

DOLLAR GENERAL®

1504 S. Washington Blvd.
Camanche, IA 52730

PRICE
\$510,000

NOI
\$40,800

CAP RATE
8.00%

SQ FT
8,125

CURRENT LEASE
8/1/2019 – 7/31/2024
Two 5-Year Options

Built-to-suit in 2003



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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	August 1, 2019	to	July 31, 2024
1st Option	August 1, 2024	to	July 31, 2029
2nd Option	August 1, 2029	to	July 31, 2034

Rent Increases	Annual Rent	Monthly Rent
Current Term	\$40,800	\$3,400.00
1st Option	\$44,400	\$3,700.00
2nd Option	\$48,000	\$4,000.00

Dollar General reimburses for tax and insurance. Dollar General reimburses for snow removal and contributes \$1,625/yr.



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