



TRINITY  
REAL ESTATE INVESTMENT SERVICES



DOLLAR GENERAL - \$380K PRICE POINT - CAPITAL OF IL  
500 E SAINT JOSEPH ST, SPRINGFIELD, IL 62703

**\$387,412**  
8.5% CAP

TRINITYREIS.COM

Actual Property



**DOLLAR  
GENERAL**

SPRINGFIELD, IL

**\$387,412 | 8.5% CAP**

- NN Dollar General Lease With 1 Year Remaining on Current Term
- Resurfaced Parking Lot in 2019
- Easy Access to I-55 (28,500+ VPD)
- Strong 5 Mile Demographics of 116,847+ Residents
- Located Near Multiple National Credit Tenants Including McDonald's, Dunkin' Donuts, Walmart, and More
- Springfield is the Capital of Illinois and the Sixth-Largest City in the State With a Population of 206,800+
- Dollar General is an Investment Grade Tenant With a S&P Credit Rating of BBB (the Same as Walgreens)

## EXCLUSIVELY MARKETING BY:

**KADEN BURLISON | Associate**

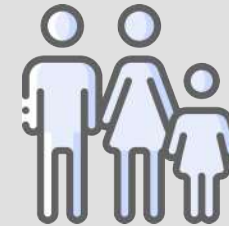
817.909.4487 | Kaden@trinityreis.com | TX #734878

## INVESTMENT OVERVIEW:

Base Annual Rent:	\$32,930
Rent Per SF:	\$3.47
Rent Commencement Date:	8/1/1994
Lease Expiration Date:	8/31/2021
Lease Term Remaining:	1 Year
Lease Type:	NN
Type of Ownership:	Fee Simple



In the first quarter of 2020, Dollar General's Net Sales Increased 27.6% and its Operating Profit Increased 69.2%



Dollar General, Considered an Essential Business, is located within 5 Minutes of 75% of the US Population



Dollar General Ranks #119 on the Fortune 500 List and is a Recession Proof Tenant With 16,000+ Stores

## PROPERTY DETAILS:

Building Area:	9,000 SF
Land Area:	.45 AC
Year Built:	1960
Guarantor:	Dollar General Inc. (NYSE: DG)
Price Per SF:	\$43.05



## INCOME SUMMARY

Base Rent	\$39,312
Percentage Rent	\$300
<b>Gross Income</b>	<b>\$39,612</b>

## EXPENSE SUMMARY

Property Taxes	\$3,964
Insurance	\$1,218
Maintenance	\$1,500
<b>Gross Expenses</b>	<b>\$6,682</b>
<b>Net Operating Income</b>	<b>\$32,930</b>

## INVESTMENT OVERVIEW

Price	\$387,412
Price per SF	\$43.05
Price per Unit	\$387,412
CAP Rate	8.5 %
Total Return (yr 1)	\$32,930

## OPERATING DATA

Total Scheduled Income	\$39,612
*Operating Expenses	\$6,682
Net Operating Income	\$32,930
Pre-Tax Cash Flow	\$32,930
<i>*Expenses are Fixed Expenses</i>	



# LEASE ABSTRACT

500 E SAINT JOSEPH ST | SPRINGFIELD, IL

## ANNUALIZED OPERATING DATA



## RESPONSIBILITIES BREAKDOWN

### TAXES

REIMBURSED BY **TENANT**

Lessee shall pay an amount equal to that portion of the real property taxes assessed during any year covered in whole or in part under the lease agreement which exceeds the real property taxes assessed for the year 1994, payable in 1995. In other words, the tenant is responsible for the amount exceeding \$3,964.

### INSURANCE

PAID BY **TENANT**

Lessee shall pay an amount equal to that portion of the insurance premiums during any year covered in whole or in part under the lease agreement which exceeds the insurance premiums paid for the year 1994 under the same liability limits. In other words, the tenant is responsible for the amount exceeding \$1,218.

