

DOLLAR GENERAL®

RR 2 Box 203
Carrollton, IL 62016

PRICE
\$436,000

NOI
\$36,000

CAP RATE
8.25%

SQ FT
8,125

CURRENT LEASE
10/1/2017 – 9/30/2022
One 5-Year Options

Built-to-suit in 1998



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	October 1, 2017	to	September 30, 2022
1st Option	October 1, 2022	to	September 30, 2027

Rent Increases	Annual Rent	Monthly Rent
Current Term	\$36,000	\$3,000.00
1st Option	\$38,400	\$3,200.00

Dollar General reimburses for real estate taxes. Dollar General pays \$150/mth for insurance.

