

DOLLAR GENERAL®

CORPORATE / BELOW MARKET RENT

107 E. DIXON STREET, POLO, IL 61064

OFFERING MEMORANDUM - REPRESENTATIVE PHOTOS





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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

ACTIVITY ID: ZAA0370883

DOLLAR GENERAL®

LIST PRICE: \$862,000

CAP RATE: 8.64%

NOI: (NET OPERATING INCOME) \$74,500



ADDRESS

107 E. DIXON STREET, POLO, IL 61064

LEASE SUMMARY

LEASE TYPE: Double-Net

LEASE GUARANTEE: Corporate

OPTION TO PURCHASE / ROFR: None

SALES REPORTING: No

RENT COMMENCEMENT: 4/29/2009

LEASE EXPIRATION: 10/31/2024

RENT INCREASES: At Each Option

OPTIONS: Three - Five Year Options

VITAL DATA

GROSS LEASABLE AREA (GLA): 9,900 SF

PRICE PER SQUARE FOOT: \$87.07

YEAR BUILT/RENOVATED: Renovated - 2009

LOT SIZE: 0.53 AC

TYPE OF OWNERSHIP: Fee Simple

PROPOSED FINANCING: 70% LTV / 3.90% Rate / 25 Yr. Amort. / 5 Yr. Term

CASH ON CASH RETURN: \$36,679 / 14.18%

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current - 10/31/2024	\$74,500	\$6,208	\$7.53	8.64%
Option 1	\$81,950	\$6,829	\$8.28	9.51%
Option 2	\$90,145	\$7,512	\$9.11	10.46%
Option 3	\$99,160	\$8,263	\$10.02	11.50%

REPRESENTATIVE PHOTOS

THE OFFERING



INVESTMENT HIGHLIGHTS

TENANT HIGHLIGHTS

- ✓ Corporately Guaranteed Lease By Dollar General (NYSE: DG)
- ✓ National Tenant - Dollar General | BBB Standard And Poors Investment Grade Rating
- ✓ Recently Extended Lease Five Years (About Five Years Remain)
- ✓ Dollar General Occupies 9,900 Square Feet | Below Market Rent PSF Of \$7.53
- ✓ Three - Five Year Options To Extend Beyond 10/31/2024

LOCATION HIGHLIGHTS

- ✓ Great Visibility Along E Dixon Street
- ✓ Only Dollar Store In Town
- ✓ Ideal Demographics For Dollar General



AERIAL MAP

DOLLAR GENERAL



**POLO
COMMUNITY
HIGH
SCHOOL**

**CENTENNIAL
ELEMENTARY
SCHOOL**



Google Earth



LEASE SUMMARY

ROOF/STRUCTURE & MAINTENANCE

Landlord shall maintain, repair and replace, at its sole cost and expense, all structural and exterior aspects of the Demised Premises; the roof, gutters and downspouts; the building walls, storefront, facade and canopy; all exterior utility lines and facilities; and all electrical lines serving the pylon sign. Landlord shall further maintain, repair and replace all aspects of the Parking Areas including, without limitation, all paved and grassed or landscaped areas (including regular mowing and replacement of dead landscaping) and irrigation systems. Without limiting the foregoing, Landlord agrees to keep the Parking Areas in good condition, order and repair; to promptly remove snow and ice from the Parking Areas; and to keep all lighting standards in good operating order, all in order to keep the Parking Areas lighted during hours of darkness; and to keep the Parking Areas properly paved and striped to assist in the orderly parking of cars.

PARKING AREA MAINTENANCE

Tenant shall pay \$340.00 per month as the estimated “parking area maintenance contribution”. Tenant and landlord to reconcile for actual costs yearly.

Tenant will reimburse Landlord for the actual, reasonable costs of the maintenance and repair (but not replacement) of certain aspects of the Parking Areas. Tenant will reimburse Landlord for the following maintenance and repair costs: maintenance of grassed and landscaped areas including irrigation systems, if any; maintenance of any fencing required to be erected pursuant to the Scope of Work, if any; illuminating the Parking Areas; cleaning, snow removal, repair (excluding capital expenditures), maintenance and striping of the Parking Areas; and light pole repairs (collectively, the "Permitted Costs"). In the event a repair is such that it can be capitalized as an expense, such repair shall not be included in Permitted Costs.

