



RETAIL PROPERTY FOR SALE

ACTUAL PHOTO

DOLLAR GENERAL
1225 Hwy 164 E, Oquawka, IL 61469

Exclusively listed by:
RYAN VINCO
Managing Partner
248.702.0299
ryan@encorereis.com

DENO BISTOLARIDES
Managing Partner
248.702.0288
denob@encorereis.com

SAMANTHA SHAYA
Associate Advisor
248.702.0946
samantha@encorereis.com

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CLICK ON THE FOLLOWING LINKS:



Drone Video



Google Map



Street View

EXECUTIVE SUMMARY



OFFERING SUMMARY

List Price:	\$1,200,000
NOI:	\$87,000
Cap Rate:	7.25%
Land Acreage:	0.8 Acres
Year Built:	2012
Building Size:	9,026
Price / SF:	\$132.95

LEASE SUMMARY

Lease Type:	Double Net
Taxes / Insurance / CAM:	Tenant Responsibility
Roof / Structure:	Landlord Responsibility
Term Remaining:	9.25+ Years
Original Lease Term:	15 Years
Commencement Date:	November 10, 2012
Current Term Expiration:	November 30, 2027
Options:	(4), Five - Year Options
Increases:	3% In Initial Term & Options
Guarantor:	Corporate Guarantee

PROPERTY HIGHLIGHTS

- Passive Investment | 9.25+ Years Remaining in Initial Term
- Double Net Lease | Minimal Landlord Responsibilities
- Corporate Guaranteed Lease | "BBB" S & P Rating
- 9,026 Square Foot Single Tenant Property Located on 0.80 Acres of Land
- Lease Supports Four (4), 5-Year Option Periods
- Attractive Rental Escalations During Initial Term and Renewal Options
- Projected 2.61% Population Growth Rate by 2020
- Average Household Income within a 1 Mile Radius Exceeds \$52,955
- Highway 164 Provides Traffic Counts of 3,150 VPD+/-

LEASE ABSTRACT



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ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Initial Lease Term (1-10)	\$87,000.00	\$7,250.00
Initial Lease Term (11-15)	\$89,610.00	\$7,467.50
Option 1 (Years 16 - 20)	\$92,298.30	\$7,691.53
Option 2 (Years 21 - 25)	\$95,067.25	\$7,922.27
Option 3 (Years 26 - 30)	\$97,919.27	\$8,159.94
Option 4 (Years 31 - 35)	\$100,856.84	\$8,404.74
Option 5 (Years 36 - 40)	\$103,882.55	\$8,656.88
Base Rent (/ SF)		\$9.63/SF
Net Operating Income		\$87,000
Total Return		7.25%/\$87,000

PORTFOLIO SUMMARY

Tenant	Location	NOI	Price	Cap Rate	Lease Expiration	Lease Type
Dollar General	455 Eagle Valley Road, Beech Creek, PA 16822	\$97,533	\$1,403,300	6.95%	3/30/2028	NNN
Dollar General	11225 Hwy. 164 E., Oquawka, IL 61469	\$87,000	\$1,200,000	7.25%	6/30/2027	NN
Dollar General	106 S. New York Street, Toledo, IL 62468	\$79,812	\$1,182,400	6.75%	4/30/2030	NNN
TOTAL		\$264,345	\$3,785,700			

Encore Real Estate Investment Services is pleased to present the single tenant net leased Dollar General portfolio consisting of 3 properties. (2) are located in Illinois and (1) located in Pennsylvania. Properties may be purchased individually or as a portfolio.



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LOCATION OVERVIEW

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Oquawka is a village in Henderson County, Illinois, United States. The population was 1,371 at the 2010 census. It is the county seat of Henderson County. Oquawka is part of the Burlington, IA-IL Micropolitan Statistical Area. The Burlington, IA-IL Micropolitan Statistical Area, as defined by the United States Census Bureau, is an area consisting of two counties – one in southeast Iowa and the other in west central Illinois, anchored by the city of Burlington, Iowa. As of the 2000 census, the μ SA had a population of 50,564 (though a July 1, 2009 estimate placed the population at 48,412)



TENANT PROFILE

DOLLAR GENERAL

OVERVIEW

TENANT HIGHLIGHTS

- Investment Grade Tenant
- Currently over 14,000 Locations
- 50+ Years in Business

TENANT OVERVIEW

Dollar General Corporation, a discount retailer, provides various merchandise products in the southern, southwestern, midwestern, and eastern United States. The company offers consumable products, packaged food products, health and beauty products, pet products, and seasonal products. In addition, the company offers apparel for infants, toddlers, girls, boys, women, and men.

