

DOLLAR GENERAL®

410 East High Street
Rockwell City, IA 50579

PRICE
\$573,750

NOI
\$45,900

CAP RATE
8.00%

SQ FT
9,014

CURRENT LEASE
12/1/2019 – 11/30/2024
Two 5-Year Options

Built-to-suit in 2004



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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	December 1, 2014	to	November 30, 2024
Option Period	December 1, 2024	to	November 30, 2029

Rent Increases	Annual Rent	Monthly Rent
Current Term	\$45,900	\$3,825.00
Option Period	\$48,600	\$4,050.00

Dollar General reimburses for tax and insurance. Dollar General reimburses for snow removal and contributes \$3,515.46/yr.

Annual Store Sales \$1,595,756



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