

**DOLLAR GENERAL**

## **ABSOLUTE NNN SINGLE TENANT INVESTMENT**

***Investment Grade Credit Tenant - Zero LL Responsibilities***

315 NE Front Street, Dongola, IL 62926



**DOLLAR GENERAL**



## PROPERTY OVERVIEW

*Dollar General Corp. (NYSE: DG)*

We are pleased to offer to qualified investors an opportunity to purchase a single tenant absolute NNN investment fully leased to Dollar General on an original 15 year lease located in Dongola, IL. This is an excellent opportunity to acquire an investment grade credit tenant, with approximately 9 years remaining on the base term, positioned on a large 2.16 acre lot, and zero landlord responsibilities providing an ideal 1031 exchange asset.

## Pricing Summary

List Price	\$1,124,000
NOI	\$80,928
CAP Rate	7.20%
Taxes	NNN
Insurance	NNN
CAM	NNN



## DOLLAR GENERAL

### LEASE ABSTRACT

Tenant Trade Name	Dollar General
Lease Start	September 1, 2012
Lease Expiration	August 31, 2027
Lease Term	15 Years
Term Remaining On Lease	9 Years
Base Rent	\$80,928
Rental Adjustments	9/1/2022: \$83,356
Options	4 - 5 Year Option Periods 10% Increases Every 5 Years 9/1/2027: \$91,690.92 9/1/2032: \$100,860 9/1/2037: \$113,106 9/1/2042: \$122,040.96
Lease Type	Absolute NNN Lease
Roof & Structure	Tenant Responsible

### INVESTMENT HIGHLIGHTS

- Dollar General Corp. (NYSE: DG) - Rated "BBB" by Standard & Poor
- Investment Grade Credit Tenant - Pride of Ownership - Fee Simple
- Absolute NNN Lease Structure - Zero LL Responsibilities
- 15 Year Original Lease Term - Approximately 9 Years Remaining
- Inflation Hedge 3% Rental Increase in 2022
- 10% Rental Increases Each Option - 4-5 Year Option Periods
- Excellent Visibility - 2.16 Acre Lot - Recently Constructed Building - 2012
- Positioned Across from the Dongola School District's Office
- Next Closest Dollar General - 7 Miles Away
- Over 12,500 Stores - Operational For Over 150 Years
- Net Income of Approx. \$1.58 Billion - Over \$12.5 Billion in Total Assets





## Parcel Details

Parcel	06-24-04-729-B
Building Area	9,100 SF
Parcel Area	2.16 Acres



DONGOLA SCHOOL  
UNIT DISTRICT 66



DONGOLA  
TRUCK SALES



DONGOLA  
CITY HALL



B.J. FOODS



GENERAL  
HARDWARE &  
SUPPLIES



DONGOLA  
PUBLIC LIBRARY



THE FIRST STATE BANK  
OF DONGOLA

E. FRONT ST.

14

ASH ST.

