



BRANSON, MO DOLLAR GENERAL

260 CROSS CREEK BLVD
BRANSON, MO 65616

Presented by

Will Holman
Managing Director
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Property Summary



OFFERING SUMMARY

Sale Price: \$797,500

Cap Rate: 8.0%

NOI: \$63,800

Lot Size: 0.9 Acres

Year Built: 2008

Building Size: 9,000 SF

PROPERTY HIGHLIGHTS

- Located Across from the Holiday Inn Vacation Club & Golf Resort
- Recently Extended Term with 9+/- Years Remaining
- [4] Five Year Options with 10% Rent Increases at Each
- Cash on Cash return potential of over 10%
- NN ½ Lease – Limited Landlord Responsibility

DEMOGRAPHICS

	2 MILES	4 MILES	6 MILES
Total Households	849	3,718	8,480
Total Population	2,355	9,904	21,895
Average HH Income	\$60,312	\$60,512	\$59,005

Property Description

PROPERTY OVERVIEW



SVN | Holman Norden Properties is pleased to present a 100% fee simple interest in a Dollar General property located at 260 Cross Creek Rd, Branson, MO 65616. This rare 4-sided concrete block and corner entry store, excellently placed between the entrance to the Holiday Inn Club Vacations & Holiday Hills Golf Resort and the largest grocery-anchored retail center in the area. Resting at a highly visible corner of Highway 76, the city's main East/West thoroughfare, Dollar General is a short drive from many area attractions, dining, and shows that make Branson a famous vacation destination for travelers around the country. The subject property is 9,000 +/- square foot building leased to Dollar General Corporation as a long-term tenant. Built-in 2008 to better serve the community and nearby entertainment, Dollar General recently showed their confidence in the location by extending the lease term nearly 4 years early. With about 9 years remaining in the current term, the lease includes four (5) year renewal options with 10% rent bumps at each option. A Common Area Maintenance allowance of \$4500 per year is also included with no end of year reconciliation, giving an owner the possibility for additional income on top of the rent. This location is a powerful store for Dollar General in a town bustling with tourism, attractions, shopping, and outdoor adventure.

LOCATION OVERVIEW



Branson, MO is a city built on history and entertainment. In 1960 the Western theme park Silver Dollar City opened in Branson and ushered in a wave of theater attractions, country music stars, adventure rides, museums, and more. Today Branson is a world renown tourist destination for a variety of visitors. Country shows such as Dolly Parton's Stampede and Dick Clark's American Bandstand are great examples of the many theater shows that are available. Amusement rides and adventure parks like the Track Family Fun Park, the Branson Coaster, and Fritz's Adventure are high adrenaline attractions for the whole family. Branson is located in southwestern Missouri tucked into the Ozark Mountains next to Table Rock Lake. Giving outdoor enthusiast plenty of camping, hiking, golfing, and fishing opportunities. 76 Country Boulevard (Highway 76), also known by its nickname "The Strip," is home to most of the popular destinations in Branson and connects both sides of the city. This highway/thoroughfare stretches from the Silver Dollar City Amusement Park west of town, through the new Branson Landing featuring entertainment, dining, and shopping; and west to popular resorts and getaways such as the Holiday Inn Club Vacations & Golf Resort and King Condos.

Financial Summary

INVESTMENT OVERVIEW

30% DOWN AT 4.75% FOR 10 YEAR TERM AND 25 YEAR AMORTIZATION

Price	\$797,500
Price per SF	\$88.61
CAP Rate	8.0%
Cash-on-Cash Return (yr 1)	10.7 %
Total Return (yr 1)	\$37,540
Debt Coverage Ratio	1.67