As of October 2015, it operates 12,396 stores in 43 states. The company was formerly known as J.L. Turner & Son, Inc., changing its name to Dollar General Corporation in 1968. Dollar General Corporation was founded in 1939 and is based in Goodlettsville, Tennessee.

ADDITIONAL PHOTOS



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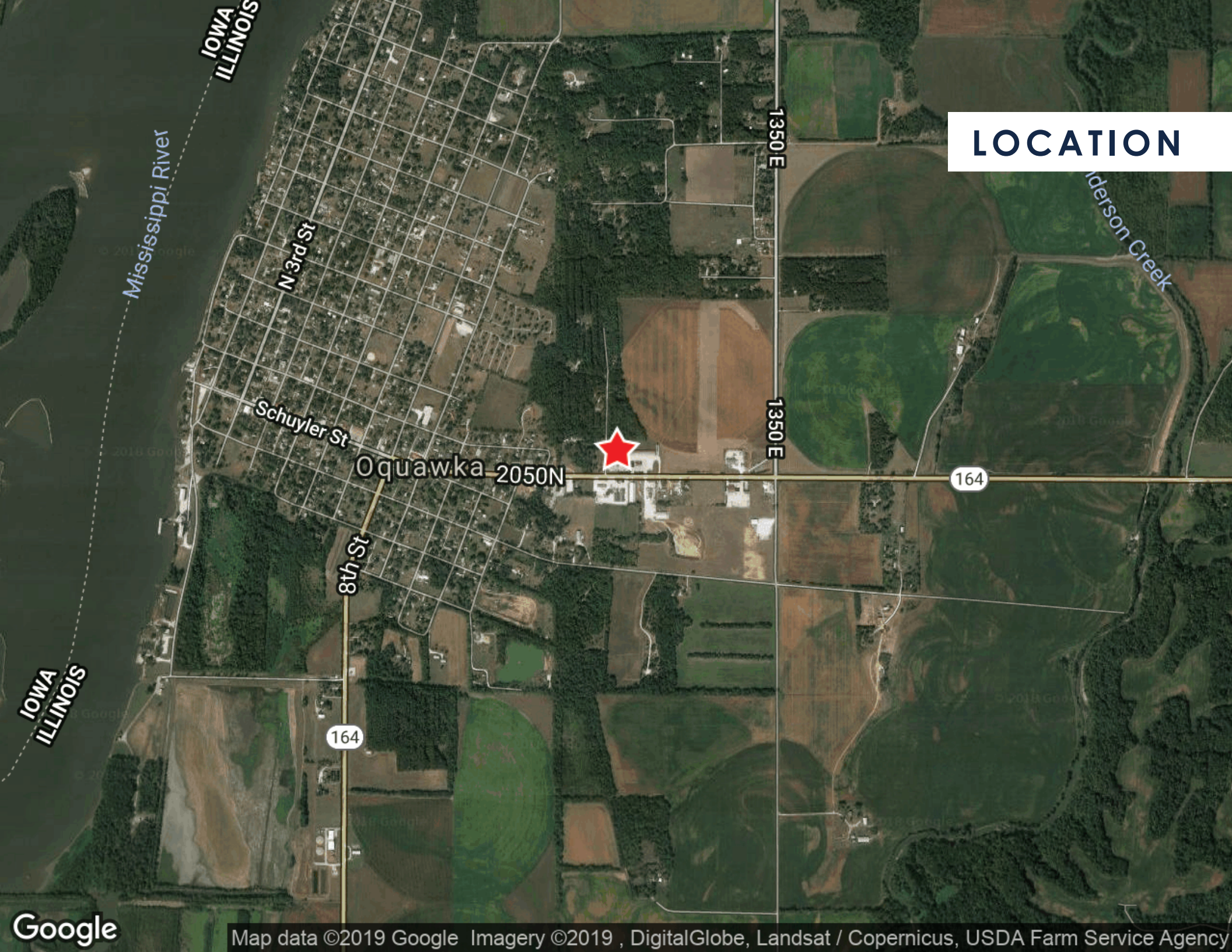
RETAILER MAP