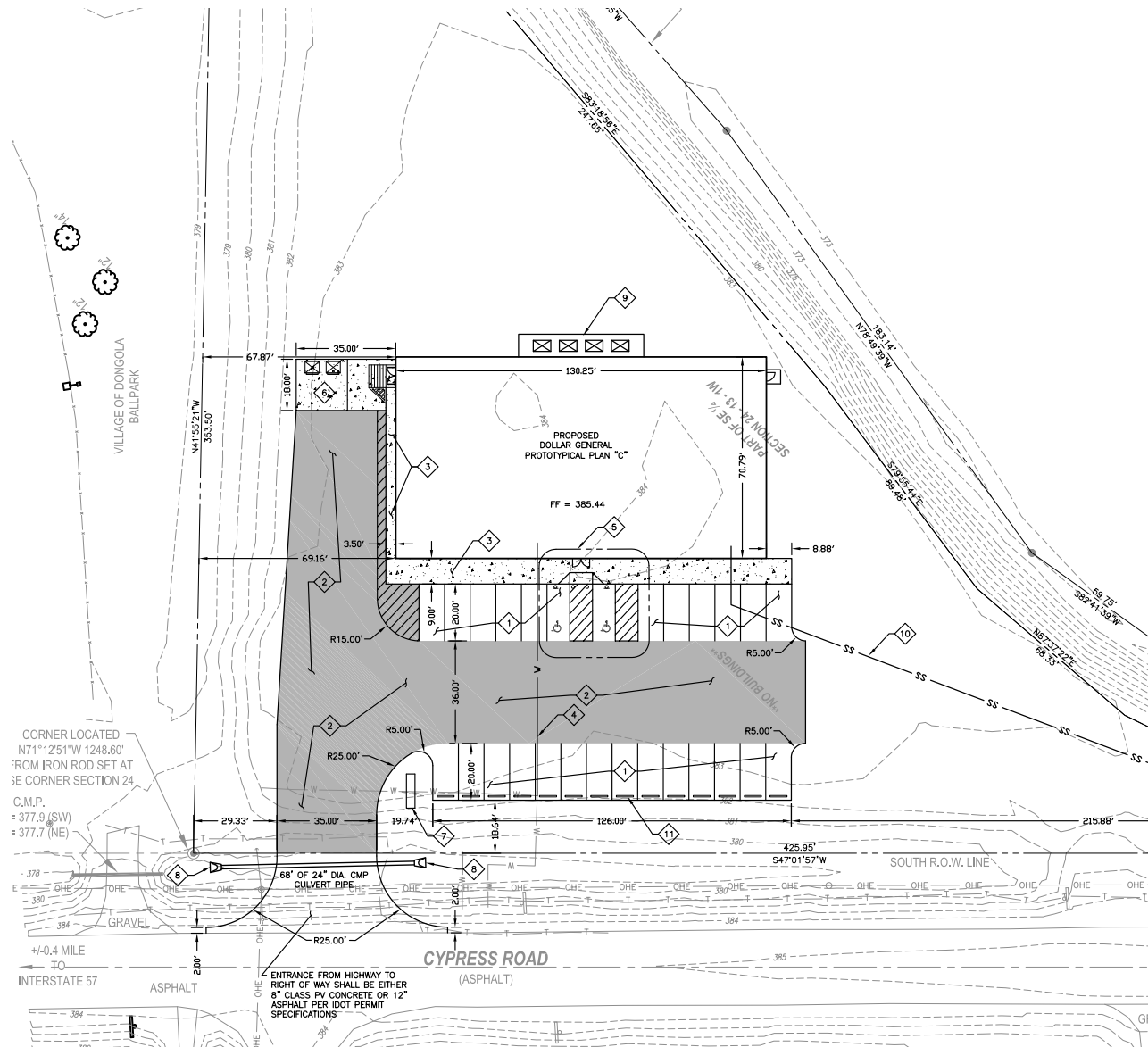
DOLLAR GENERAL



AERIAL OVERVIEW



# SURVEY



**DOLLAR GENERAL**

**DOLLAR GENERAL  
CELEBRATES ITS 75TH  
ANNIVERSARY.**



## TENANT OVERVIEW

*Dollar General Corp. (NYSE: DG)*

Dollar General Corporation has been delivering value to shoppers for over 75 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 15,227 stores in 44 states as of November 2, 2018. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo. Learn more about Dollar General at [www.dollargeneral.com](http://www.dollargeneral.com).

### DID YOU KNOW?



Approximately 70% of our stores serve communities with populations of less than 20,000.

## DOLLAR GENERAL®

- \$23.5 billion in sales in fiscal 2017
- 15,227 retail locations as of November 2, 2018
- 7,300 square-foot stores
- 10,000 - 12,000 total stock keeping units (SKUs) per store from America's most-trusted manufacturers
- 15 distribution centers
- Approx. 135,000 employees
- Ranked #123 on the Fortune 500 list as of May 2018

