



MILAN, IL

DOLLAR GENERAL

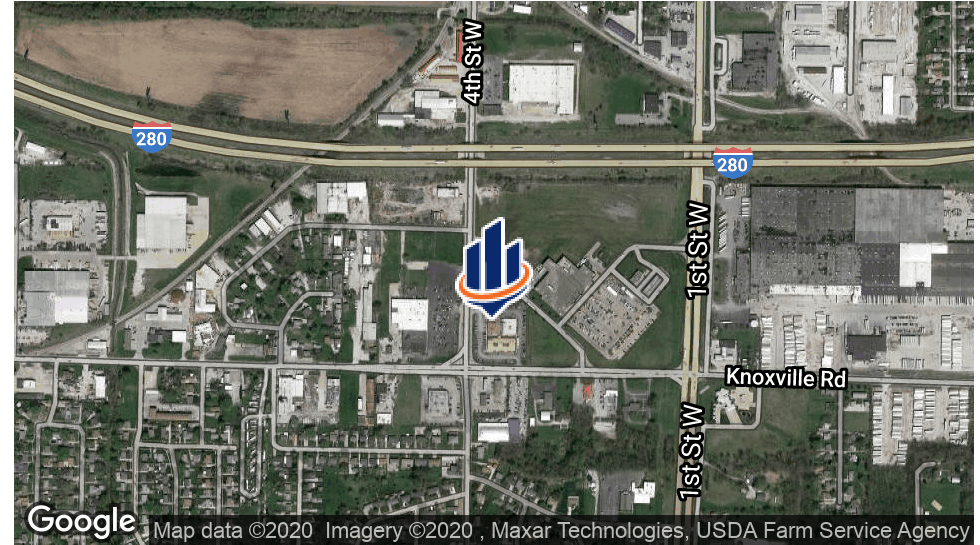
905 W 4TH ST
MILAN, IL 61264

Shari Nevels- Illinois Broker of Record
License # 471017462

Will Holman
Managing Director
636.628.2111
will.holman@svn.com

Addison Lijewski
Associate Advisor
636.628.2111
addison.lijewski@svn.com

Property Summary



Sale Price

\$629,000

PROPERTY HIGHLIGHTS

- Possible Cash-on-Cash Return of 16.34%
- 20 + Years of proven success at this location
- 3 +/- Years Remaining
- [2] Three Year Options
- 6% Rent Increase at Each Option
- NN ½ Lease – Limited Landlord Responsibility
- CAM Reimbursement of \$4,690 annually
- Recent early lease extension

OFFERING SUMMARY

Building Size:	7,000 SF
Price / SF:	\$89.86
Cap Rate:	8.96%
NOI:	\$56,358
Year Built:	1973
Renovated:	1998
Market:	Davenport/Moline/Rock Island
Submarket:	Rock Island County

MILAN, IL DOLLAR GENERAL | 905 W 4TH ST MILAN, IL 61264

SVN | Holman Norden | Page 2

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Property Description



PROPERTY OVERVIEW

SVN | Holman Norden is pleased to present a 100% fee simple interest in a Dollar General property located at 905 W 4th St. Milan, Illinois. The subject property is a 7,000 square foot building built in 1973 and renovated in 1998 for Dollar General. Dollar General recently extended the initial lease term to April 2023 giving 3 +/- years of current term remaining along with 2 [3] year options to renew with rent increases at each option. This is a proven location for Dollar General with 20+ years of tenancy. In addition to building rent, Dollar General pays an additional \$3000 annually for a POD Storage Unit in the parking lot. Dollar General is the largest discount retailer in the United States by the number of stores with over 15,500 neighborhood stores in 44 states. Not to mention they are among the largest retailer of top-quality products made by America's most trusted manufacturers such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg, General Mills, Nabisco, PepsiCo, and Coca-Cola.