REGIONAL

LOCATION

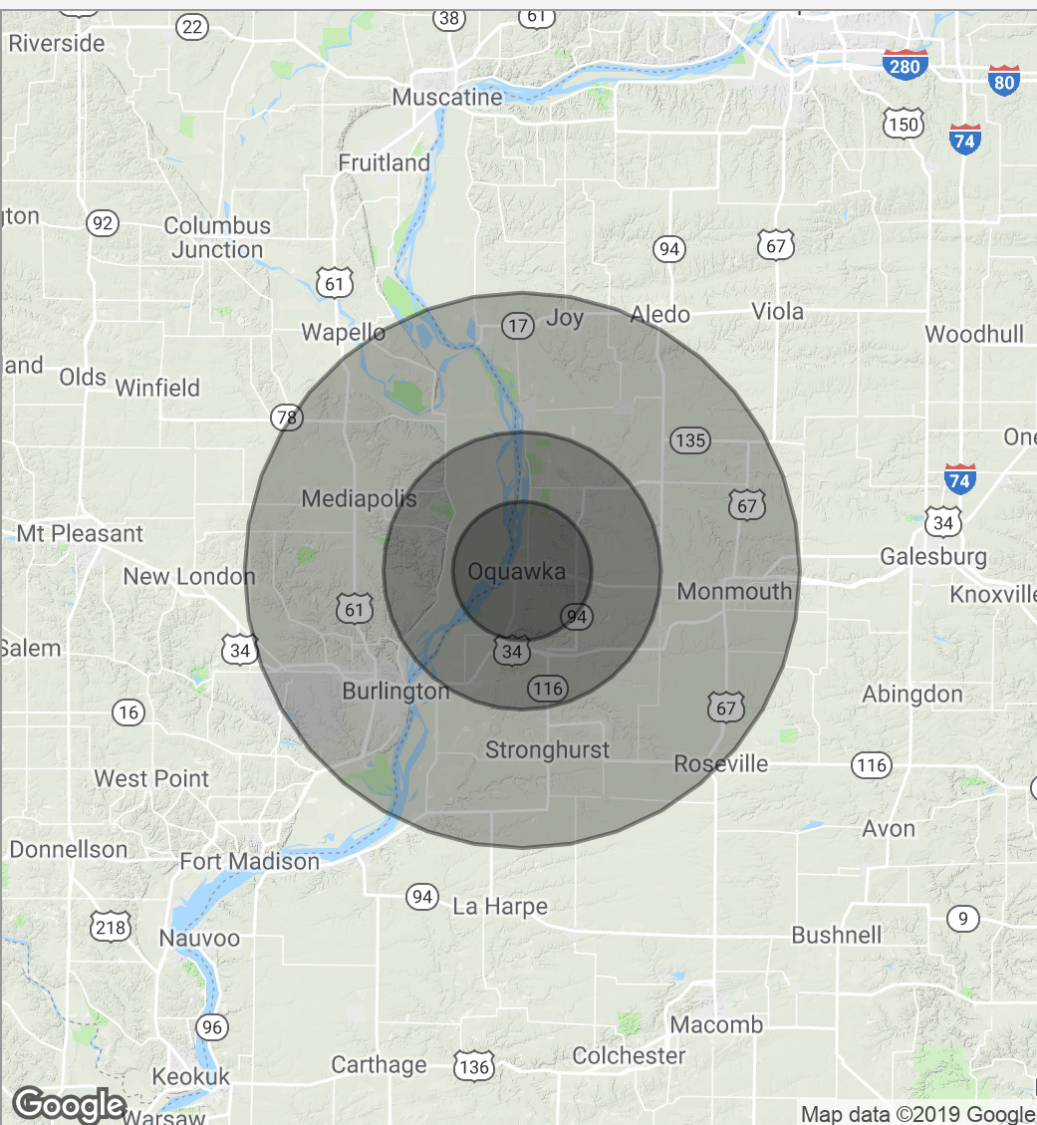


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DEMOGRAPHICS MAP



POPULATION	5 MILES	10 MILES	20 MILES
Total population	1,674	6,753	75,822
Median age	46.5	46.2	40.3
Median age (Male)	44.4	44.2	38.6
Median age (Female)	48.6	48.5	41.9
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	754	2,961	31,330
# of persons per HH	2.2	2.3	2.4
Average HH income	\$50,027	\$52,345	\$51,221
Average house value	\$106,552	\$109,106	\$112,409

* Demographic data derived from 2010 US Census

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Farmington Hills, MI 48334
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