

## DOLLAR GENERAL®

1506 East Washington Street  
Washington, IA 52353

PRICE  
**\$458,000**

NOI  
**\$37,800**

CAP RATE  
**8.25%**

SQ FT  
**7,000**

CURRENT LEASE  
**4/1/2019 – 3/31/2022**  
**One 3-Year Options**

Built-to-suit in 2003



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PH 312.243.0100 | FX 866.717.2055 | [netlease@in-commercial.com](mailto: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

<b>Current Term</b>	<b>April 1, 2019</b>	<b>to</b>	<b>March 31, 2022</b>
1st Option	April 1, 2022	to	March 30, 2025

<b>Rent Increases</b>	<b>Annual Rent</b>	<b>Monthly Rent</b>
<b>Current Term</b>	<b>\$37,800</b>	<b>\$3,150.00</b>
1st Option	\$40,800	\$3,400.00

Dollar General reimburses for taxes and insurance. Dollar General pays \$145.83/mth for parking lot maintenance (cleaning, striping, repairs). Dollar General reimburses for cost of snow removal.



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