OPERATING DATA

Net Operating Income	\$63,800
Pre-Tax Cash Flow	\$25,608

FINANCING DATA

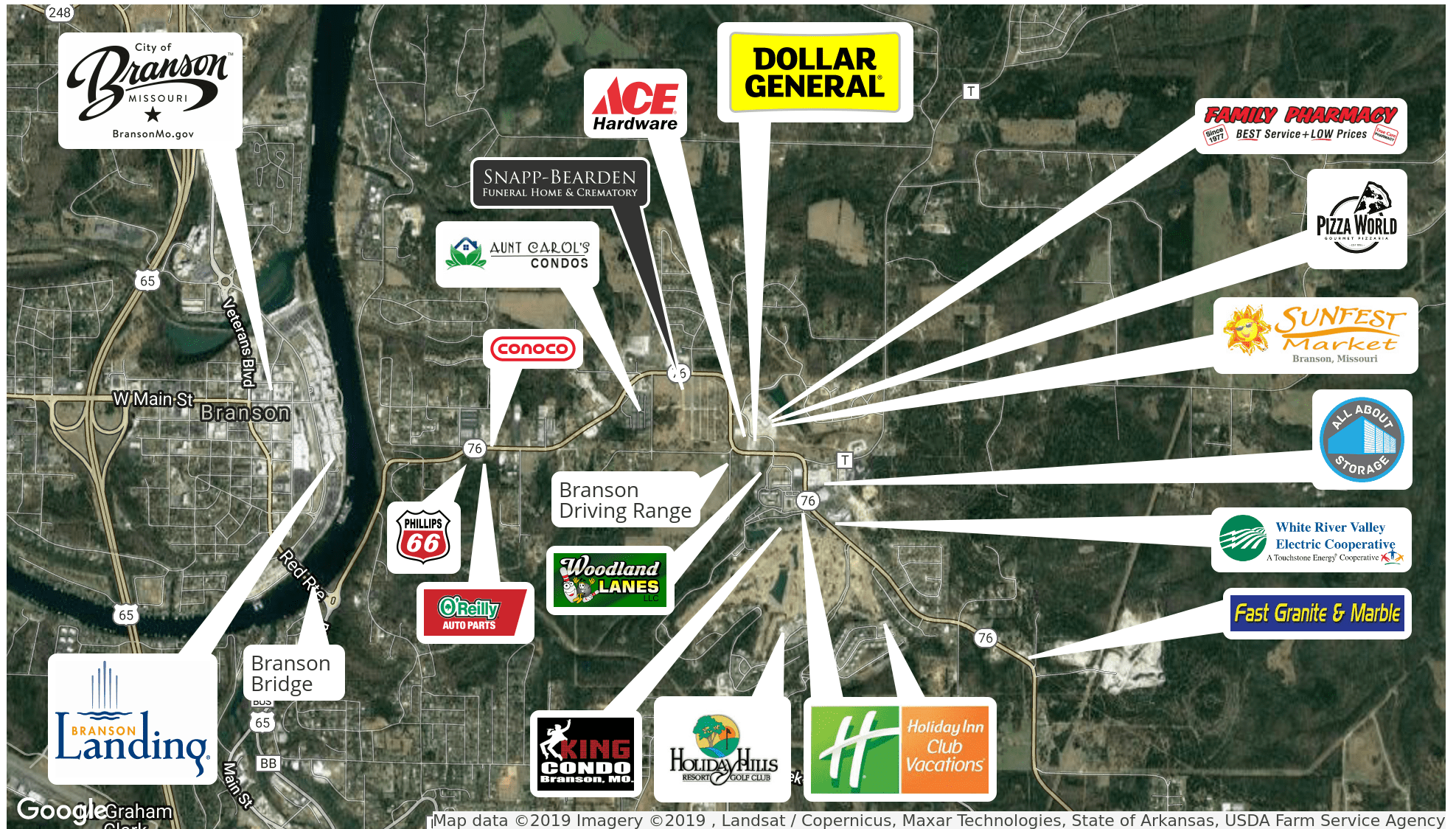
30% DOWN AT 4.75% FOR 10 YEAR TERM AND 25 YEAR AMORTIZATION

Down Payment	\$239,250
Loan Amount	\$558,250
Debt Service	\$38,192
Debt Service Monthly	\$3,182
Principal Reduction (yr 1)	\$11,932

