

# SINGLE TENANT ABSOLUTE NNN

Investment Opportunity

**DOLLAR  
GENERAL®**



1042 S. Madison Street

**HUGOTON KANSAS**

ACTUAL SITE



**SRS**

NATIONAL  
NET LEASE  
GROUP

EXCLUSIVELY PRESENTED BY



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# OFFERING SUMMARY



## OFFERING

Asking Price	\$1,413,836
Cap Rate	6.70%
Net Operating Income	\$94,727

## PROPERTY SPECIFICATIONS

Property Address	1042 S. Madison St., Hugoton, KS 67951
Rentable Area	10,566 SF
Land Area	1.38 AC
Year Built	2015
Tenant	Dollar General
Guaranty	Corporate
Credit Rating	S&P: BBB
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	9+ Years
Increases	10% Beginning of Each Option
Options	3 (5-Year)
Rent Commencement	6/16/2015
Lease Expiration	6/30/2030

# RENT ROLL & INVESTMENT HIGHLIGHTS



TENANT NAME	SQUARE FEET	Lease Term		Rental Rates		MONTHLY	ANNUALLY	OPTIONS
		LEASE START	LEASE END	BEGIN	INCREASE			
Dollar General	10,566	6/16/15	6/30/30	Current	-	\$7,894	\$94,727	3 (5-Year)
(Corporate Guaranty)								10% Increase Beg. of Each Option

## 9+ Years Remaining | Corporate Guaranteed | Investment Grade Tenant | Scheduled Rental Increase

- The lease is corporate guaranteed by Dollar General, Corp., an investment grade (S&P: BBB), nationally recognized, and an established discount store with more than 16,500 locations
- More than 9 years remaining on the initial term with 3 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease features 10% rental increases at the beginning of each option, generating NOI and hedging against inflation

## Absolute NNN Lease | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

## Local Demographics & Trade Area

- More than 4,500 residents and 2,000 employees support the 10-mile trade area
- Features an average household income of \$68,390

## Located Along E. 11th Street | Nearby Local Schools | Limited Competition | Excellent Visibility & Access

- Strategically located at the hard corner intersection of E. 11th Street and S. Madison Street
- Dollar General is positioned directly down the street from the local schools, such as Hugoton Middle School and Hugoton High School
- This site is the only discount store within Hugoton, creating a large consumer draw for the immediate trade area
- The asset benefits from excellent visibility via significant street frontage along E. 11th Street and is equipped with a large pylon sign

## Strong Operator | 1,000 New Stores In 2020

- Dollar General Stores is an American chain of variety stores that has become one of the most profitable stores in the rural United States with revenue reaching \$26 billion in 2019
- The company plans to open 1,000 new stores across the U.S. in 2020, expanding its presence to 46 states throughout the country

## BRAND PROFILE



## DOLLAR GENERAL

**dollargeneral.com**

**Company Type:** Public (NYSE: DG)

**Locations:** 16,500+

**2020 Employees:** 143,000

**2020 Revenue:** \$27.75 Billion

**2020 Net Income:** \$1.71 Billion

**2020 Assets:** \$22.83 Billion

**2020 Equity:** \$6.70 Billion

**Credit Rating:** S&P: BBB

Dollar General Corporation has been delivering value to shoppers for more than 80 years. Dollar General helps shoppers Save time. Save money. 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 everyday low prices in convenient neighborhood locations. Dollar General operated 16,500 stores in 46 states as of May 1, 2020. 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. Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. Dollar General Corporation was founded in 1939.

# PROPERTY OVERVIEW



## Location



Hugoton, Kansas  
Stevens County

## Parking



There are approximately 41 parking spaces on the owned parcel.  
The parking ratio is approximately 3.88 stalls per 1,000 SF of leasable area.