LOCATION OVERVIEW

Milan is a town in Rock Island County, Illinois, United States. Milan is part of the Quad Cities of Illinois and Iowa metropolitan area. Milan is home to the John Deere North American Parts Distribution Center, one of the largest warehouses in the world. The Quad Cities Metropolitan has previously been ranked as one of the fastest-growing areas in the nation for high-tech jobs. The subject property is located just 3 miles from the Quad City International Airport, Illinois' third-busiest airport. The store is located just off of Interstate 280, a main thoroughfare for the Quad Cities with a traffic count above 16,400 daily cars. Additionally, the store is located in a commercial corridor on Knoxville Rd. with 11,930 daily cars passing by. The subject property's 1-mile radius services a population of 2,100, very strong demographics for Dollar General. All of this combines to make an extremely strong location for Dollar General.

Financial Summary

INVESTMENT OVERVIEW

25% DOWN AT 4.25% INTEREST RATE, 25 YR AMORTIZATION

Price	\$629,000
Price per SF	\$89.86
CAP Rate	9.0%
Cash-on-Cash Return (yr 1)	16.34 %
Total Return (yr 1)	\$36,518
Debt Coverage Ratio	1.84

OPERATING DATA

25% DOWN AT 4.25% INTEREST RATE, 25 YR AMORTIZATION

Gross Scheduled Income	\$55,332
Other Income	\$16,790
Total Scheduled Income	\$74,012
Vacancy Cost	\$0
Gross Income	\$74,012
Operating Expenses	\$17,653
Net Operating Income	\$56,358
Pre-Tax Cash Flow	\$25,690

FINANCING DATA

25% DOWN AT 4.25% INTEREST RATE, 25 YR AMORTIZATION

Down Payment	\$157,250
Loan Amount	\$471,750
Debt Service	\$30,668
Debt Service Monthly	\$2,555
Principal Reduction (yr 1)	\$10,827

