

OFFERING MEMORANDUM



Multi-Tenant Dollar General

1528 CAMANCHE AVE, CLINTON, IA 52732

ESTD. 2010

inCommercial
Property Group



CHICAGO, IL

Non-Endorsement & Disclaimer Notice

CONFIDENTIALITY & 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 InCommercial Property Group and should not be made available to any other person or entity without the written consent of InCommercial Property Group. 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. InCommercial Property Group 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, InCommercial Property Group has not verified, and will not verify, any of the information contained herein, nor has InCommercial Property Group 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. InCommercial Property Group and/or its affiliates have an ownership interest in this property.

© 2020 InCommercial Property Group. All rights reserved.

NON-ENDORSEMENT NOTICE

InCommercial Property Group 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 InCommercial Property Group, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of InCommercial Property Group, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT INCOMMERCIAL BROKER FOR MORE DETAILS.**

Exclusively Listed By

MICHAEL MINTZ

Vice President

(847) 648-1717

mmintz@incommercialre.com

WWW.INCOMMERCIALRE.COM

ESTD. 2010

inCommercial

Property Group



CHICAGO, IL

Property Description

INVESTMENT OVERVIEW

InCommercial Property Group is pleased to exclusively market for sale a multi-tenant Dollar General property in Clinton, IA. The Clinton area offers astonishing riverfront views and amenities, year-round attractions and events, live theater, craft and antique shops, as well as unique restaurants and historic districts. The 23,564 SF building is being offered for \$950,000 at a 10.67% cap rate. The Dollar General anchored property is fully leased with co-tenancy of a Rent-A-Center and Pawn Central. Rent-A-Center is on a triple net lease signed by corporate. Pawn Central is on a net lease paying pro-rata share of CAM expenses. Dollar General is a credit tenant and is publicly traded on the New York Stock Exchange (Symbol: DG). Rent-A-Center is also a credit tenant and is publicly traded on the New York Stock Exchange (Symbol: RCII).

INVESTMENT HIGHLIGHTS

- 23,564 SF building
- Anchored by Dollar General
- Fully leased
- Dollar General and Rent-A-Center have each exercised multiple extensions to remain at the property.
- Substantial Roof and parking lot repairs have been made within the last year.
- Strong/recession resistant co-tenancy makeup.
- Landlord responsibilities limited with reimbursements and CAM contributions.

