

# DOLLAR GENERAL

1320 SOUTH BUSINESS HWY 61, BOWLING GREEN, MISSOURI



OFFERING MEMORANDUM

**DOLLAR GENERAL**



61

**DOWNTOWN  
ST. LOUIS**

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14,000 CPD  
US-61

DOLLAR TREE 

SUBWAY

Super 8

MCDONALD'S

DAIRY QUEEN

Walmart 

SAINTS AVENUE Cafe  
BREAKFAST • LUNCH • DINNER

TACO BELL

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Valvoline

8,400 CPD  
S BUS HWY 61

DG Tire & Auto 

DOLLAR GENERAL



 **BOWLING GREEN  
HIGH SCHOOL**  
(375 STUDENTS)

**Save  
alot**  
food stores

 **Bowling Green  
Tractor**

 **Dos Primas**

 **U.S. Cellular**  
*The way people talk around here.*

**ORSCHELN**  
FARM & HOME

**DOLLAR GENERAL**

**Advanced  
EYECARE**

**8,400 CPD**  
S BUS HWY 61



# Executive Summary

## FINANCIAL SUMMARY

<b>Price</b>	<b>\$776,500</b>
Down Payment	100% \$776,500
Cap Rate	8.50%
Building Size	12,200 SF
Net Cash Flow	8.50% \$66,000
Year Built	2005
Land/Lot Size	2 Acres

## LEASE SUMMARY

Lease Type	Double-Net (NN) Lease
Tenant	Dollar General
Roof & Structure	Landlord Responsible
Lease Commencement Date	November 1, 2005
Lease Expiration Date	October 31, 2025
Lease Term Remaining	5+ Years
Rental Increases	10% Every 5 Years
Renewal Options	3, 5 Year Options

## ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current - 10/31/2025	\$66,000	8.50%
Lease Years	Annual Rent	Cap Rate
Option 1	\$72,600	9.35%
Option 2	\$79,860	10.28%
Option 3	\$87,840	11.31%

<b>Base Rent</b>	<b>\$66,000</b>
<b>Net Operating Income</b>	<b>\$66,000</b>
<b>Total Return</b>	<b>8.50% \$66,000</b>

# Property Description



## DEMOGRAPHICS

### Population

	3-miles	5-miles	10-miles
2023 Projection	4,270	7,426	12,355
2018 Estimate	4,218	7,313	12,220
Growth 2018 – 2023	1.24%	1.53%	1.11%

### Households

	3-miles	5-miles	10-miles
2023 Projection	1,622	2,057	3,922
2018 Estimate	1,590	2,005	3,838
Growth 2018 – 2023	2.00%	2.61%	2.19%

### Income

2018 Est. Average Household Income	\$53,493	\$57,831	\$58,401
2018 Est. Median Household Income	\$44,830	\$46,671	\$46,491
2018 Est. Per Capita Income	\$21,734	\$18,192	\$20,628



## INVESTMENT HIGHLIGHTS

- » 5+ Years Remaining on Lease Term with Dollar General
- » Tenant is in Their Third Extension Period, Showing Commitment to the Site
- » 10% Rental Increases Every 5 Years
- » 12,220 Residents within a 10-Mile Radius - Growing Bowling Green Trade Area
- » Immediately Off the US-61 with Direct Access to Downtown St. Louis
- » Close Proximity to Major National Retailers - Walmart, Dairy Queen, Taco Bell, McDonald's, and More
- » Situated Just One Hour North of St. Louis
- » Average Household Income Exceeds \$58K in Surrounding Area



# Tenant Overview



## DOLLAR GENERAL

Goodlettsville, Tennessee

NYSE: DG

1939

15,470+

[www.dollargeneral.com](http://www.dollargeneral.com)