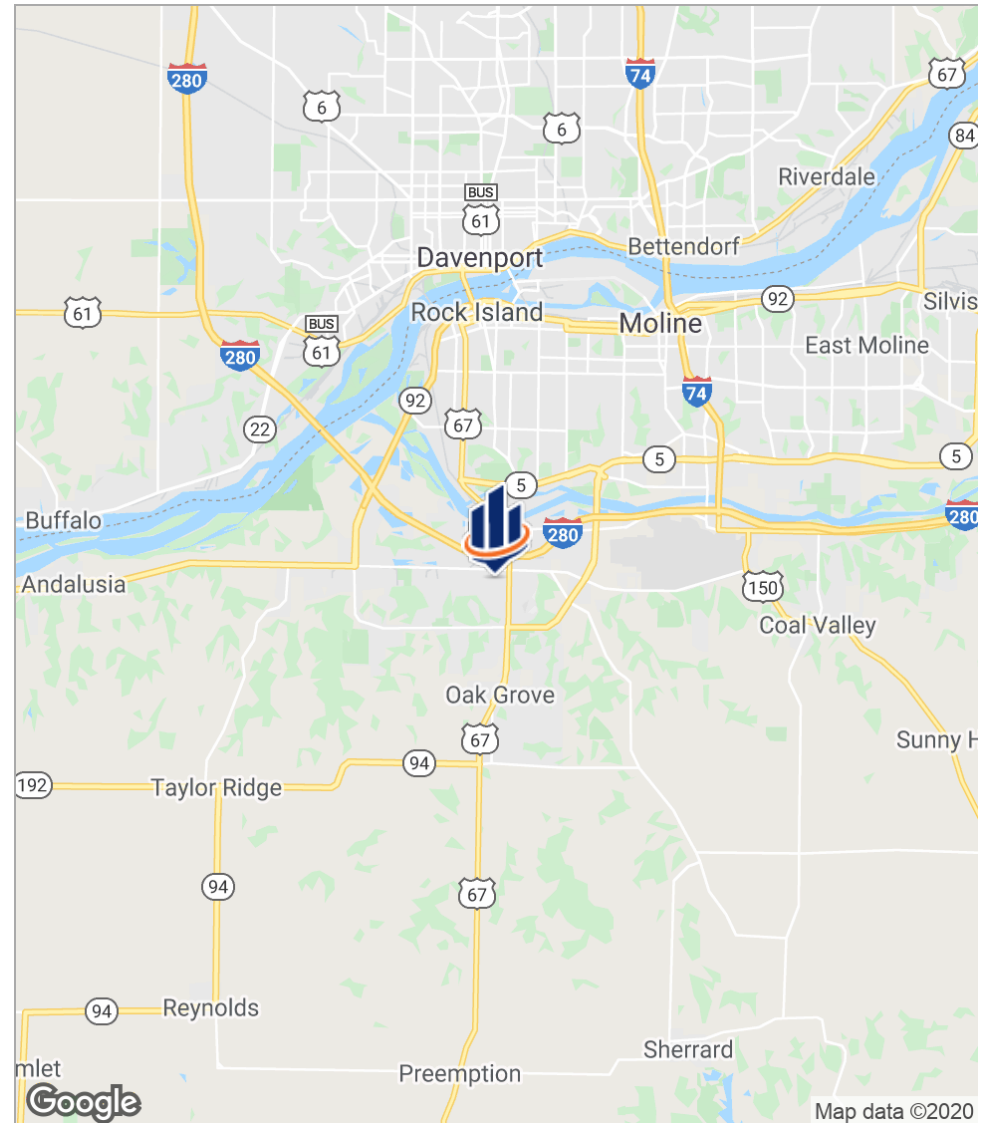