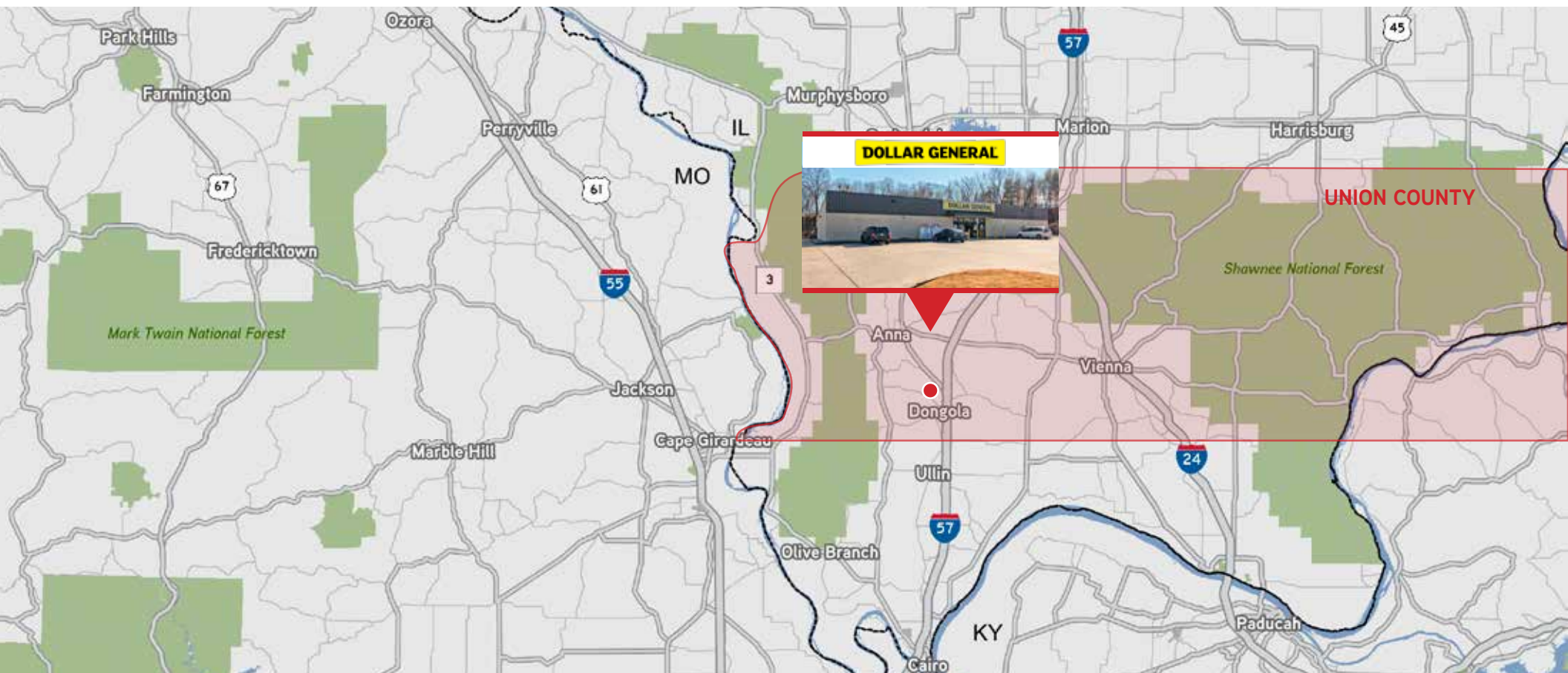
### DOLLAR GENERAL CELEBRATES ITS 15,000TH STORE OPENING





## UNION COUNTY, IL | DONGOLA

Union County is a county located in the state of Illinois. It is located in the southern portion of Illinois known locally as “Little Egypt”. Union County, IL has a population of 17,458 people with a median age of 43.7 and a median household income of \$45,464. The largest universities in Union County, IL are Shawnee Community College, with 651 graduates, Southeastern Illinois College, with 508 graduates, and Wabash Valley College, with 283 graduates. The median property value in Union County, IL is \$94,200, and the homeownership rate is 79.1%. Dongola is a village in Union County, Illinois.



This Offering Memorandum contains select information pertaining to the business and affairs of Dollar General - Dongola, IL. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of Dollar General - Dongola, IL or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.





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