

| DOLLAR GENERAL



15-YEAR NNN LEASE - ZERO LANDLORD RESPONSIBILITIES
COUNTY UNEMPLOYMENT RATE OF 2.5%

1103 Broadway St, Leoti, KS 67861



CAPITAL PACIFIC

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DOLLAR GENERAL IS LOCATED IN LEOTI, KS, THE COUNTY SEAT OF WICHITA COUNTY. THE SUBJECT PROPERTY SERVES AS AN IMPORTANT RESOURCE FOR ALL AREA RESIDENTS. OTHER NATIONAL & REGIONAL CHAINS IN THE AREA INCLUDE NAPA AUTO PARTS, CAR QUEST, HEALTH CARE PHARMACY, AND SECURITY STATE BANK.

PRICE: \$1,017,899

CAP: 6.90%

NOI: \$70,235

BUILDING SF..... 9,026 SF

LOT SIZE 1.50 AC

PRICE PER SF \$112.77

YEAR BUILT..... 2016

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



[REPRESENTATIVE PHOTO]

LISTING TEAM CONTACT INFO

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Capital Pacific collaborates. [Click Here](#) to meet the rest of our San Francisco team.

Listed in Conjunction with KS Licensed Broker:

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CORE CHARACTERISTICS

PROPERTY HIGHLIGHTS

The subject property is a freestanding Dollar General located along Highway 96 in Leoti, KS. The average household income within the 1, 3, & 5-mile radii is approximately \$60,000.

INVESTMENT GRADE CREDIT

Dollar General's credit is BBB and the company's credit rating has been raised five times since 2009, most recently in October, 2015. Dollar General has a better credit rating than both of its large competitors.

STRONG TENANT

Dollar General generated almost \$22 billion in gross revenue in fiscal 2016, and in excess of \$1.25 billion in net income. As of March 3, 2017, Dollar General operates 13,429 stores in 44 US states. Since going public in 2009, the stock has more than tripled in value as of the end of Q1, 2017.

AVERAGE HOUSEHOLD INCOME OF \$60K+ WITHIN THE ONE, THREE, & FIVE MILE RADII

LEASE HIGHLIGHTS

- A new 15-year NNN lease with four 5-year options
- Tenant responsible for all expenses related to the property
- Brand new construction
- Corporate guaranteed lease

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 **HOUSING**
(1,600+ RESIDENTS
WITHIN 5 MILES)

**DOLLAR
GENERAL®**

  **KANSAS CITY**

INCOME & EXPENSE

PRICE		\$1,017,899
Price Per Square Foot:		\$112.77
Capitalization Rate:		6.90%
Total Rentable Area (SF):		9,026
Lot Size (AC):		1.50
STABILIZED INCOME		PER SQUARE FOOT
Scheduled Rent	\$7.78	\$70,235
LESS		PER SQUARE FOOT
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
EQUALS NET OPERATING INCOME		\$70,235

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[REPRESENTATIVE PHOTO]

RENT ROLL

TENANT INFO		LEASE TERMS		RENT SUMMARY				
Tenant Name	Sq. Ft.	Term		Current Rent	Monthly Rent	Yearly Rent	Monthly Rent/FT	Yearly Rent/FT
Dollar General	9,026	11/05/16	11/30/31	\$70,235	\$5,853	\$70,235	\$0.65	\$7.78
	Option 1	12/01/31	11/30/36		\$6,438	\$77,259	\$0.71	\$8.56
	Option 2	12/01/36	11/30/41		\$7,082	\$84,985	\$0.78	\$9.42
	Option 3	12/01/41	11/30/46		\$7,790	\$93,483	\$0.86	\$10.36
	Option 4	12/01/46	11/30/51		\$8,569	\$102,831	\$0.95	\$11.39
Totals:	9,026			\$70,235	\$5,853	\$70,235	\$0.65	\$7.78

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DOLLAR GENERAL

SITE PLAN

SITE PLAN KEY

- PARCEL OUTLINE: 
- RENTABLE AREA: 9,026 SF
- INGRESS/EGRESS: 

96 Broadway Street



PYLON SIGN

EXISTING DRIVEWAY TO BE REMOVED

DOLLAR GENERAL®

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TENANT OVERVIEW



**DOLLAR GENERAL IS THE
COUNTRY'S LARGEST
SMALL-BOX DISCOUNT
RETAILER**

ABOUT DOLLAR GENERAL

Dollar General (NYSE: DG) is a chain of more than 13,429 discount stores in 44 states, primarily in the South, East, Midwest, and Southwest. Offering basic household items, such as cleaning supplies, health and beauty aids, apparel, and food, it targets low, middle, and fixed-income shoppers.

The company has grown into the country's largest small-box discount retailer. Stores are often located in small towns off the radar of giant discounters. One of Dollar General's main advantages is that it offers prices as low or lower than Walmart but in more convenient locations. Dollar General has more stores than any other retailer and is easily the largest dollar store chain.