## Access



S. Madison Street: 1 Access Point

## Parcel



Parcel Number: 135-16-0-40-26-004.00-0  
Acres: 1.38  
Square Feet: 60,113 SF

## Traffic Counts



S. Madison Street: 2,300 Vehicles Per Day  
E. 11th Street: 2,500 Vehicles Per Day

## Construction



Year Built: 2015

## Improvements



There is approximately 10,566 SF of existing building area

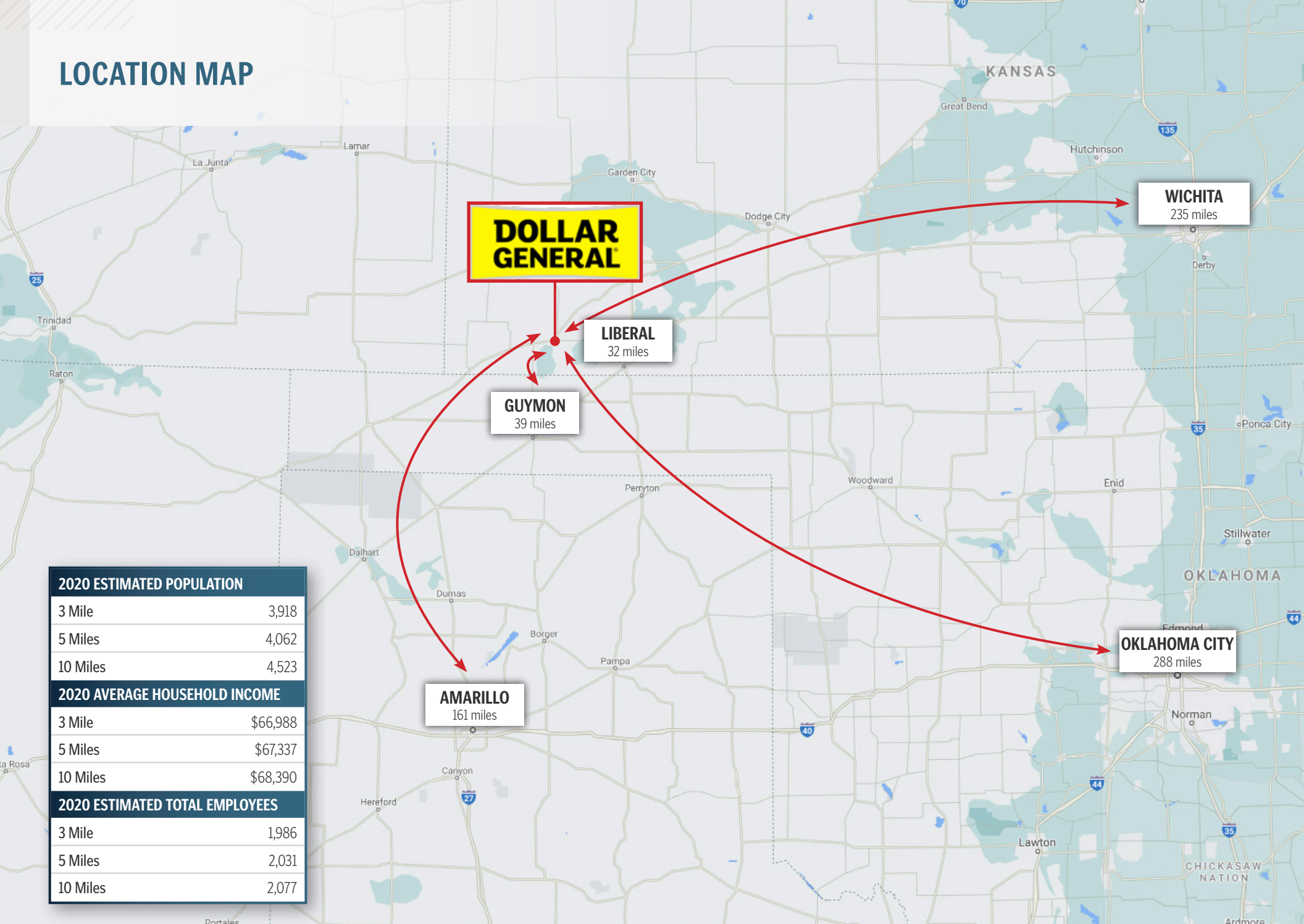
## Zoning



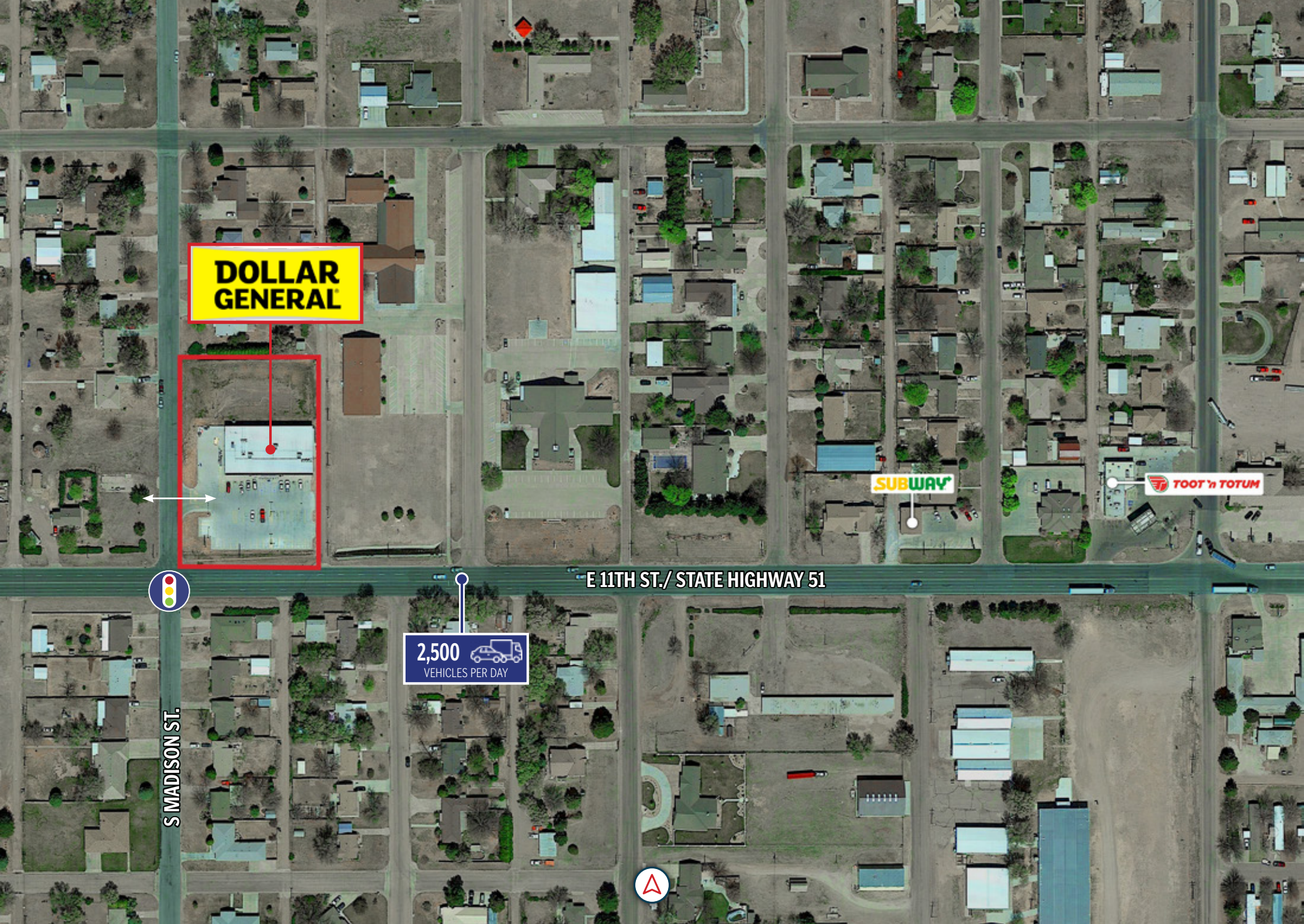
Commercial



# LOCATION MAP



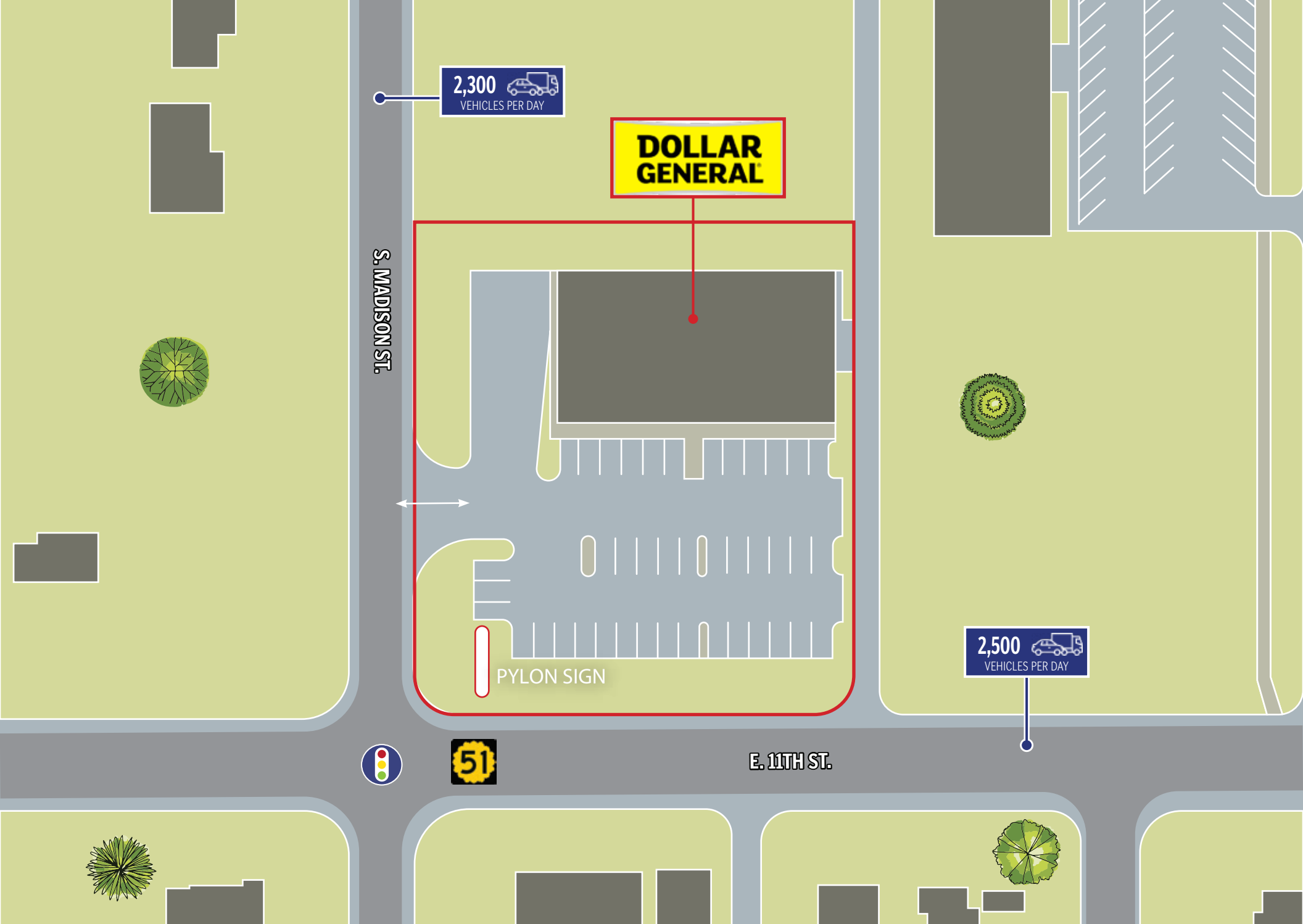














# AREA DEMOGRAPHICS



	3 MILE	5 MILES	10 MILES
<b>POPULATION</b>			
2020 Estimated Population	3,918	4,062	4,523
2025 Projected Population	3,788	3,930	4,387
<b>HOUSEHOLDS &amp; GROWTH</b>			
2020 Estimated Households	1,412	1,466	1,616
2025 Projected Households	1,366	1,418	1,567
<b>INCOME</b>			
2020 Estimated Average Household Income	\$66,988	\$67,337	\$68,390
2020 Estimated Median Household Income	\$56,305	\$56,401	\$56,554
2020 Estimated Per Capita Income	\$24,178	\$24,275	\$24,603
<b>DAYTIME POPULATION</b>			
2020 Estimated Total Businesses	255	263	271
2020 Estimated Total Employees	1,986	2,031	2,077





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275+

RETAIL  
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OFFICES

#1

LARGEST REAL ESTATE  
SERVICES FIRM  
in North America  
exclusively dedicated  
to retail

2K+

RETAIL  
TRANSACTIONS  
company-wide  
in 2019

485

NET LEASE  
PROPERTIES SOLD  
in 2019

\$1.5B

NET LEASE  
TRANSACTION VALUE  
in 2019

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