

OFFERING MEMORANDUM

- STRONG PERFORMING STORE
- 3% RENT INCREASE IN 9/19
- CORPORATE GUARANTEED LEASE

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



DOLLAR GENERAL

300 N ROY HILL BLVD
GOODMAN, MO 64843

*Actual Site



*Representative Photo

DOLLAR GENERAL®

300 N ROY HILL BLVD, GOODMAN, MO 94843

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INVESTMENT SUMMARY

Touchstone Commercial Partners is pleased to offer for sale a solid-performing Dollar General Store located in Goodman MO. The building was built in 2009 with the updated Dollar General prototype and the lease runs through August 2024 (5.5 years remaining) with four 5-year renewal options and 10% increase at each renewal option. As a bonus this store has a scheduled 3% rent increase in September 2019 which would boost the cap rate upward by 25 basis point. The lease is guaranteed by Dollar General Corporation which operates over 15,000 stores and has a S&P investment-grade rating of BBB. This is an excellent opportunity for a 1031 exchange or passive investor seeking a proven-performing Dollar General store and stable cash flow generated from national credit tenant on the lease.

The property is located between Springfield MO and Tulsa OK and the large metropolitan Kansas City is just 2.5 hour drive to the north. Serving as a key destination in town for over the past 10 years, this Dollar General store has consistently attained impressive revenue targets and is a solid performer in the region (call Andrew for more info). The store should continue to capture a significant portion of wallet share of Goodman residents and passerby traffic in their everyday shopping needs.



*Representative Photo

OFFERING SUMMARY	\$	%	🔄
	PRICE \$832,281	CAP RATE 8.5% 8.75% (9/19: 3% Increase)	ANNUAL NOI \$70,743.96
🏗️	🏠	📍	🔨
LEASED 9,014 SF	PRICE/SQ FT \$92.33	LAND SIZE 1.4 Acre	BUILD 2009

LEASE ABSTRACT

Tenant	Dolgencorp LLC
Guarantor	Dollar General Corp
Property Address	300 N Roy Hill Blvd Goodman, MO 94843
Lease Commencement	August 2009
Lease Expiration	8/31/2024
Lease Length	5.5 Years
Lease Type	NN
Renewal Options	4 of 5-Years
Rent Increases	3% in 9/19; 10% Each Option
Roof & Structure	Landlord Responsibility
Parking Repairs	Landlord (Reimbursed by Tenant)
HVAC Maintenance	Tenant Responsibility
Property Tax	Tenant Responsibility
Insurance	Tenant Responsibility
Utilities	Tenant Responsibility

FINANCIAL OVERVIEW

TENANT SUMMARY

TENANT	SF LEASED	START DATE	END DATE	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/SF	YEARLY RENT/SF
Dollar General	9,014	Aug 2009	August 31, 2024	\$5,895.33	\$70,743.96	\$0.65	\$7.85

RENT ROLL

OPTION PERIOD	YEAR	RENT INCREASE	RENT	YEARLY RENT/SF	CAP RATE
	9/19 - 8/24	3.00%	\$72,861	\$8.08	8.75%
1	16-20	10.00%	\$80,136	\$8.89	9.63%
2	21-25	10.00%	\$88,149	\$9.78	10.59%
3	26-30	10.00%	\$96,966	\$10.76	11.65%
4	30-35	10.00%	\$106,656	\$11.83	12.81%

NET OPERATING INCOME

NOI	
Income	\$70,743.96
Expenses	\$3,600 <small>(Reimbursed By Dollar General)</small>
NOI	\$70,743.96