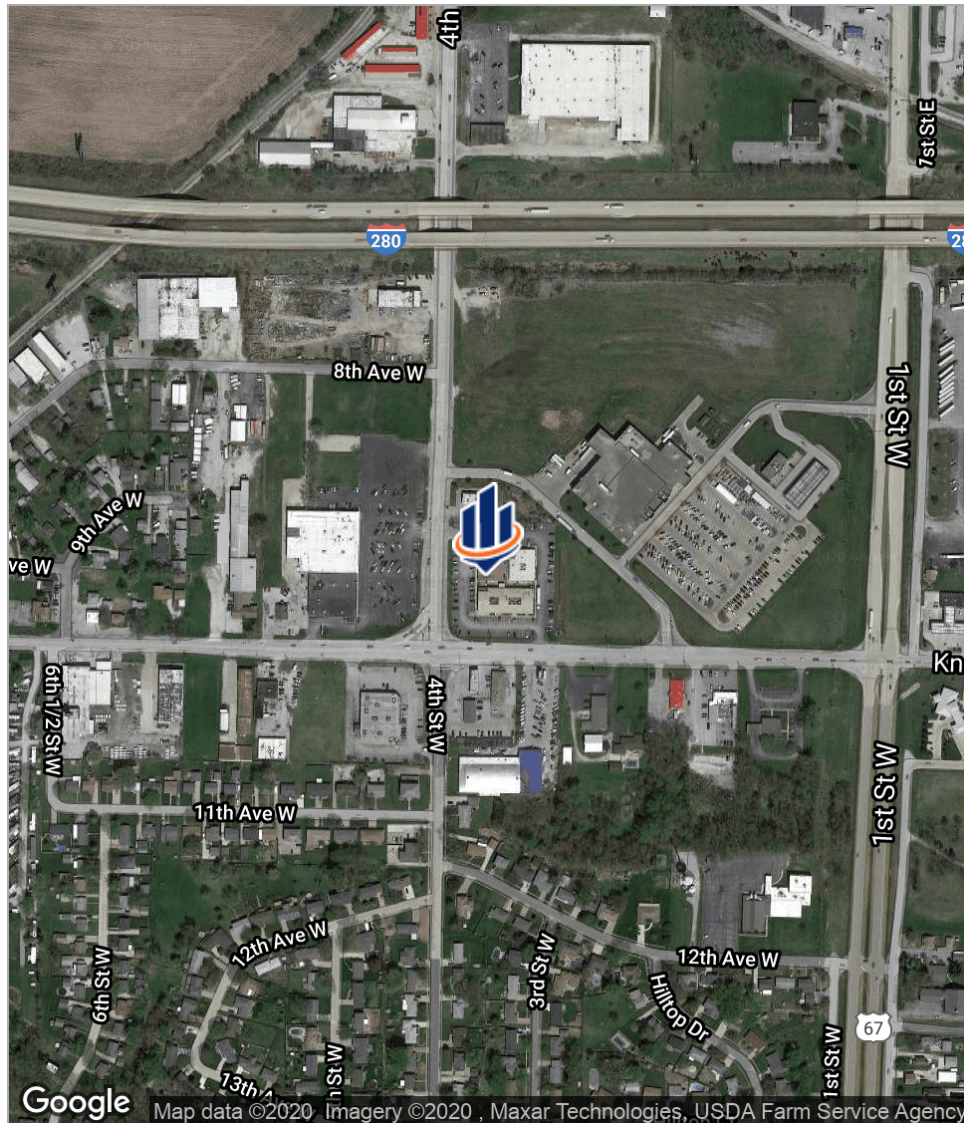
Income & Expenses

