

## Offering Memorandum

### DOLLAR GENERAL

9250 South Ashland Avenue  
Chicago, Illinois 60636

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**SUBWAY**



**DOLLAR TREE**

**Jewel-Osco** **McDonald's** **BK**  
**Walgreens**  
**CURRENCY EXCHANGE** **BMO** **Harris Bank** **TACO BELL**



**Subject Property**

**S Ashland Ave**  
**22,100 VPD**





## INVESTMENT HIGHLIGHTS

- 15-Year, Double-Net Lease with Eight Years Remaining | Minimal Landlord Responsibilities
- Two, Five-Year Option Periods with 10 Percent Rental Increases
- National Tenant - Dollar General | “BBB” Standard and Poor’s Investment Grade Rating
- Situated on a Hard-Corner Intersection of Ashland Avenue and 93rd Street
- Heavily Traveled | 22,100 Total Vehicles Passing per Day
- Excellent Demographics | Population of 108,793 Within Two Miles of Subject Property with an Average Household Income of \$71,663
- Notable Major Retailers in the Area Include Jewel-Osco, Walgreens, Whole Foods, Mariano’s, Walmart, Meijer, ALDI, Petco, ROSS Dress for Less and Many More



National  
Tenant



Hard Corner  
Location



Heavily  
Traveled



Highly  
Populated



Dollar General

9250 South Ashland Avenue, Chicago, Illinois 60636

Price	\$1,733,333
Cap Rate	7.50%
NOI	\$130,000
Price/Square Foot	\$192.04
Gross Leasable Area	9,026 SF
Year Built	2010
Lot Size	0.62 Acres +/-
Parcel Number	25-06-412-038
Type of Ownership	Fee Simple
Parking	14 Surface Spaces +/-

## LEASE SUMMARY

Lease Type	NN
Lease Guarantor	DG Retail, LLC
Roof & Structure	Landlord
Lease Term Remaining	8 Years
Rent Commencement	2/1/2012
Lease Expiration	1/31/2027
Options	2, 5-Year
Option to Terminate	None
Option to Purchase	None

## RENT SCHEDULE

Term	Period	Annual Rent	Rent/SF
Base	Current	\$130,000	\$14.40
	2/1/2022	\$133,900	\$14.83
Option 1	2/1/2027	\$147,290	\$16.32
Option 2	2/1/2032	\$162,019	\$17.95
Notes: N/A			

# TENANT OVERVIEW



dollargeneral.com

- American Chain Delivering Quality Brands at Affordable Prices
- Operating 15,370 Stores in 44 States (as of 2.1.2019)
- Expect to Open 900 New Stores and Remodel 1,000 in 2019
- \$25.60 Billion in Sales (2018), Growing 9.2 Percent from 2017
- \$1.60 Billion in Net Income (2018)
- Opened 900 New Stores, Remodeled 1,050 and Relocated 115 Stores in 2018
- Founded in 1939, Headquartered in Goodlettsville, Tennessee

Brand	Dollar General
Tenant/Guarantor	DG Retail, LLC
Number of Brand Locations	15,300+
Stock Symbol   Board	DG   NYSE
Credit Rating   Agency	BBB   Standard and Poor's

# LEASE ABSTRACT

	Responsible Party	Notes
Roof	Landlord	
Structure	Landlord	
Parking Lot	Landlord/Tenant	Tenant shall maintain. Landlord shall replace.
HVAC	Landlord/Tenant	Tenant shall maintain. Landlord shall replace.
Taxes	Tenant	Paid as additional rent.
Insurance	Tenant	Tenant shall procure own insurance.
CAM	Tenant	Paid as additional rent.



# LOCATION HIGHLIGHTS | CHICAGO MSA

- Third Largest City in the United States
- Two International Airports | Chicago O'Hare International Airport and Midway International Airport
- 58 Million Tourists in 2018 | Up 4.3 Percent from 2017
- Plentiful Public Transit is Provided by Chicago Transit Authority Rail and Bus Services, Metra Rail and Divvy Bikes
- Over 400 Major Corporate Headquarters, Including 31 Fortune 500 Companies Reside in Chicago
- Home to Illinois Medical District | Largest Urban Medical District in the County | Four Hospitals
- Named Best City in the World (Timeout)
- Five Major Professional Sports Teams
- Home to University of Chicago, DePaul University, Northwestern University, Loyola University, University of Illinois at Chicago | 104,000 Students Combined
- Tourist Attractions Include Willis Tower, Millennium Park, Navy Pier, Art Institute of Chicago, Museum of Science and Industry, Wrigley Field, Buckingham Fountain, Michigan Avenue and the Magnificent Mile