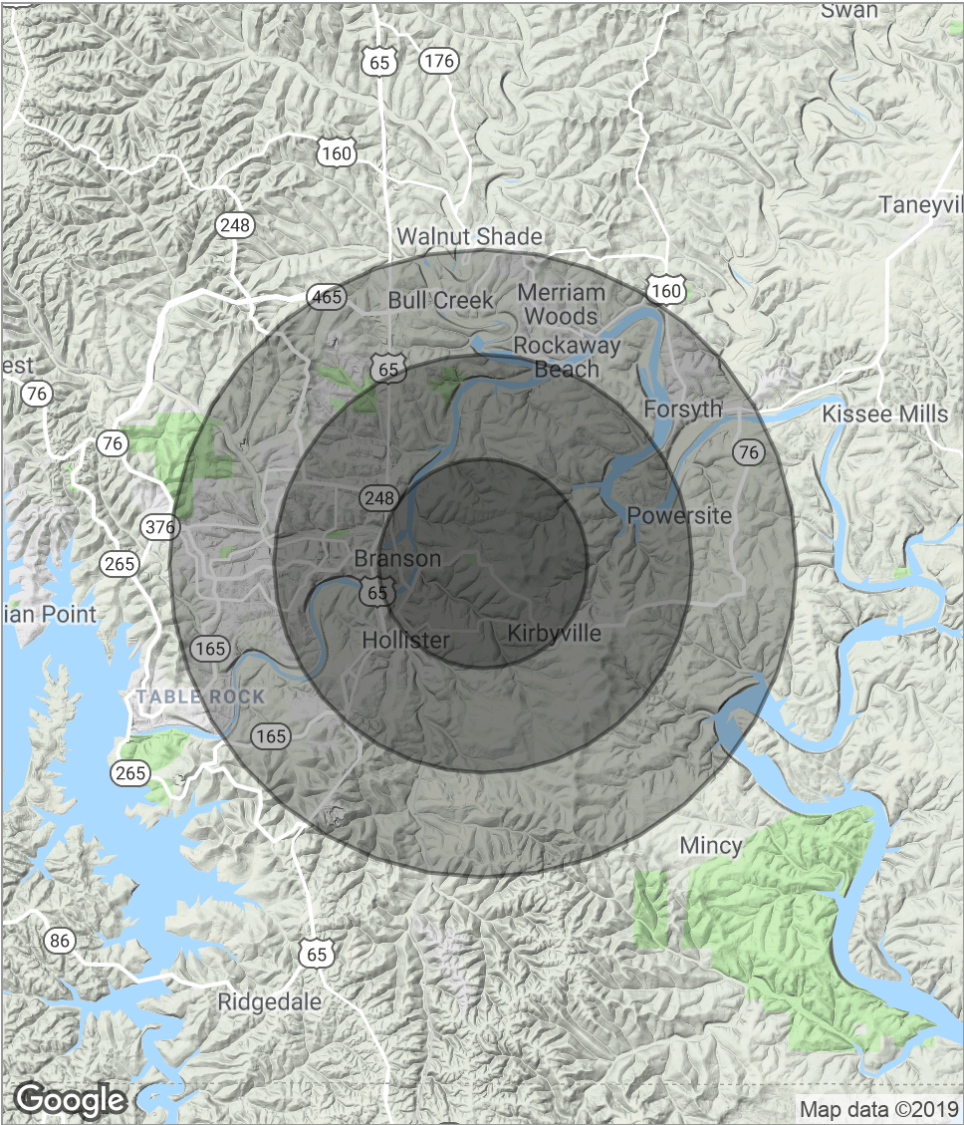
Retailer Map



Retailer Map



Demographics Map



POPULATION	2 MILES	4 MILES	6 MILES
Total population	2,355	9,904	21,895
Median age	35.5	35.8	36.8
Median age [Male]	34.5	34.3	35.0
Median age [Female]	35.7	36.7	38.0
HOUSEHOLDS & INCOME	2 MILES	4 MILES	6 MILES
Total households	849	3,718	8,480
# of persons per HH	2.8	2.7	2.6
Average HH income	\$60,312	\$60,512	\$59,005
Average house value	\$155,035	\$152,230	\$140,816

* Demographic data derived from 2010 US Census

Dollar General Corporation

DG strives to make shopping hassle-free and affordable with more than 15,450 convenient, easy-to-shop stores in 44 states. Their stores deliver everyday low prices on items including food, snacks, health and beauty aids, cleaning supplies, family apparel, housewares, seasonal items, paper products and much more from America's most-trusted brands and products. These brands include Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestlé, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo. Additionally, DG carries high-quality private brands such as Clover Valley®, true living®, DG Home®, DG baby®, DG Health®, DG Office®, Comfort Bay®, Bobbie Brooks®, Smart and Simple® and more, providing customers with more options to purchase products at substantial discounts to national brands. They don't carry every brand and size, just those the customers want the most.

Dollar General's successful prototype makes shopping a truly hassle-free experience. They design small neighborhood stores with carefully edited merchandise assortments to make shopping simpler. Dollar General saves customers time by staying focused on life's simple necessities: laundry detergent, toilet paper, soap, shampoo, socks and underwear...maybe a gadget or two that a customer just can't live without. The average Dollar General customer completes her shopping trip in less than 10 minutes, and with 75% of Americans living within 5 minutes of a Dollar General store, convenience has never been this close to home.

From serving their customers with value and convenience and their employees with career opportunities to serving the communities Dollar General calls home through literacy and education, Dollar General has been committed to its mission of **Serving Others** since the company's inception in 1939.



MEET THE TEAM

Biography



Will Holman
Managing Director

Prior to forming SVN® | Holman Norden (SVN | HN), Will had spent several years at Marcus & Millichap Will has had a successful and diverse career since starting in the Real Estate sales industry in 1984. After being raised in a Real Estate Development and Construction family it only made sense that he chose that as his career. He began in the sales and development of residential product types and quickly moved into the commercial arena. His clients include owner/users, investors, landlords and tenants in the areas of investment sales, leasing, construction and development, covering the Industrial, Retail, Multi-Family and Office product types. Will has participated in excess of One Billion Dollars (\$1,000,000,000) in transactions not only as the Broker but also as Principal, Developer and Builder. This gives Will a uniquely beneficial view point and skill set that greatly benefits his clients.

During his career Will has been associated with some of the St. Louis areas larger companies. Prior to SVN | HN, Will served as Associate Director of the National Retail Group - Marcus & Millichap where he honed his National Market Real Estate Investment skills. Will also was a Principal, Managing Partner and Broker with Commercial Brokerage Group, Inc., a 22 person full-service Commercial Real Estate, Construction and Development firm, serving the entire St. Louis Regional Market.

Will has since continued to manage and develop his brokerage and mentoring skills. His experience and expertise aid owners in developing successful strategies for their Single Tenant Net Leased Properties as well as Multi-Tenant Industrial, Office and Retail properties. Since forming SVN | HN and after utilizing the expansive network he has developed Will has been able to expand the region he serves throughout the Midwest and South and Southeastern area of the country. This expanded territory combined with the ability to mentor and co-broker with agents across the country has brought substantial benefits to his clients.

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