

DOLLAR GENERAL

714 Maple Leaf Street
Dearborn, MO 64439



DOLLAR GENERAL
714 Maple Leaf Street
DEARBORN, MO 72041



\$1,192,355
LIST PRICE



6.75%
CAP RATE



\$80,484.96
ANNUAL RENT

LISTED BY:

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DOLLAR GENERAL

INVESTMENT HIGHLIGHTS

- » Ideal 1031 exchange investment
- » Attractive 13-year Absolute NNN Lease with zero landlord obligations
- » Built in 2018
- » Pandemic & recession proof tenant
- » Dollar General's stock price is up over 35% since March 2020
- » Dollar General has extended its streak of same-store sales growth to 30 consecutive years
- » Dollar General possesses an investment grade rating from Standard and Poor's of BBB
- » Dearborn provides strong demographics and is just 30 miles north of downtown Kansas City
- » High-yield, 6.75% Cap Rate
- » Corporately guaranteed lease

LEASE SUMMARY

TENANT TRADE NAME	Dollar General
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Corporate
LEASE TYPE	Absolute NNN
ROOF AND STRUCTURE	Tenant Responsibility
ORIGINAL LEASE TERM	15 Years
RENT COMMENCEMENT DATE	3/13/18
LEASE EXPIRATION DATE	3/31/33
TERM REMAINING ON LEASE	± 12.6 Years
INCREASES	10% at each Option
OPTIONS	Four, 5-Year Options

ANNUALIZED OPERATING DATA

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	CAP RATE
Current - 3/31/2033	\$6,707.08	\$80,484.96	6.75%
Option 1	\$7,377.79	\$88,533.48	7.43%
Option 2	\$8,115.57	\$97,386.84	8.17%
Option 3	\$8,927.13	\$107,125.56	8.98%
Option 4	\$9,819.84	\$117,838.08	9.88%



±7,500 SF
GLA



±1.52 AC
LOT SIZE



2018
YEAR BUILT



\$80,484.96
NOI



LARGEST DOLLAR STORE CHAIN

DOLLAR GENERAL

Dollar General is the fastest-growing retailer which currently boasts roughly 16,000 neighborhood general stores in 44 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 75% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Proctor & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others. Over the past few years, Dollar General has started to introduce alcohol and tobacco products such as cigarettes into their product mix, which has further driven revenue and increased profitability.

With its small-box store model typically measuring $\pm 9,100$ sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value-conscious has paid off big, both during and after the recession. The discount retailer boasted its expectation of 30 consecutive years of same-store sales growth in December 2018, attributable to its value and convenience proposition, along with strong consumables and seasonal goods sales.

$\pm 16,000$
LOCATIONS

$\pm 130,000$
EMPLOYEES

BBB
CREDIT RATING (S&P)