Highly  
Populated



World Class  
Businesses



College  
Town



Tourist  
Destination



Dollar General  
9250 South Ashland Avenue, Chicago, Illinois 60636

## DEMOGRAPHICS

Population	.5-Miles	1-Mile	2-Miles
2018 Population	8,131	27,741	108,793
2023 Population	7,942	26,893	105,801

Households	.5-Miles	1-Mile	2-Miles
2018 Households	3,122	10,065	39,272
2023 Households	3,136	10,018	39,102

Daytime Population	.5-Miles	1-Mile	2-Miles
2018 Population	4,311	19,004	74,661

Income	.5-Miles	1-Mile	2-Miles
2018 Median HH Income	\$42,476	\$52,395	\$50,181
2018 Average HH Income	\$71,229	\$81,130	\$71,663











Subject Property

S Ashland Ave  
22,100 VPD

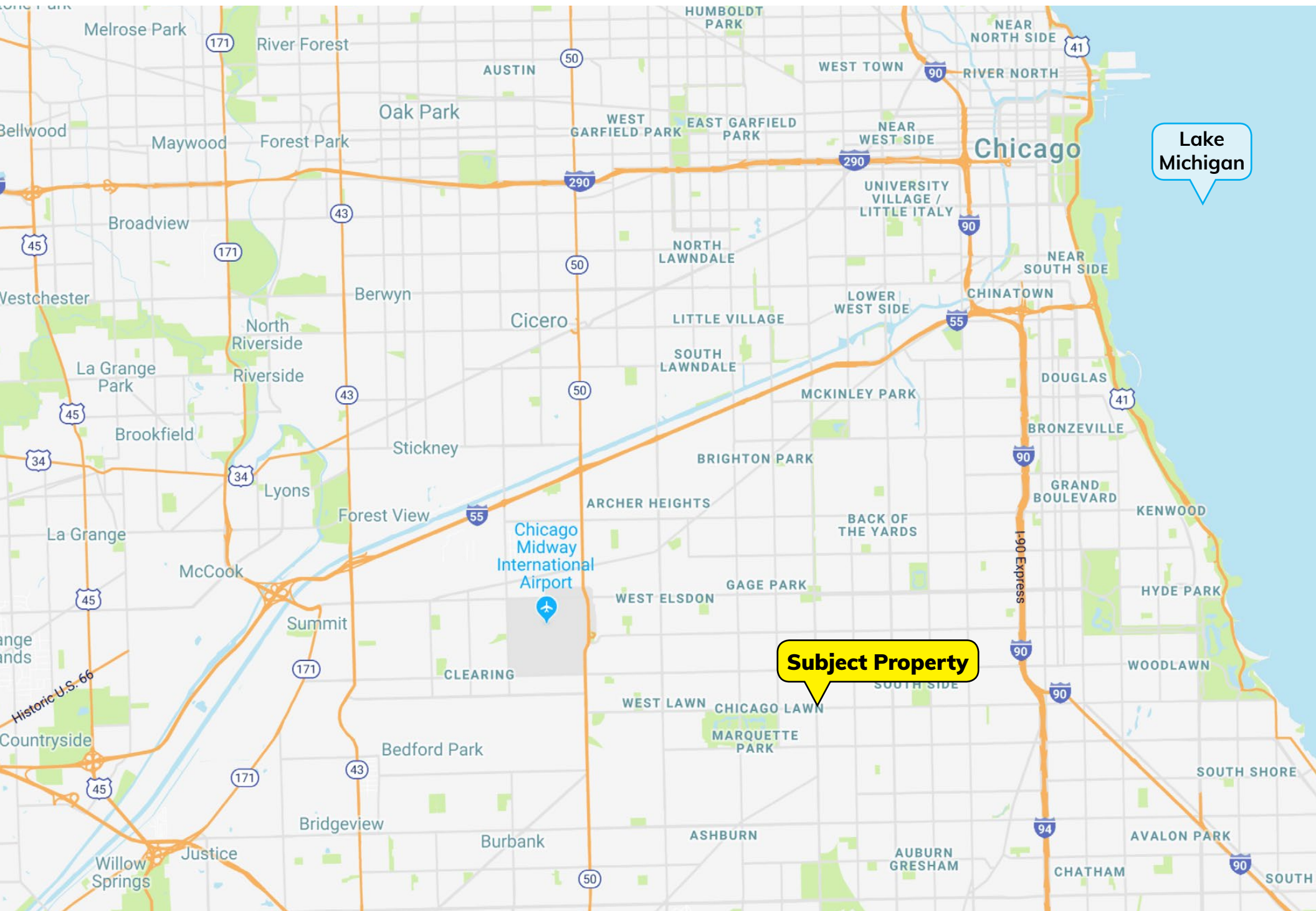
Jewel-Osco

DOLLAR TREE





REGIONAL MAP





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