INCOME SUMMARY	25% DOWN AT 4.25% INTEREST RATE, 25 YR AMORTIZATION	PER SF
Rent Base	\$55,332	\$7.90
POD Rent	\$3,000	\$0.43
CAM Reimbursement	\$4,690	\$0.67
Tax Reimbursement	\$9,100	\$1.30
Insurance Reimbursement	\$1,890	\$0.27
Gross Income	\$74,012	\$10.57
EXPENSE SUMMARY	25% DOWN AT 4.25% INTEREST RATE, 25 YR AMORTIZATION	PER SF
CAM Expense	\$5,880	\$0.84
Tax Expense	\$9,572	\$1.37
Est. Insurance Expense	\$2,200	\$0.31
Gross Expenses	\$17,653	\$2.52
Net Operating Income	\$56,358	\$8.05

Rent Roll

UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT
Current Term	7,000	4/1/2020	3/31/2023	\$55,332
Option 1	7,000	4/1/2023	3/31/2026	\$58,652
Option 2	7,000	4/1/2026	3/31/2029	\$62,171
POD Rent		3/1/2015	3/31/2029	\$3,000

Location Maps



Retailer Map

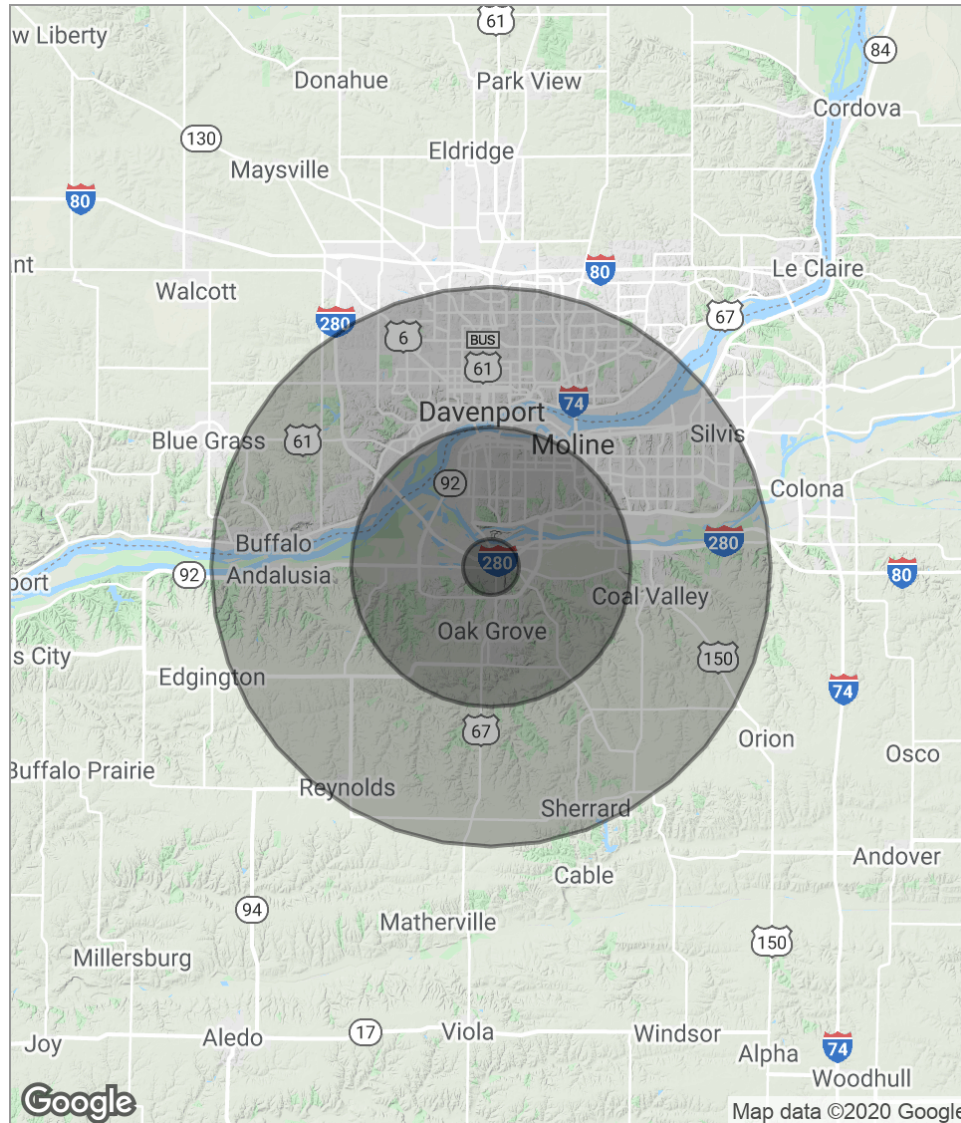


MILAN, IL DOLLAR GENERAL | 905 W 4TH ST MILAN, IL 61264

SVN | Holman Norden | Page 8

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Demographics Map



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	2,100	75,835	295,761
Median age	39.8	38.7	38.0
Median age [Male]	39.8	37.6	36.8
Median age [Female]	39.7	39.0	39.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	868	30,577	123,382
# of persons per HH	2.4	2.5	2.4
Average HH income	\$50,338	\$56,005	\$58,566
Average house value		\$128,720	\$153,819

* Demographic data derived from 2010 US Census

Dollar General Corporation

DG strives to make shopping hassle-free and affordable with more than 15,450 convenient, easy-to-shop stores in 44 states. Their stores deliver everyday low prices on items including food, snacks, health and beauty aids, cleaning supplies, family apparel, housewares, seasonal items, paper products and much more from America's most-trusted brands and products. These brands include Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestlé, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo. Additionally, DG carries high-quality private brands such as Clover Valley®, true living®, DG Home®, DG baby®, DG Health®, DG Office®, Comfort Bay®, Bobbie Brooks®, Smart and Simple® and more, providing customers with more options to purchase products at substantial discounts to national brands. They don't carry every brand and size, just those the customers want the most.

Dollar General's successful prototype makes shopping a truly hassle-free experience. They design small neighborhood stores with carefully edited merchandise assortments to make shopping simpler. Dollar General saves customers time by staying focused on life's simple necessities: laundry detergent, toilet paper, soap, shampoo, socks and underwear...maybe a gadget or two that a customer just can't live without. The average Dollar General customer completes her shopping trip in less than 10 minutes, and with 75% of Americans living within 5 minutes of a Dollar General store, convenience has never been this close to home.

From serving their customers with value and convenience and their employees with career opportunities to serving the communities Dollar General calls home through literacy and education, Dollar General has been committed to its mission of **Serving Others** since the company's inception in 1939.