*Representative Photo



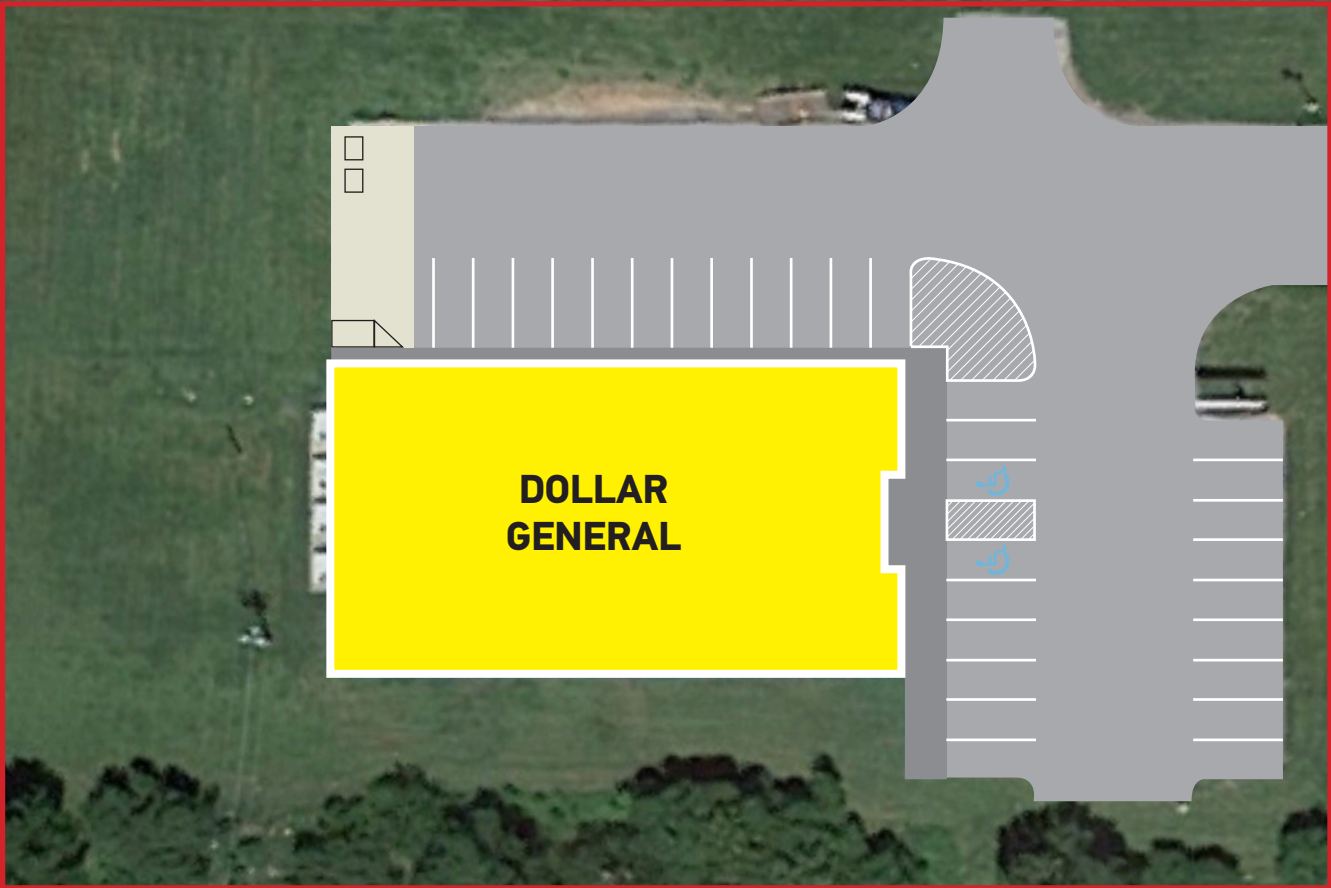
DOLLAR GENERAL

With its “Save Time. Save Money. Every Day!” tagline and a rich history of delivering value to shoppers for over 75 years through its mission of Serving Others, Dollar General (NYSE:DG) is a leading discount retailer with over 15,000 locations in 44 states.

Dollar General is ranked #123 in the Fortune 500 and has generated over \$23 billion in revenue in fiscal year 2018. The company has an impressive track record of delivering 28 consecutive years of same-store sales growth and brags over 50% market share in the dollar store category. Dollar General shareholders have been rewarded handsomely as its stock has tripled in value over the last 6 years.

