

Dollar General

41 Maus Drive | Kimball, MN 55353



Subject Property

\$1,238,000

Purchase Price



6.80%

Cap Rate

Subject Property

Tenant Overview

Dollar General is one of the largest retail chains in the country, operating 15,000 stores in 44 states, offering both name-brand and generic merchandise. Dollar General has thrived during the economic recovery of the last several years and their Revenues, Gross Profit and Net Income have each grown over 16% since January 2015. As of February 2019, Dollar General Corporation (NYSE: DG) reported total revenue of more than \$25.63 billion, a net income of \$1.58 billion, and a net worth in excess of \$6.42 billion.

Location Overview

Kimball is a city in Stearns County, Minnesota, United States. The population was 762 at the 2010 census. It is part of the St. Cloud Metropolitan Statistical Area. According to the United States Census Bureau, the city has a total area of 1.4 square miles, all of it land. Minnesota State Highways 15, 24, and 55 are the main routes in the community. **St. Cloud** is strategically located in Central Minnesota and is the largest city in the St. Cloud Metropolitan Statistical Area. With a St. Cloud MSA population of approximately 189,000 residents, St. Cloud is the third largest MSA in the State of Minnesota. St. Cloud's population is increasing. The city's current population is estimated at 67,344 people.

Investment Highlights

- Investment Grade Credit Tenant
- New Build-To-Suit Construction
- Long-Term 15-Year Lease
- Triple Net Lease Investment
- Desirable Rental Increases in Option Periods

Offered Exclusively by

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