The company ranks 139th within the Fortune 500 list. Fiscal 2016 revenues exceeded \$22 billion with a net income of \$1.25 billion. Since going public in 2009, the stock has more than tripled in value as of the end of Q1, 2017.

Dollar General enjoys a strong credit rating, see next page for details.

COMPANY TYPE:
PUBLIC (NYSE: DG)

FISCAL 2016 REVENUE
\$22 BILLION

S&P 500 CREDIT RATING
BBB (See next page)

2016 FORTUNE 500
#139

NUMBER OF STORES
13,429

TENANT CREDIT RATING



THE THREE LARGEST DOLLAR STORE CHAINS, RANKED BY 2016 REVENUE, ARE:

- ① DOLLAR GENERAL
- ② FAMILY DOLLAR
- ③ DOLLAR TREE

ABOUT THE STRONG DOLLAR GENERAL CREDIT RATING

Dollar General is now the only dollar store chain with an investment grade rating. Dollar General has been credit-upgraded five times since going public in 2009, most recently in October, 2015. It is now rated “BBB” by Standard & Poor’s, and it has an equivalent rating from Moody’s.

In July, 2015, Family Dollar was acquired by Dollar Tree and ceased to be a public company.

Dollar Tree took on billions of dollars of debt to acquire Family Dollar, and that negatively impacted the credit rating of both of these companies. Moreover, Family Dollar, as a subsidiary of Dollar Tree, no longer issues separate financial statements.

The best known rating agency, Standard & Poor’s, downgraded Family Dollar in July, with Dollar Tree having already been downgraded.

The combined Dollar Tree-Family Dollar entity will have approximately the same amount of revenue as Dollar General, but more debt, hence the lower credit rating.

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LOCATION & DEMOGRAPHICS

ABOUT LEOTI, KS

Leoti is the county seat of Wichita County, Kansas, located along Highway 96 in central, far-western Kansas.

Wichita County has a thriving agriculture economy. Cargill Cattle Feeders is one of the largest employers in Leoti. At the Cargill’s facility in Leoti, they feed and provide the highest level of animal-welfare for 230,000 head of cattle each year. In 2016, Cargill had \$107.2 billion in sales.

POPULATION



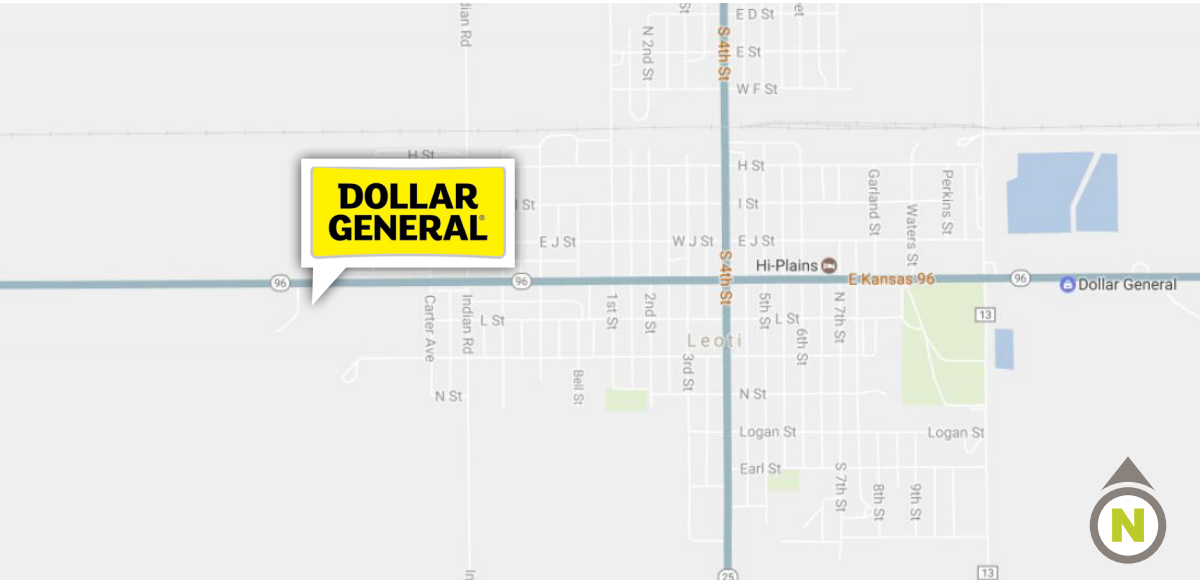
2017	1-Mile	3-Mile	5-Mile
	1,349	1,574	1,628

2017 HOUSEHOLD INCOMES



	1-Mile	3-Mile	5-Mile
Average	\$60,820	\$60,316	\$60,445
Median	\$53,402	\$51,949	\$52,080

DOLLAR GENERAL LOCATION



REGIONAL MAP



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