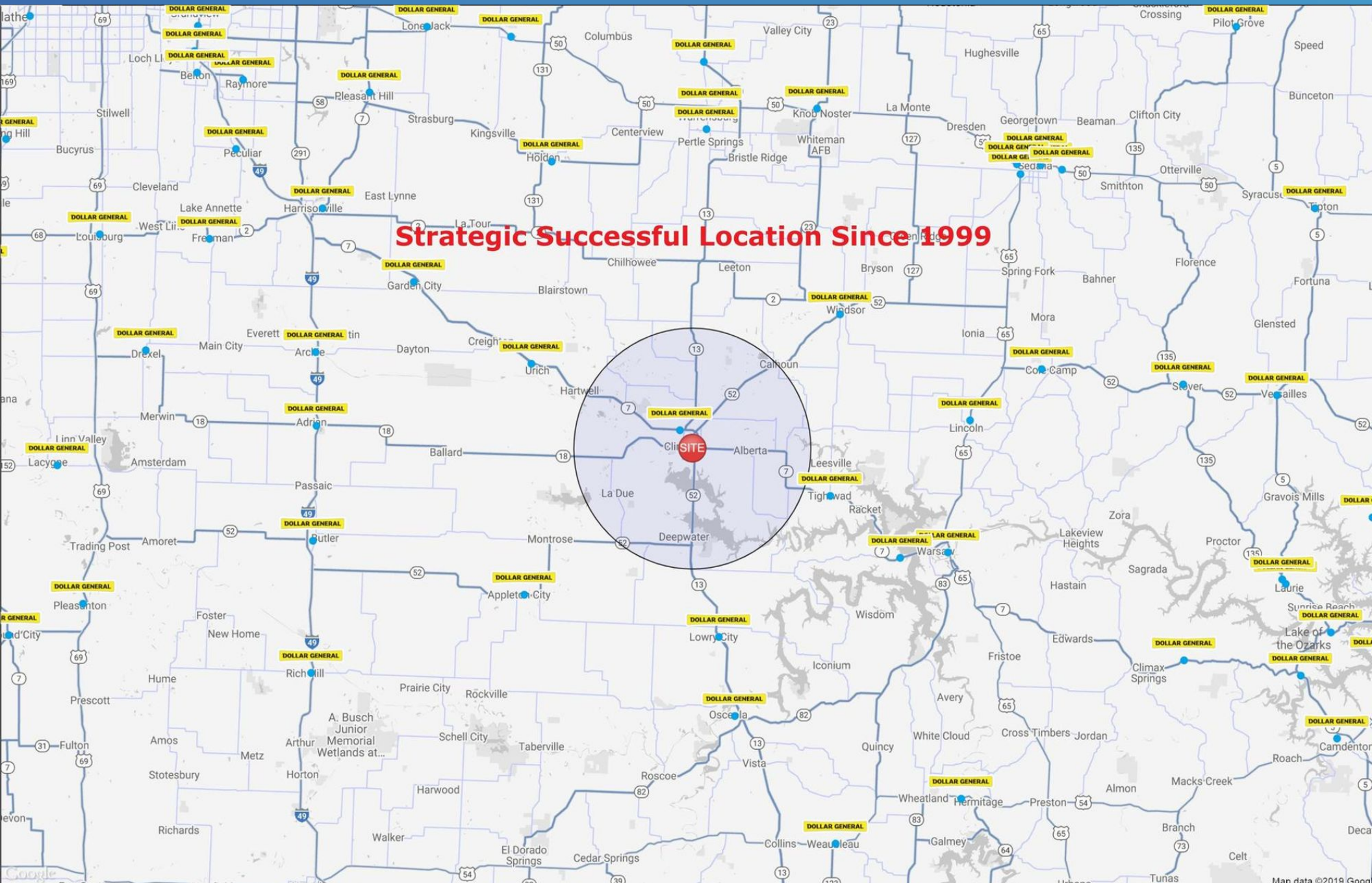
76 Miles  
Kansas, MO



83 Miles  
Lake of Ozarks  
State Park

# DOLLAR GENERAL®

Clinton, MO





Clinton is a city in Henry County, Missouri, United States. The Harry S. Truman Reservoir (also known as Truman Lake) is located in the state of Missouri. It is the largest man made lake in Missouri and the dam that created and manages the lake's water level. It is located between Clinton and Warsaw, on the Osage River and extends south to Osceola.

The Kansas City Star recently called Truman Lake "crappie heaven." We couldn't agree more. Missouri's second largest lake offers hiking, boating, fishing, hunting and more. Truman Lake covers 56,000 acres and is managed by the U.S. Army Corps of Engineers. Clear waters, dramatic bluffs and vibrant summer and fall colors make Harry S Truman State Park an ideal place to vacation. The park offers a marina, ample fishing and boating opportunities and water that are ideal for every kind of swimmer. Hiking trails, picnic areas and campsites that dot the park's open oak woodlands, natural grasslands and lakeside areas let visitors enjoy the abundance of wildlife and recreation opportunities at this park.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2018	4,545	9,523	10,203
Average Age	40.90	41.10	41.30
# Of Persons Per HH	2.20	2.30	2.30
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,027	4,139	4,410
Average HH Income	\$56,041	\$58,322	\$59,609
Consumer Spending (Thousands)	\$42,081	\$87,469	\$95,001





TOTAL SALES VOLUME

\$5.5B

PROPERTIES SOLD

2,500+

BROKER & BUYER REACH

345K

STATES SOLD IN

40

*Click to Meet Team Fortis*

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