

DOLLAR GENERAL®

420 East Main Street
Sac City, IA 50583

PRICE
\$573,750

NOI
\$45,900

CAP RATE
8.00%

SQ FT
9,014

CURRENT LEASE
10/1/2019 – 9/30/2024
One 5-Year Options

Built-to-suit in 2004



420 East Main Street
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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 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	October 1, 2014	to	September 30, 2024
1st Option	October 1, 2024	to	September 30, 2029

Rent Increases	Annual Rent	Monthly Rent
Current Term	\$45,900	\$3,825
1st Option	\$48,600	\$4,050

Dollar General fully reimburses for real estate taxes and insurance.
Dollar General reimburses up to \$3,335/yr for parking lot maintenance.

2017-2018 Annual Sales \$1,622,558



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