### ROOF/STRUCT/PARKING

PAID BY **LANDLORD**

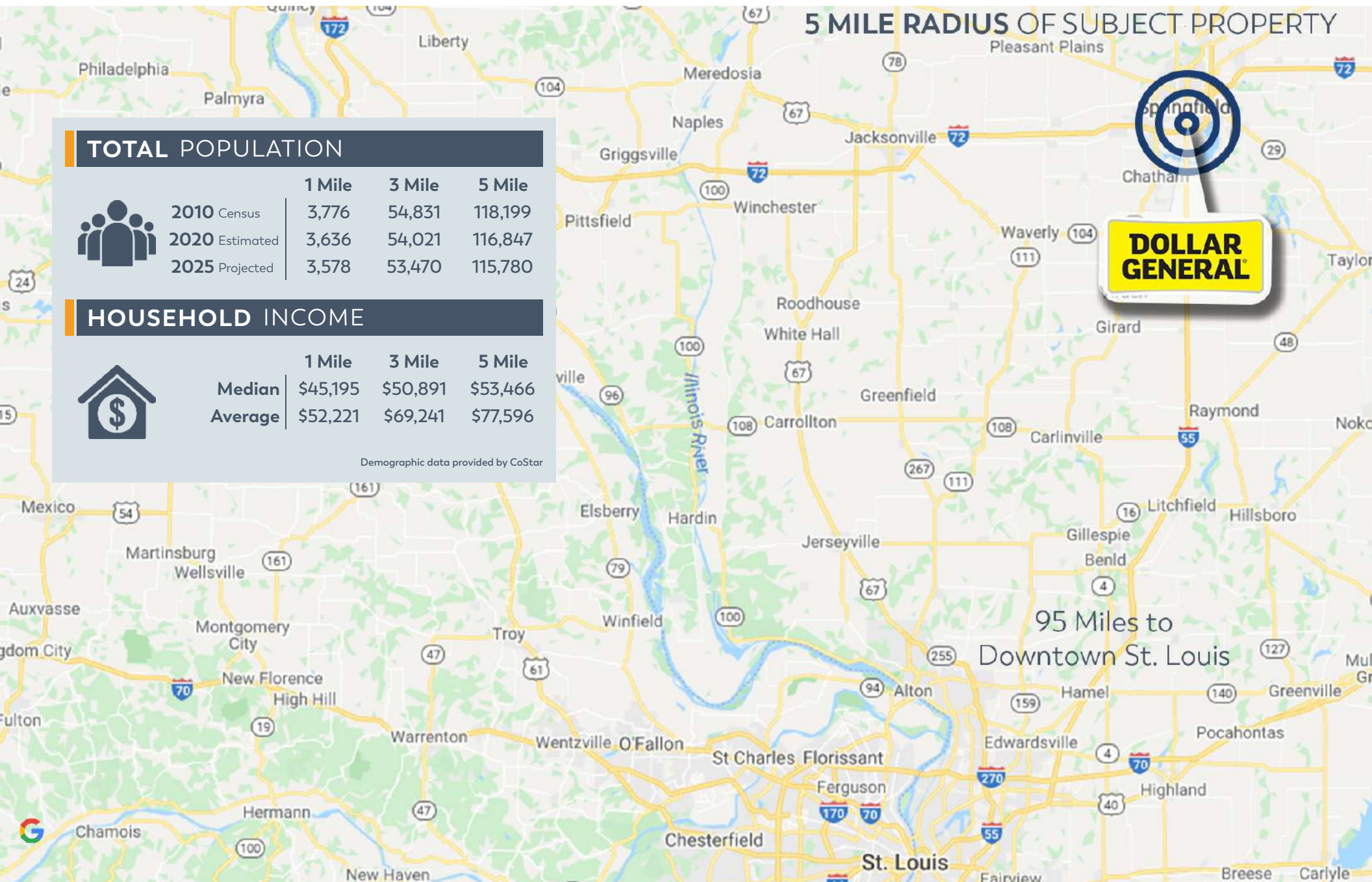
Lessor shall maintain at its cost and expense in good condition and shall perform all necessary maintenance, repair, and replacement to the exterior of the premises including but not limited to, the roof, all paved areas, foundation, floors, walls, all interior and exterior utility lines and pipes, and all other structural portions of the building during the term of this lease and any renewal periods.

### HVAC

PAID BY **LANDLORD**

Lessor shall at all times furnish heating, lighting, plumbing, and air conditioning equipment in the premises and shall be responsible for the entire cost of major repairs and replacement of all such equipment. Lessee shall be responsible for the entire cost of minor repairs and routine maintenance less than \$750.00 per occurrence.