Headquarters

Stock Symbol

Founded

Locations

Website

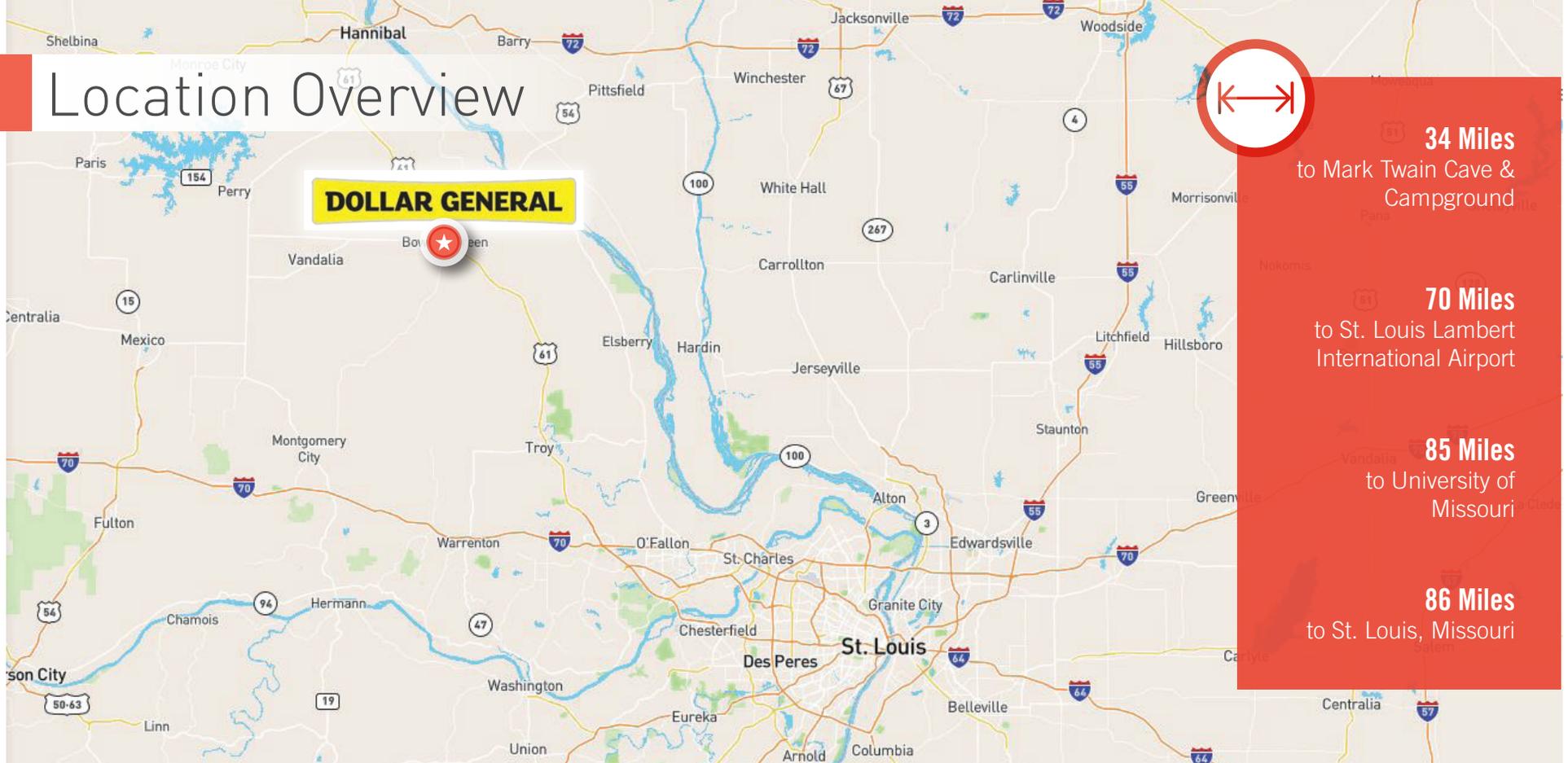
Dollar General Corporation has been delivering value to shoppers for over 75 years. Dollar General helps shoppers save money and time every day by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at low everyday prices in convenient neighborhood locations.

Dollar General operates 15,015 stores in 44 states as of August 2018, making it currently the nation's largest small-box discount retailer in the U.S. Dollar General opened 510 new stores in the first half of 2018 and plans to push that number to

900 by year's end. In addition to high quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

- » Based in Goodlettsville, Tennessee, the company was founded in 1939 and has weathered 12 technical recessions.
- » Dollar General was ranked #123 in the Fortune 500 in 2017, with over \$23 billion in sales.

# Location Overview



Bowling is a city in, and the county seat of, Pike County in Missouri. Located along the Avenue of the Saints, Bowling Green is in the center of a hub of activity with metropolitan St. Louis just one hour south. Mark Twain's childhood home in Hannibal is just 30 minutes to the north, Mark Twain Lake and Clarence Cannon Dam each lie 30 minutes northwest, and the Mississippi River a short ten minute drive to the east.

The Bowling Green community offers a variety of tourist attractions. Among them, a chocolate factory, antique stores, historic homes and museums, fishing lakes, campground, corn maze, a world-renowned smoked meats producer, and an

Amish community featuring handcrafted woodworking and baked goods.

Pike County is situated on the eastern border of Missouri, bounded by the Mississippi River. Its namesake was a city in middle Kentucky, from where many early migrants came. The county's estimated 2018 population was just over 18,500. Pike County's economic base is comprised of productive farming and agricultural businesses, manufacturing companies, and numerous retail businesses. The county is known for its wide range of recreational activities including fishing, hunting, boating, and swimming.

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