

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity

**DOLLAR
GENERAL**



305 E. 11th Avenue

BELLE PLAINE KANSAS

ACTUAL SITE

 **SRS** | NATIONAL
NET LEASE
GROUP

EXCLUSIVELY PRESENTED BY



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Designated Broker: Larry Goldman, Goldman Investment Advisors, Inc. | KS License No. BR00032675

OFFERING SUMMARY



OFFERING

Asking Price	\$1,112,269
Cap Rate	6.70%
Net Operating Income	\$74,522

PROPERTY SPECIFICATIONS

Property Address	305 E. 11th St., Belle Plaine, KS 67013
Rentable Area	9,026 SF
Land Area	1.06 AC
Year Built	2014
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	2/22/2015
Lease Expiration	2/28/2030

RENT ROLL & INVESTMENT HIGHLIGHTS



TENANT NAME	SQUARE FEET	Lease Term				Rental Rates		
		LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	ANNUALLY	OPTIONS
Dollar General	9,026	2/22/15	2/28/30	Current	-	\$6,210	\$74,522	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 22,000 residents and 4,400 employees support the 10-mile trade area
- Features an average household income of \$85,266

Located Along N. Logan Street | Situated Near Interstate 35 | Nearby Local Schools | Limited Competition

- Strategically located along N. Logan Street, one of the main thoroughfares within Bella Paine and situated near Interstate 35 which leads to Downtown Wichita
- Dollar General is positioned directly down the street from the local schools, such as Bella Paine Elementary, Middle, and High School
- This site is the only discount store within Bella Paine, creating a large consumer draw for the immediate trade area
- The asset benefits from excellent visibility via significant street frontage along N. Logan 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



Belle Plaine, Kansas
Sumner County

Parking



There are approximately 30 parking spaces on the owned parcel.
The parking ratio is approximately 3.32 stalls per 1,000 SF of leasable area.