\$950,000

PRICE

\$101,400

RENTAL INCOME

10.67%

CAP RATE

Rent Roll

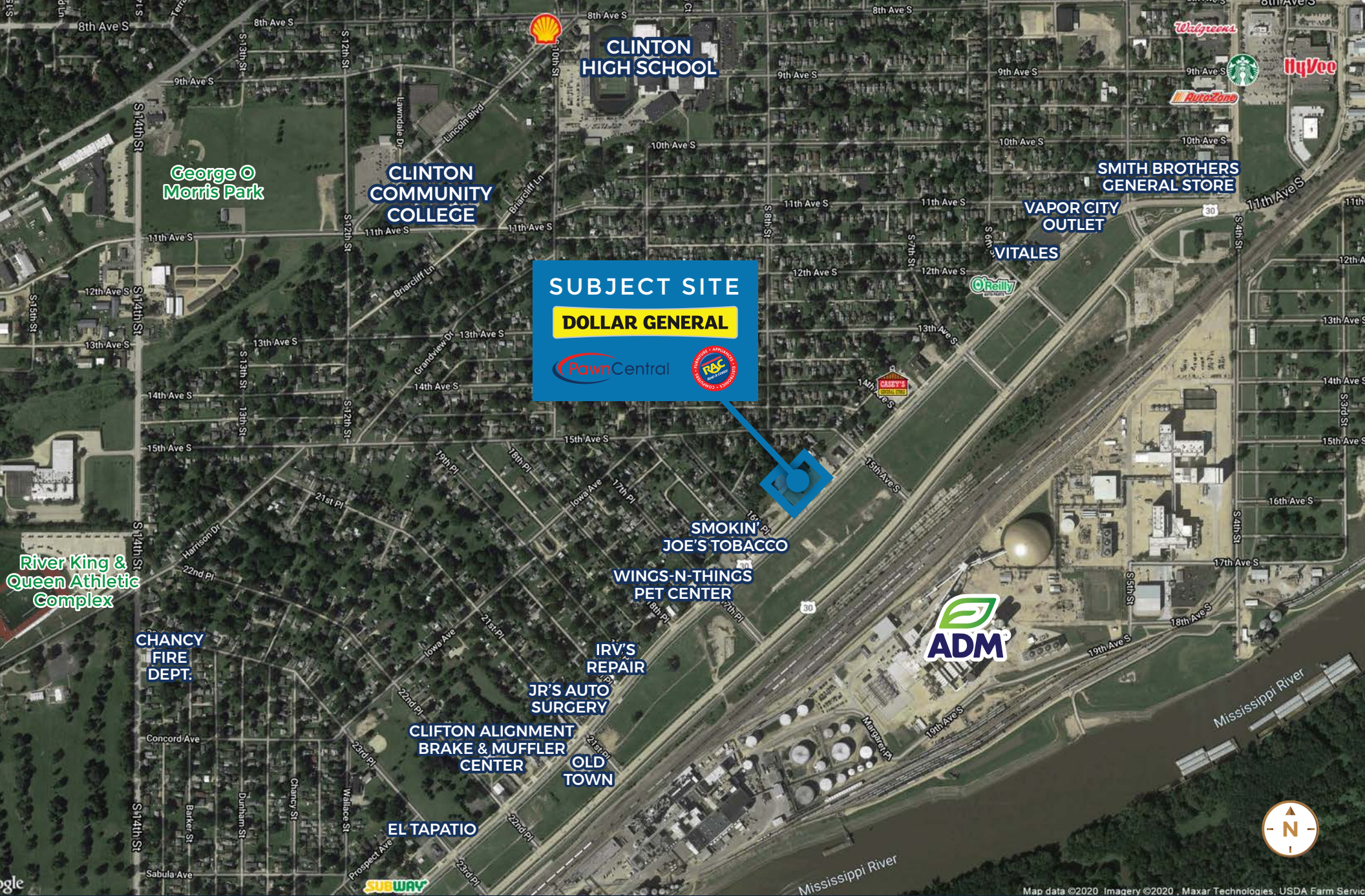
CLINTON, IA SHOPPING CENTER

SUMMARY

Detail	Value
Total Possible Rent	7,950.00
Vacancy Rent	0.00
Occupied Unit Rent	7,950.00
# of Units	3
Vacant Units	0
Occupied Square Footage	23,564
Occupancy %	100%

Tenant Name	Unit	Sq Ft	Pro Rata Share	Lease Structure	Lease Start	Lease End	Security Deposit	Last Rent Increase	Rent Charges	Annual Rent Sq Ft	Operation Charges	Annual Operation Sq Ft	Total Charges	Annual Charges Sq Ft
Clinton, IA Shopping Center														
Dollar General #3487	DG Clinton	9,764	41.44	NN	5/1/18	4/30/23	0.00	5/1/2018	3,250.00	3.99	50.00	0.06	3,300.00	4.06
Pawn Central	Pawn	9,000	38.19	Net Lease	10/1/18	9/30/21	0.00	10/1/2019	2,000.00 (2,500.00 10/1/2020)	2.67	0.00	0.00	2,000.00	2.67
Rent-A-Center #01320	RAC	4,800	20.37	NNN	7/1/18	6/30/21	0.00	7/1/2020	2,700.00	6.75	312.78	0.78	3,012.78	7.53
Totals for Clinton		23,564					0.00		7,950.00	4.05	362.78	0.18	8,312.78	4.23
Report Totals		23,564					0.00		7,950.00	4.05	362.78	0.18	8,312.78	4.23





Map data ©2020 Imagery ©2020, Maxar Technologies, USDA Farm Service Agency

InCommercial

Property Group



CHICAGO, IL

ESTD. 2010

Tenant Overview

DOLLAR GENERAL

DOLLAR GENERAL CORPORATION (NYSE: DG)

Dollar General Corporation is a discount retailer that provides various merchandise products in 45 states throughout the United States. The company offers consumable products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, seasonal items and apparel at everyday low prices in convenient neighborhood locations.

Dollar General operated more than 15,000 stores located in 45 states. The company was formerly known as J.L. Turner & Son, Inc. and changed its name to Dollar General Corporation in 1968. Dollar General Corporation was founded in 1939 and is based in Goodlettsville, Tennessee.

Dollar General is an investment grade rated company with a Standard & Poor's rating of BBB. Dollar General is publicly traded on the New York Stock Exchange (Symbol: DG) with a market capitalization in excess of \$39 billion.





WWW.INCOMMERCIALRE.COM

ESTD. 2010

inCommercial

Property Group



CHICAGO, IL