# RETAILER MAP

500 E SAINT JOSEPH ST | SPRINGFIELD, IL

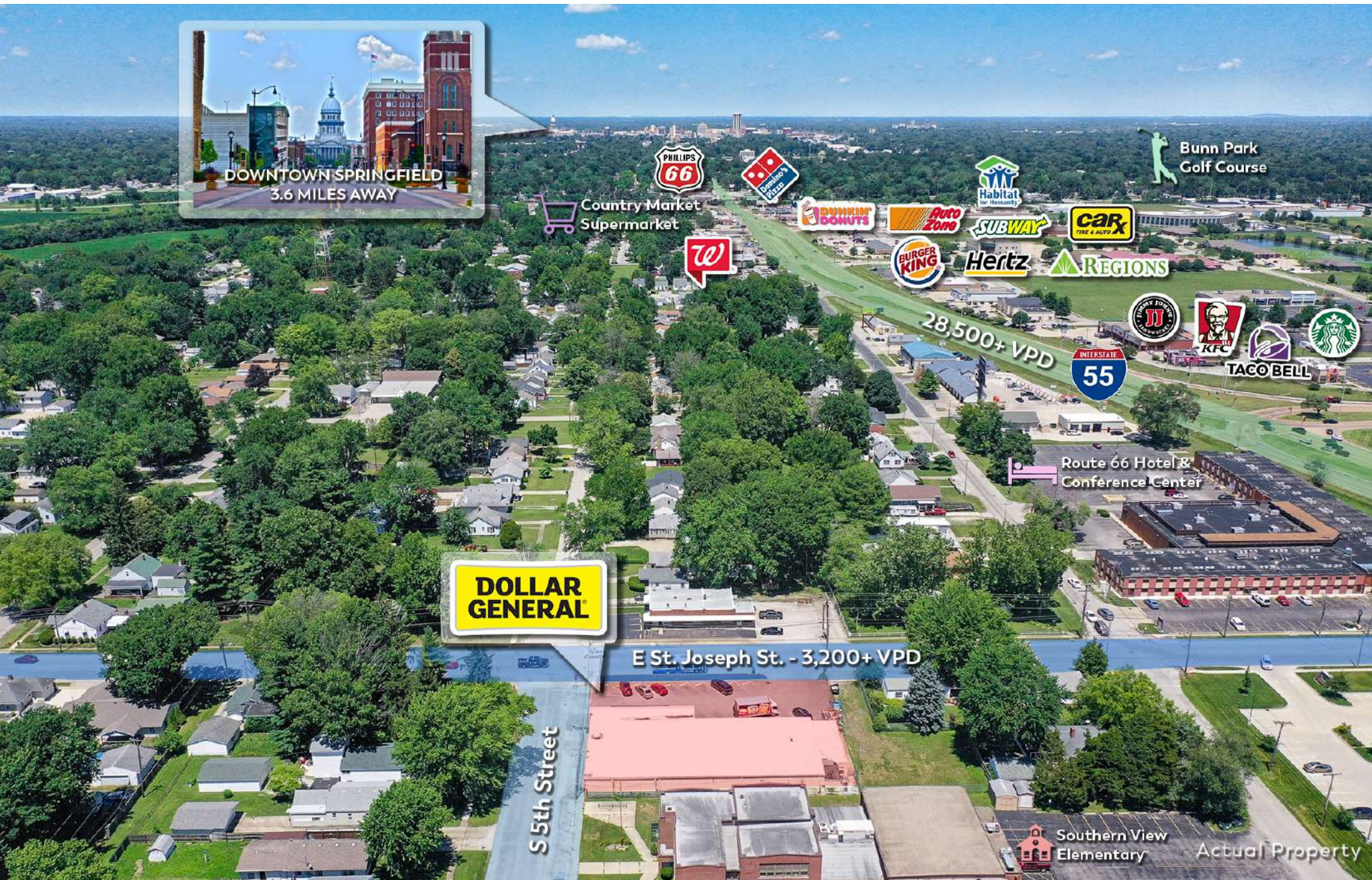


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# RETAILER MAP

500 E SAINT JOSEPH ST | SPRINGFIELD, IL





# RETAILER MAP

500 E SAINT JOSEPH ST | SPRINGFIELD, IL









## Key Demographics



Total Population  
2020 - 3 Mile  
54,021



Total Population  
2020 - 5 Mile  
116,847

**DOLLAR  
GENERAL**

Southern View  
Elementary

E St. Joseph St. - 3,200+ VPD

S 5th Street

Actual Property









**DOLLAR GENERAL**



**80 Years**  
of Success



**Publicly  
Traded Co.**  
NYSE: DG



**BBB**  
S&P Rated



**\$48B**  
Market Cap



**16,200+**  
Locations



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Actual Property





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**BROKER OF RECORD**

**WAYNE SOBCZAK**

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Actual Property