

DOLLAR GENERAL®

CORPORATE / BELOW MARKET RENT

610 SOUTHWEST 3RD STREET, ALEDO, IL 61231

OFFERING MEMORANDUM





Confidentiality and Disclaimer

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2017 Marcus & Millichap. All rights reserved.

Non-Endorsement Notice

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

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: ZAA0370891

DOLLAR GENERAL®

LIST PRICE: \$920,000
CAP RATE: 8.63%
NOI: (NET OPERATING INCOME) \$79,412



ADDRESS

610 SOUTHWEST 3RD STREET, ALEDO, IL 61231

LEASE SUMMARY

LEASE TYPE: Double-Net

LEASE GUARANTEE: Corporate

OPTION TO PURCHASE / ROFR: None

SALES REPORTING: No

RENT COMMENCEMENT: 10/1/2010

LEASE EXPIRATION: 9/30/2025

RENT INCREASES: At Each Option

OPTIONS: Three - Five Year Options

VITAL DATA

GROSS LEASABLE AREA (GLA): 12,981 SF

PRICE PER SQUARE FOOT: \$70.87

YEAR BUILT/RENOVATED: Renovated - 2010

LOT SIZE: 0.82 AC

TYPE OF OWNERSHIP: Fee Simple

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

CASH ON CASH RETURN: \$39,046 / 14.15%

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current - 9/30/2025	\$79,412	\$6,618	\$6.12	8.63%
Option 1	\$87,340	\$7,278	\$6.73	9.49%
Option 2	\$96,074	\$8,006	\$7.40	10.44%
Option 3	\$105,681	\$8,807	\$8.14	11.49%

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 (Just Under Six Years Remain)
- ✓ Dollar General Occupies 12,981 Square Feet | Below Market Rent PSF Of \$6.12
- ✓ Three - Five Year Options To Extend Beyond 9/30/2025

LOCATION HIGHLIGHTS

- ✓ Great Visibility Along SW 3rd St
- ✓ Recent Improvements To Refresh The Store
- ✓ Ideal Demographics For Dollar General (Only Dollar Store In Town)



AERIAL MAP



SW 3RD ST - 9,862+ VPD

DOLLAR GENERAL®

MERCER COUNTY
INTERMEDIATE / APOLLO
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 \$308.00 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

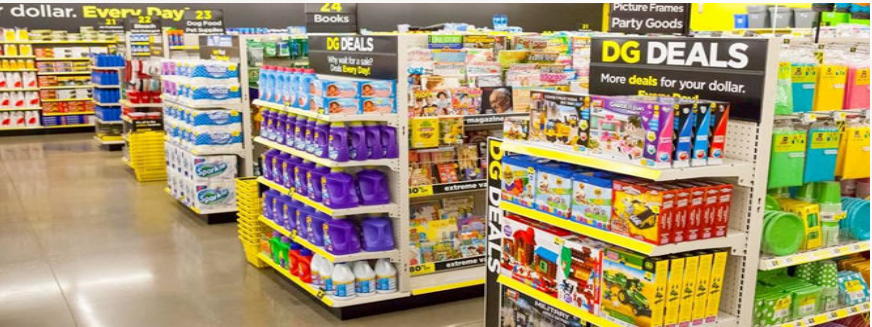
610 SOUTHWEST 3RD STREET, ALEDO, IL 61231



DOLLAR GENERAL®

Dollar General commands the field of discount general merchandise. The fast-growing retailer boasts some 16,000 discount stores in some 45 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 \$45,337, compare this to the US average which is currently \$58,754. The median household income for your area has changed by 33.90% since 2000. It is estimated that the median household income in your area will be \$57,135 five years from now, which represents a change of 26.02% from the current year.

The current year per capita income in your area is \$26,015, compare this to the US average, which is \$32,356. The current year average household income in your area is \$60,118, compare this to the US average which is \$84,609.

POPULATION



In 2018, the population in your selected geography is 3,516. The population has changed by -3.88% since 2000. It is estimated that the population in your area will be 3,511.00 five years from now, which represents a change of -0.14% from the current year. The current population is 48.92% male and 51.08% female. The median age of the population in your area is 47.23, compare this to the US average which is 37.95. The population density in your area is 1,117.17 people per square mile.

HOUSING



The median housing value in your area was \$119,951 in 2018, compare this to the US average of \$201,842. In 2000, there were 1,077 owner occupied housing units in your area and there were 402 renter occupied housing units in your area. The median rent at the time was \$324.

EMPLOYMENT



In 2018, there are 1,570 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 53.61% of employees are employed in white-collar occupations in this geography, and 46.45% are employed in blue-collar occupations. In 2018, unemployment in this area is 7.36%. In 2000, the average time traveled to work was 23.00 minutes.

HOUSEHOLDS



There are currently 1,483 households in your selected geography. The number of households has changed by 0.27% since 2000. It is estimated that the number of households in your area will be 1,502 five years from now, which represents a change of 1.28% from the current year. The average household size in your area is 2.24 persons.

DEMOGRAPHICS SUMMARY

POPULATION	1 Miles	3 Miles	5 Miles
2018 Estimate	3,516	3,937	4,430
2010 Census	3,578	4,007	4,513
2000 Census	3,658	4,095	4,638
Daytime Population	4,470	5,013	5,298

INCOME	1 Miles	3 Miles	5 Miles
Average	\$60,118	\$60,238	\$61,631
Median	\$45,337	\$45,650	\$47,000
Per Capita	\$26,015	\$26,256	\$26,449

TRAFFIC COUNTS

SW 3rd Street

9,862 (2018) VPD

HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2018 Estimate	1,483	1,675	1,862
2010 Census	1,525	1,724	1,916
2000 Census	1,479	1,664	1,858

Source: © 2018 Experian.



Average Household Income
5 Mile Radius

\$61,631



Households Within 5
Mile Radius

1,862



Population Within 5 Mile
Radius

4,430

DOLLAR GENERAL®

CORPORATE / BELOW MARKET RENT

610 SOUTHWEST 3RD STREET, ALEDO, IL 61231

OFFERING MEMORANDUM

EXCLUSIVELY LISTED:

MARC LEVIN

ASSOCIATE

CHICAGO DOWNTOWN OFFICE

TEL: (312) 327-5471

FAX: (312) 327-5410

MARC.LEVIN@MARCUSMILLICHAP.COM

LICENSE: IL 475182818

JEFF R. ROWLETT

SENIOR VICE PRESIDENT INVESTMENTS

SENIOR DIRECTOR - NATIONAL RETAIL GROUP

MILWAUKEE OFFICE

TEL: (262) 364-1924

FAX: (262) 364-1910

JEFF.ROWLETT@MARCUSMILLICHAP.COM

LICENSES: WI 74743-94, IL 471.016866

Marcus & Millichap