Access



E. 11th Avenue: 1 Access Point

Parcel



Parcel Number: 027-35-0-10-01-017.01-0
Acres: 1.06
Square Feet: 46,174 SF

Traffic Counts



Interstate 35: 21,300 Vehicles Per Day

Construction



Year Built: 2014

Improvements



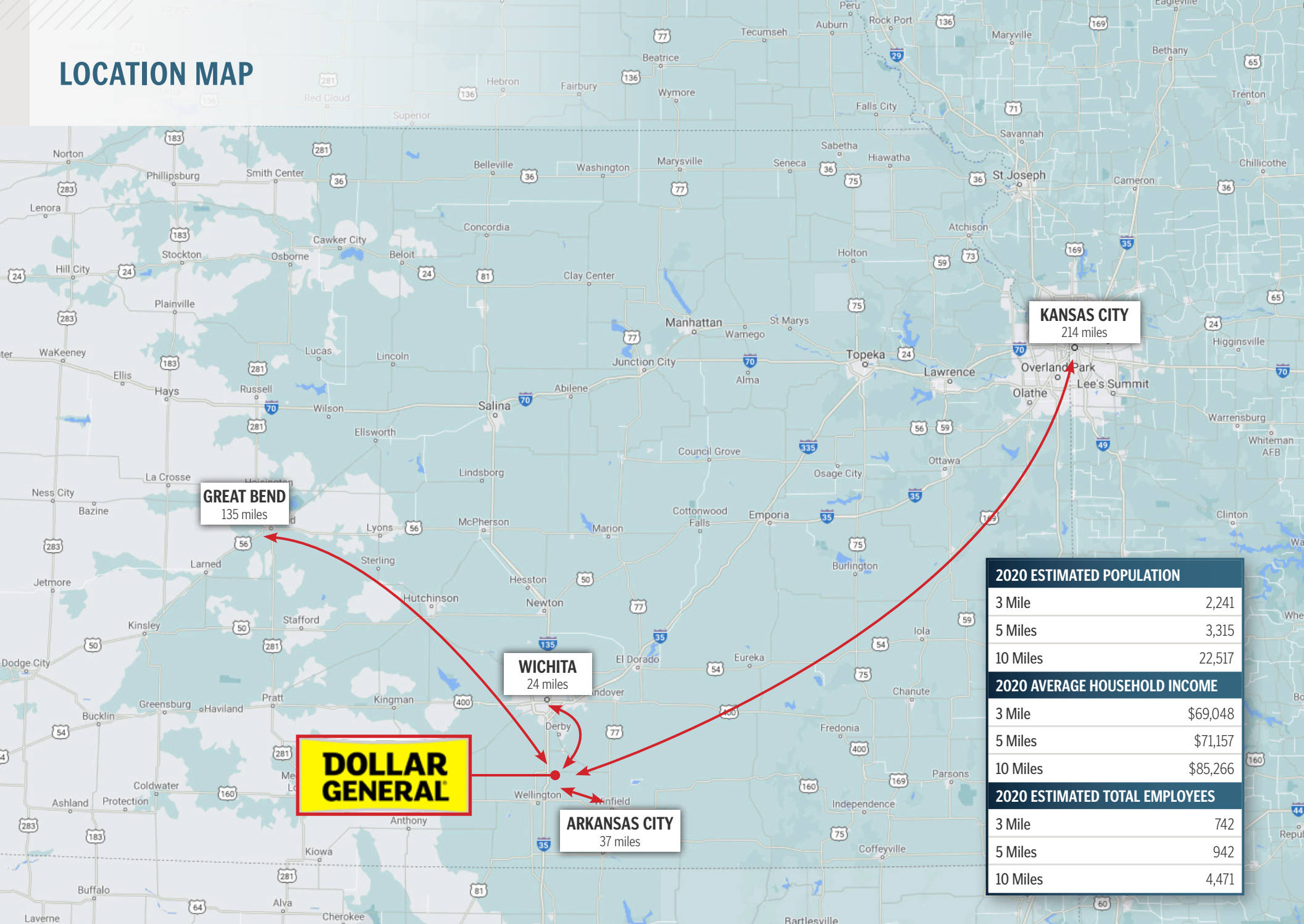
There is approximately 9,026 SF of existing building area

