

DOLLAR GENERAL®

507 SE Hwy 116
Braymer, MO 64624

PRICE
\$1,015,438

NOI
\$81,235

CAP RATE
8.00%

SQ FT
9,014

CURRENT LEASE
10/1/2019 – 9/30/2024
4 5-Year Options

Built-to-suit in 2009



507 SE Hwy 116
Braymer, MO 64624



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

Initial Term	September 17, 2009	to	September 30, 2019
Exercised Option	October 1, 2019	to	September 30, 2024
2nd Option	October 1, 2024	to	September 30, 2029
3rd Option	October 1, 2029	to	September 30, 2034
4th Option	October 1, 2034	to	September 30, 2039
5th Option	October 1, 2039	to	September 30, 2044

Rent Increases	Annual Rent	Monthly Rent
Current Term	\$73,850	\$6,154
Exercised Option	\$81,235	\$6,769
2nd Option Period	\$89,359	\$7,446
3rd Option Period	\$98,300	\$8,191
4th Option Period	\$108,124	\$9,010
5th Option Period	\$118,936	\$9,911

Dollar General reimburses for tax and insurance. Dollar General reimburses for snow removal, lawn maintenance, striping of the parking lot and contributes \$3,600/yr for parking lot maintenance.



PH 312.243.0100 | FX 866.717.2055 | netlease@in-commercial.com