SURROUNDING AREA



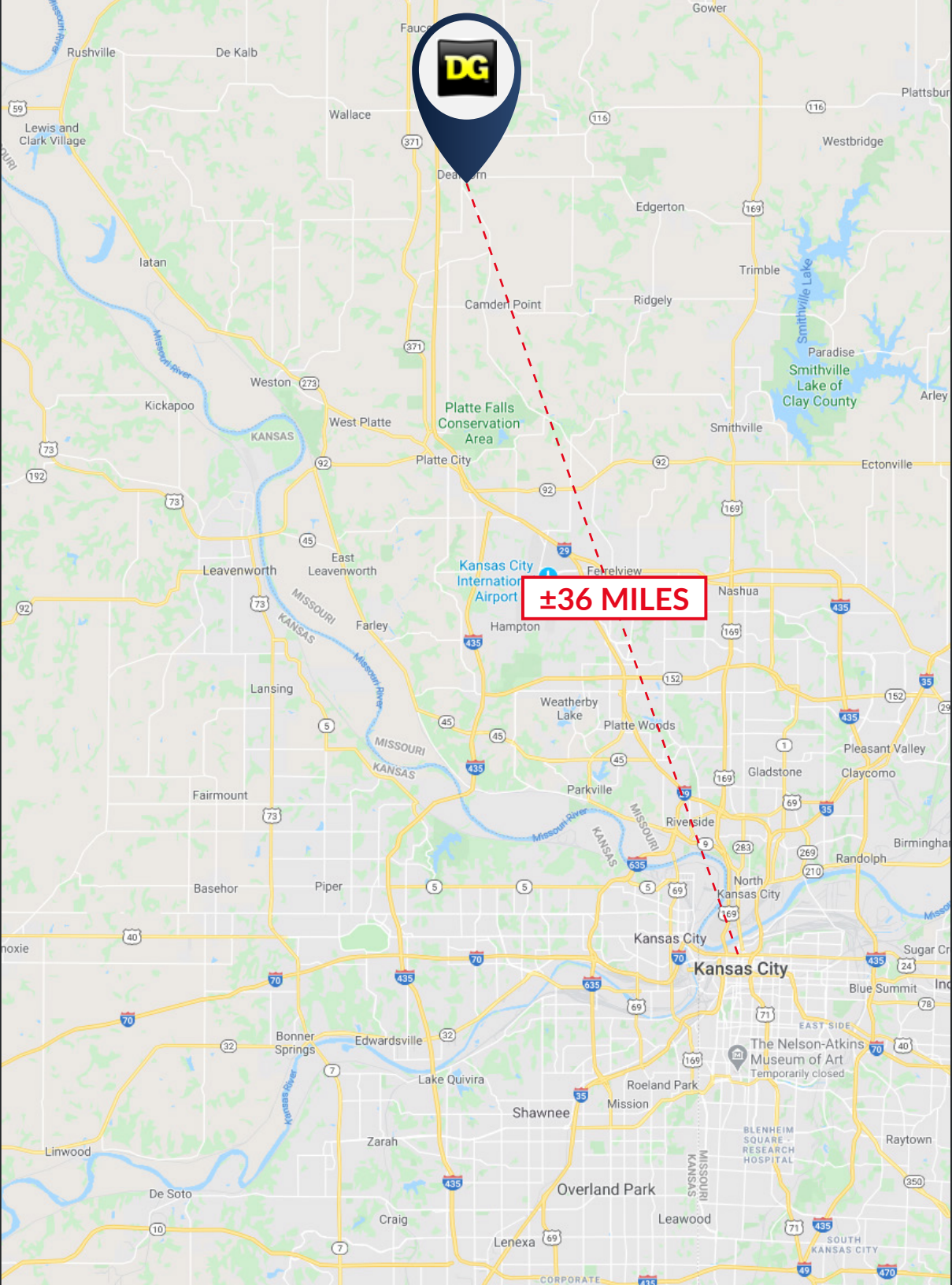
AREA OVERVIEW

DEARBORN, MO

Just a short drive from Kansas City, Missouri, Dearborn is a charming manufacturing town. The city often offers events, festivals, and sporting events for residents and visitors to enjoy. Dearborn’s economy boasts an unemployment rate well below the state average, and many of the residents are employed in production and transportation occupations. The welcoming residents and rich tradition make Dearborn a wonderful place to open up shop!

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	7-MILE
2025 Projection	1,226	2,897	4,591
2020 Estimate	1,122	2,734	4,394
2010 Census	1,066	2,600	4,192
Growth: 2020 - 2025	9.29%	5.95%	4.48%
Growth: 2010 - 2020	5.22%	5.17%	4.82%
HOUSEHOLDS	3-MILE	5-MILE	7-MILE
2025 Projection	492	1,149	1,816
2020 Estimate	461	1,100	1,758
2010 Census	440	1,040	1,658
Growth: 2020 - 2025	6.83%	4.40%	3.32%
Growth: 2010 - 2020	4.80%	5.82%	6.02%
INCOME	3-MILE	5-MILE	7-MILE
Average Household Income	\$66,680	\$83,068	\$59,111





KANSAS CITY, MO

Kansas City, Missouri, lies on the western edge of Missouri. Among the 100 largest cities in the United States, it is the most centrally located in the lower 48 states. This central location makes it very competitive for employment involving transportation, communication, and distribution. Kansas City covers 319 square miles and is home to approximately 464,000 residents, making it the largest city in Missouri, both in area and in population. Its area is the 11th largest among United States cities that are not consolidated with counties. Its population is the 37th largest in the United States.

The attractive downtown boasts museums and architectural attractions, including modern buildings and restorations of older sites such as the 1914 Union Station. More recently, a major urban redevelopment and renewal effort have taken hold, anchored by a new Federal Reserve and IRS complex expected to employ 7,000 and a new headquarters for financial services giant H&R Block, plus a new entertainment district. These developments and more renovations of attractive older buildings are adding life to the area, and there is also a significant push towards residential units in the city.

ECONOMY

Fast-growing entrepreneurial businesses and established organizations know they can attract and retain skilled talent because Kansas City, Missouri, delivers today's in-demand lifestyles – affordability, diverse housing options and a vast array of cultural attractions to accompany desirable career paths offering choice, challenge, and competitive compensation.

Unfettered access to talented employees – as well as to customers, suppliers and markets – is enjoyed by businesses in Kansas City's centrally located, diverse economy, which features industry sectors with particular strategic advantages –, advanced manufacturing, the arts, design and engineering, health sciences and services, nonprofit management and information technology.

Kansas City, Missouri, is at the center of the Kansas City, MO-KS Metropolitan Statistical Area (MSA) and has a steady local economy that historically weathers economic fluctuations because of its diverse industry segments. Headquarters, technology-based companies, entrepreneurs, freight-based companies and shared-service centers select Kansas City, Missouri, for its central location, educated workforce and access to a strong support network of public and private programs, civic-minded entrepreneurs, and competitive incentives.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General** located in **714 Maple Leaf Street, Dearborn, MO 64439** (“Property”). It has been prepared by Matthews Real Estate Investment Services. 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 Matthews Real Estate Investment Services. 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 for the Property, 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 Matthews Real Estate Investment Services 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 the Property 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 Matthews Real Estate Investment Services 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.

OFFERING MEMORANDUM

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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

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