UTILITIES

Tenant will pay the bill directly to the utility provider.

TAXES

Tenant shall reimburse landlord for real estate taxes, within 45 days after receipt of landlord’s paid receipt of such taxes

INSURANCE

Tenant shall, at its sole cost and expense, pay the Insurance Provider directly for Landlord’s Liability Insurance and Property Insurance (excluding applicable deductible amounts, which shall be the sole responsibility of Landlord).



REGIONAL MAP

107 E. DIXON STREET, POLO, IL 61064



DOLLAR GENERAL®

Dollar General commands the field of discount general merchandise. The fast-growing retailer boasts some 16,000 discount stores in some 44 US states, mostly in the South, the Midwest, and the Southwest. It generates more than 75% of its sales from consumables (including refrigerated, shelf-stable, and perishable foods) and more than 10% from seasonal items. The stores also offer household products (cleaning supplies and health and beauty aids) and apparel. Dollar General targets low-, middle-, and fixed-income shoppers, pricing items at \$10 or less. The no-frills stores typically measure about 7,400 sq. ft. and are in small towns that are off the radar of giant discounters.

General Information

Address	100 Mission Ridge , Goodlettsville, Tennessee, 37072, United States
Website	www.dollargeneral.com

Store Base

Store Count	16,000+
TTM Sales	\$25.6 Billion



INCOME



In 2018, the median household income for your selected geography is \$47,905, compare this to the US average which is currently \$58,754. The median household income for your area has changed by 19.25% since 2000. It is estimated that the median household income in your area will be \$58,042 five years from now, which represents a change of 21.16% from the current year.

The current year per capita income in your area is \$24,094, compare this to the US average, which is \$32,356. The current year average household income in your area is \$58,627, compare this to the US average which is \$84,609.

POPULATION



In 2018, the population in your selected geography is 2,372. The population has changed by -7.24% since 2000. It is estimated that the population in your area will be 2,347.00 five years from now, which represents a change of -1.05% from the current year. The current population is 47.79% male and 52.21% female. The median age of the population in your area is 41.82, compare this to the US average which is 37.95. The population density in your area is 753.57 people per square mile.

HOUSING



The median housing value in your area was \$103,160 in 2018, compare this to the US average of \$201,842. In 2000, there were 783 owner occupied housing units in your area and there were 263 renter occupied housing units in your area. The median rent at the time was \$321.

EMPLOYMENT



In 2018, there are 654 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 51.81% of employees are employed in white-collar occupations in this geography, and 48.42% are employed in blue-collar occupations. In 2018, unemployment in this area is 6.73%. In 2000, the average time traveled to work was 25.00 minutes.

HOUSEHOLDS



There are currently 973 households in your selected geography. The number of households has changed by -6.89% since 2000. It is estimated that the number of households in your area will be 970 five years from now, which represents a change of -0.31% from the current year. The average household size in your area is 2.40 persons.

DEMOGRAPHICS SUMMARY

POPULATION	1 Miles	3 Miles	5 Miles
2018 Estimate	2,372	2,673	3,350
2010 Census	2,436	2,746	3,445
2000 Census	2,557	2,880	3,592
Daytime Population	2,006	2,356	2,919

INCOME	1 Miles	3 Miles	5 Miles
Average	\$58,627	\$62,479	\$67,346
Median	\$47,905	\$49,891	\$53,901
Per Capita	\$24,094	\$25,624	\$27,372

HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2018 Estimate	973	1,091	1,353
2010 Census	1,021	1,145	1,420
2000 Census	1,045	1,170	1,438

Source: © 2018 Experian.



Average Household Income
5 Mile Radius

\$67,346



Households Within 5
Mile Radius

1,353



Population Within 5 Mile
Radius

3,350

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