SVN Real Estate Team

MEET THE TEAM

Biography



Will Holman
Managing Director

Prior to forming SVN® | Holman Norden [SVN | HN], Will had spent several years at Marcus & Millichap. Will has had a successful and diverse career since starting in the Real Estate sales industry in 1984. After being raised in a Real Estate Development and Construction family it only made sense that he chose that as his career. He began in the sales and development of residential product types and quickly moved into the commercial arena. His clients include owner/users, investors, landlords and tenants in the areas of investment sales, leasing, construction and development, covering the Industrial, Retail, Multi-Family and Office product types. Will has participated in excess of One Billion Dollars [\$1,000,000,000] in transactions not only as the Broker but also as Principal, Developer and Builder. This gives Will a uniquely beneficial view point and skill set that greatly benefits his clients.

During his career Will has been associated with some of the St. Louis areas larger companies. Prior to SVN | HN, Will served as Associate Director of the National Retail Group - Marcus & Millichap where he honed his National Market Real Estate Investment skills. Will also was a Principal, Managing Partner and Broker with Commercial Brokerage Group, Inc., a 22 person full-service Commercial Real Estate, Construction and Development firm, serving the entire St. Louis Regional Market.

Will has since continued to manage and develop his brokerage and mentoring skills. His experience and expertise aid owners in developing successful strategies for their Single Tenant Net Leased Properties as well as Multi-Tenant Industrial, Office and Retail properties. Since forming SVN | HN and after utilizing the expansive network he has developed Will has been able to expand the region he serves throughout the Midwest and South and Southeastern area of the country. This expanded territory combined with the ability to mentor and co-broker with agents across the country has brought substantial benefits to his clients.

will.holman@svn.com
636.628.2111



Addison Lijewski
Associate Advisor

At SVN Holman Norden, Addison specializes in Triple Net Investment properties. Addison currently serves in the Greater Midwest market while based in the St. Louis MSA. This central location allows Addison to connect with clients across the country. Addison combines dedication, hard work, and knowledge to best serve her clients.

Prior to joining SVN Holman Norden, Addison grew up in LaSalle-Peru, Illinois where her parents had a portfolio of rental properties which first got her interested in Real Estate. Addison graduated Cum Laude from the University Of Missouri Trulaske College Of Business in May 2019 with a BSBA in Finance & Banking with an emphasis in Real Estate and minor in Economics. While in college, Addison worked within the banking industry for two and half years including a 6-month internship in Commercial Lending. Addison was also fortunate to complete a 6-month internship with a commercial broker in the Columbia, Missouri area which exposed her to the Commercial Real Estate industry. Addison is excited to apply this previous experience to her career with SVN Holman Norden and enjoys working with a great team to help her excel in this industry.

addison.lijewski@svn.com
636.628.2111

Core Covenants



A company's core values provide clarity on what is truly important for organizational success, personal and professional conduct and what to expect from each other. At SVN® our Core Covenants personify our values and culture and differentiate us from the competition.

As members of the SVN Shared Value NetworkSM, we each commit to do the following:

- 1 **CREATE AMAZING VALUE WITH MY CLIENTS, COLLEAGUES AND COMMUNITY.**
- 2 **COOPERATE PROACTIVELY AND PLACE MY CLIENTS' BEST INTERESTS ABOVE MY OWN.**
- 3 **INCLUDE, RESPECT AND SUPPORT ALL MEMBERS OF COMMERCIAL REAL ESTATE INDUSTRY**
- 4 **HONOR MY COMMITMENTS.**
- 5 **PERSONIFY AND UPHOLD THE SVN® BRAND.**
- 6 **RESOLVE CONFLICTS QUICKLY, POSITIVELY AND EFFECTIVELY.**
- 7 **TAKE PERSONAL RESPONSIBILITY FOR ACHIEVING MY OWN POTENTIAL.**
- 8 **EXCEL IN MY MARKET AREA AND SPECIALTY.**
- 9 **FOCUS ON THE POSITIVE AND THE POSSIBLE.**
- 10 **NURTURE MY CAREER WHILE VALUING THE IMPORTANCE OF FAMILY, HEALTH AND COMMUNITY.**



Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.