Zoning

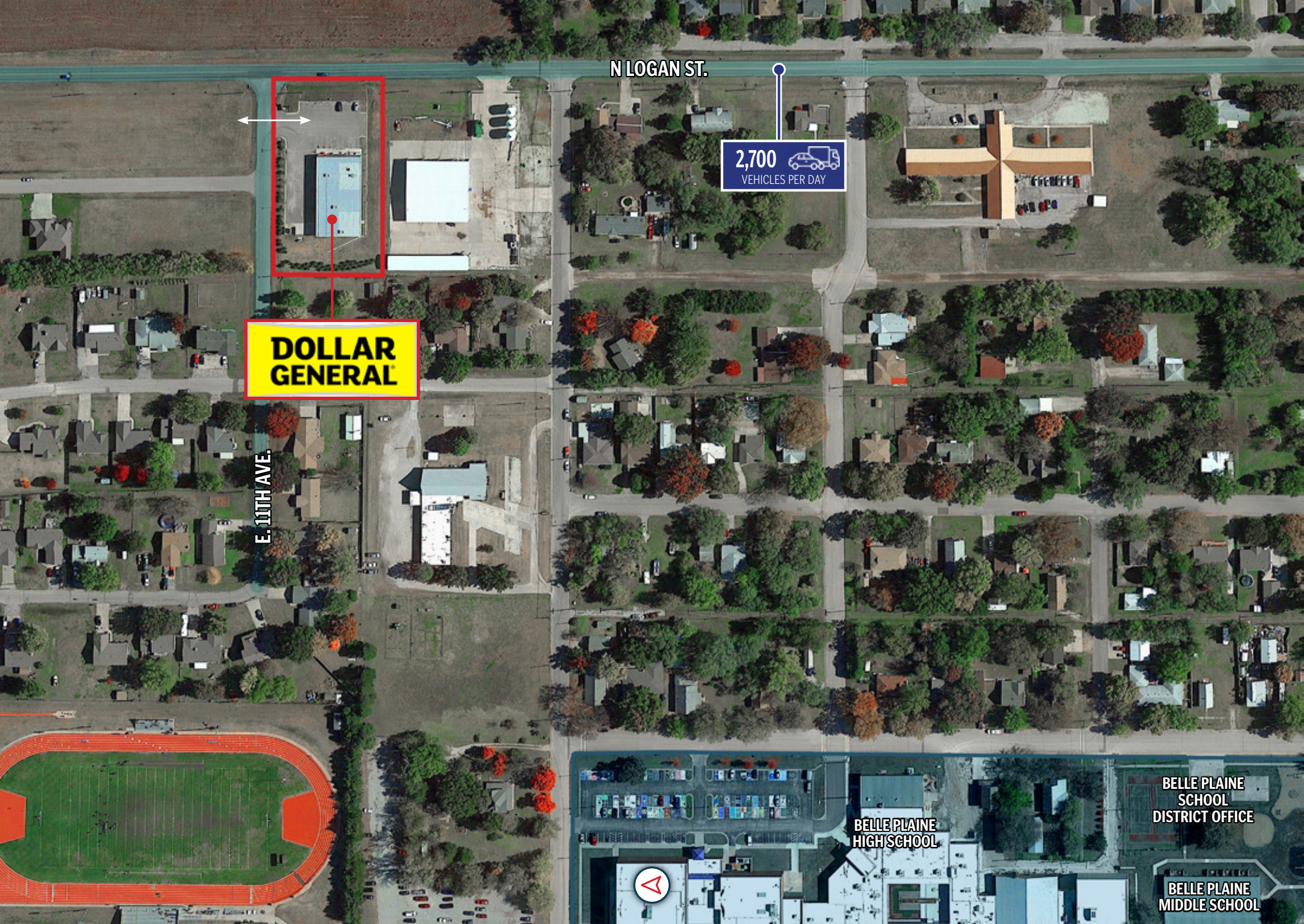


Commercial

LOCATION MAP



2020 ESTIMATED POPULATION	
3 Mile	2,241
5 Miles	3,315
10 Miles	22,517
2020 AVERAGE HOUSEHOLD INCOME	
3 Mile	\$69,048
5 Miles	\$71,157
10 Miles	\$85,266
2020 ESTIMATED TOTAL EMPLOYEES	
3 Mile	742
5 Miles	942
10 Miles	4,471



N LOGAN ST.