FAST FACTS

Company Type	Public (NYSE: DG)
Revenue	\$23 Billion Fiscal Year 2018
Stores and Employees	15,000+ Stores, 15 Distribution Centers, 129,000+ Employees
S&P Credit Rating	BBB (investment-grade)
Website	investor.shareholder.com/dollar/

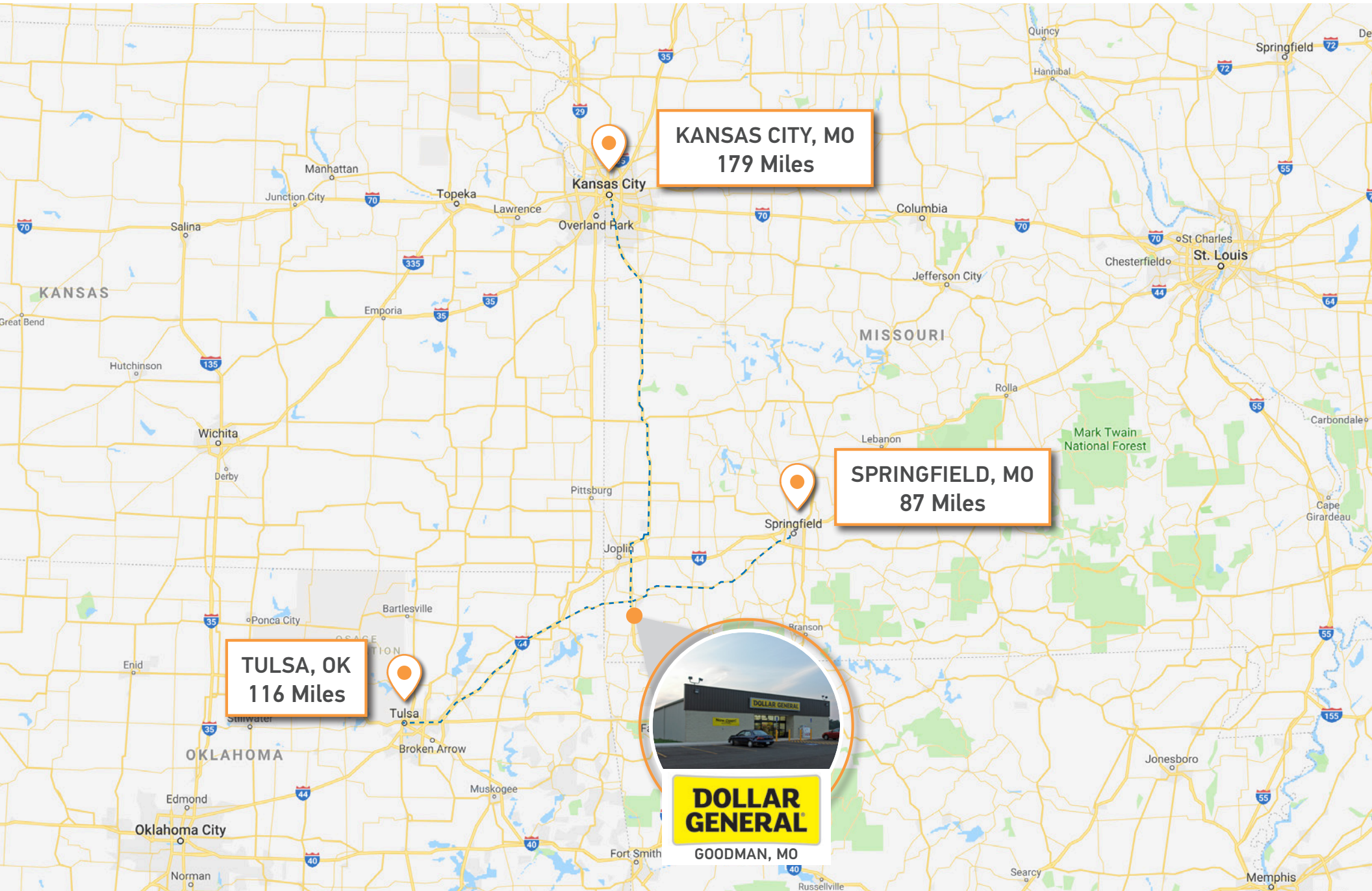


LAKELAND FREEWAY

NORTH RIDGE ROAD - HIGHWAY 20



REGIONAL MAP



CITY OVERVIEW AND DEMOGRAPHICS

Located in southwest Missouri, Goodman is the northernmost town in McDonald county. Goodman was the fruition of the penetration of the railroad and also the first to experience the positive economic impact of the construction of the Kansas City, Pittsburg and Gulf Railroad in the county. Goodman is situated less than 90-minute drive from Springfield to the northeast and 2-hr drive from Tulsa to the southwest. The large metropolitan Kansas City is just 2.5-hr drive to the north.

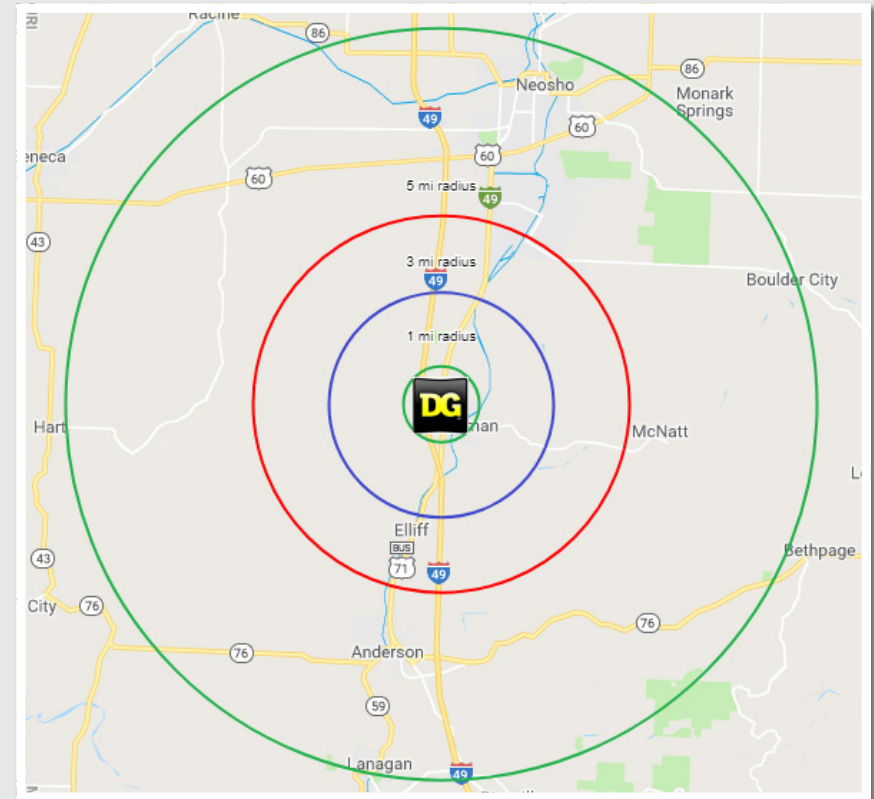
Today Goodman offers the charm of a small town and affordability. The town benefits being in the Show-Me-State which boasts the “4th Lowest Cost of Living” and “15th Best Overall Tax Climate”. Some of the key industries in Goodman include manufacturing, construction, healthcare and retail. For the outdoorsy Missourian, one can bike, run, or stroll up and down 1,000+ miles of hiking trails (ranked best in the nation in 2015), or reel in a big catch (Missouri has 200+ different species of fish) from some of the top fishing holes, rivers, and streams in the country.

DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Estimated Population 2018	2,632	4,749	29,024

HOUSEHOLDS	3 MILES	5 MILES	10 MILES
Estimated Households 2018	1,014	1,828	11,401

AVERAGE HOUSEHOLD INCOME	3 MILES	5 MILES	10 MILES
Estimated Avg. Household Income 2018	\$49,786	\$53,121	\$59,560



DOLLAR GENERAL

GOODMAN, MISSOURI



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