2,700
VEHICLES PER DAY

**DOLLAR
GENERAL**

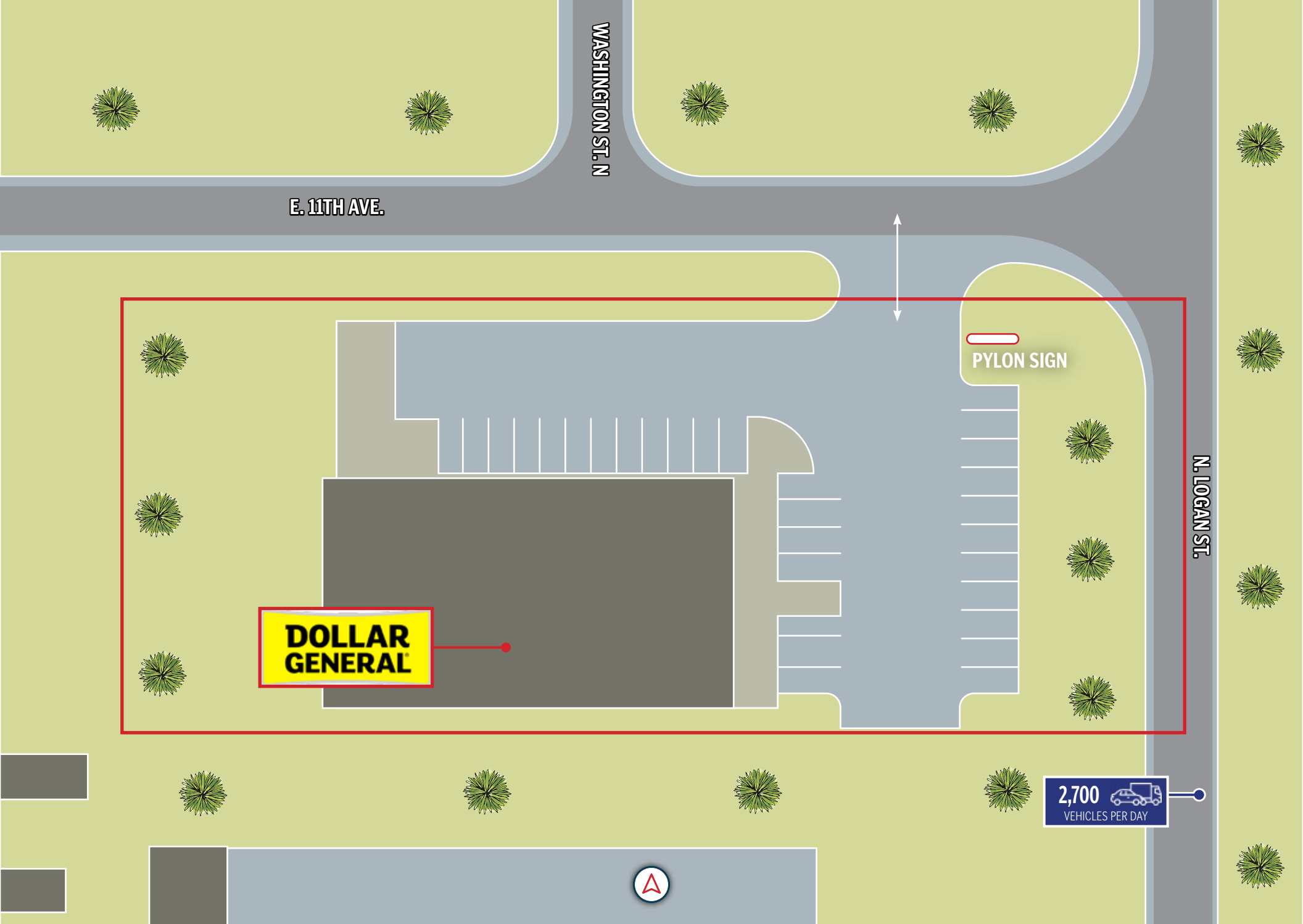
E. 11TH AVE.

BELLE PLAINE
HIGH SCHOOL

BELLE PLAINE
SCHOOL
DISTRICT OFFICE

BELLE PLAINE
MIDDLE SCHOOL





AREA DEMOGRAPHICS



	3 MILE	5 MILES	10 MILES
POPULATION			
2020 Estimated Population	2,241	3,315	22,517
2025 Projected Population	2,189	3,238	22,523
HOUSEHOLDS & GROWTH			
2020 Estimated Households	855	1,274	8,320
2025 Projected Households	837	1,247	8,312
INCOME			
2020 Estimated Average Household Income	\$69,048	\$71,157	\$85,266
2020 Estimated Median Household Income	\$57,361	\$58,592	\$69,933
2020 Estimated Per Capita Income	\$26,128	\$27,192	\$31,768
DAYTIME POPULATION			
2020 Estimated Total Businesses	95	113	499
2020 Estimated Total Employees	742	942	4,471





SRS

NATIONAL
NET LEASE
GROUP

THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS

275+

RETAIL
PROFESSIONALS

25+

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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