



DOLLAR GENERAL

401 E. EVERGREEN ST | CAMERON, MO

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

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DOLLAR GENERAL

401 E. EVERGREEN ST | CAMERON, MO

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AREA OVERVIEW

INVESTMENT HIGHLIGHTS

- 2010 build-to-suit construction for Dollar General
- 5 years remaining on the base term of an initial 15-year lease
- Extremely attractive 7.98% cap rate for a stabilized investment
- Absolute NNN investment w/ zero management responsibilities
- Four, 5-year options all of which include 10% rent increases
- Cameron is located 50 miles north of Kansas City
- Corporate Guarantee from Dollar General Corporation
- Dollar General has been considered an essential retailer and has proven to be one of the most profitable companies throughout the COVID pandemic with net sales up 24.4% in Q2
- Dollar General has approx. +16,720 locations and plans to continue their expansion for the foreseeable future
- Dollar General boasts an investment-grade credit rating of BBB (S&P) and has reported 34 consecutive quarters of same-store sales growth



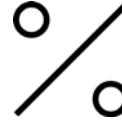
DOLLAR GENERAL

INVESTMENT SUMMARY

TENANT	Dollar General
PROPERTY ADDRESS	401 E. Evergreen St
CITY	Cameron
STATE	MO
YEAR BUILT	2010



\$1,095,019
LIST PRICE



7.98%
CAP RATE



\$87,420
ANNUAL RENT



±9,100 SF
GLA



2010
YEAR BUILT

FINANCIAL SUMMARY

LEASE TYPE	Absolute NNN
TYPE OF OWNERSHIP	Fee Simple
ORIGINAL LEASE TERM	±15 Years
LEASE COMMENCEMENT DATE	10/10/2010
LEASE EXPIRATION DATE	10/31/2025
LEASE TERM REMAINING	±5 Years
RENT INCREASES	10% Every 5 Years in Options
OPTIONS	4, 5 Year Options



ANNUALIZED OPERATING DATA

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	RENT PSF	CAP
Years 11-15	\$7,285.08	\$87,420.96	\$9.70	7.98%
Option 1	\$8,013.58	\$96,162.96	\$10.67	8.78%
Option 2	\$8,815.00	\$105,780.00	\$11.74	9.66%
Option 3	\$9,696.50	\$116,358.00	\$12.91	10.62%
Option 4	\$10,666.08	\$127,992.96	\$14.20	11.69%



BARRINGTON CAPITAL
REAL ESTATE FINANCING SERVICES

**Please contact a Barrington Capital
agent for financing options:**

Kevin Puder
(562) 841-1789
kevin.puder@barringtoncapcorp.com



TENANT PROFILE

COMPANY NAME

Dollar General

OWNERSHIP

Public

YEAR FOUNDED

1939

INDUSTRY

Discount Retail

HEADQUARTERS

Goodlettsville, TN

NO. OF LOCATIONS

±16,500

NO. OF EMPLOYEES

± 157,000

DOLLAR GENERAL

Dollar General is the fastest-growing retailer which currently boasts roughly 16,720 neighborhood general stores in 46 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 75% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Proctor & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others. Over the past few years, Dollar General has started to introduce alcohol and tobacco products such as cigarettes into their product mix, which has further driven revenue and increased profitability.

With its small-box store model typically measuring ± 9,100 sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value-conscious has paid off big, both during and after the recession. The discount retailer boasted its expectation of 29 consecutive years of same-store sales growth in December 2018, attributable to its value and convenience proposition, along with strong consumables and seasonal goods sales.





 **PARKVIEW**
ELEMENTARY SCHOOL
± 437 STUDENTS


 **FIRST BAPTIST**
CAMERON
BAPTIST CHURCH

WALNUT ST

CASEY'S
CONVENIENCE STORE

River of Life
Baptist Church
BAPTIST CHURCH

HUNAN
RESTAURANT

CAMERON
CITY HALL
 **FSB**
BANK

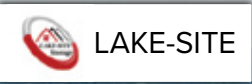
CAMERON
BODY & PAINT SHOP

DOLLAR GENERAL





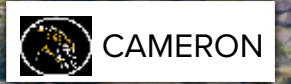
MEDICAL CENTER



STORAGE



HIGH SCHOOL
± 532 STUDENTS



INTERMEDIATE SCHOOL
± 364 STUDENTS

CASEY'S

CONVENIENCE STORE



WALNUT ST



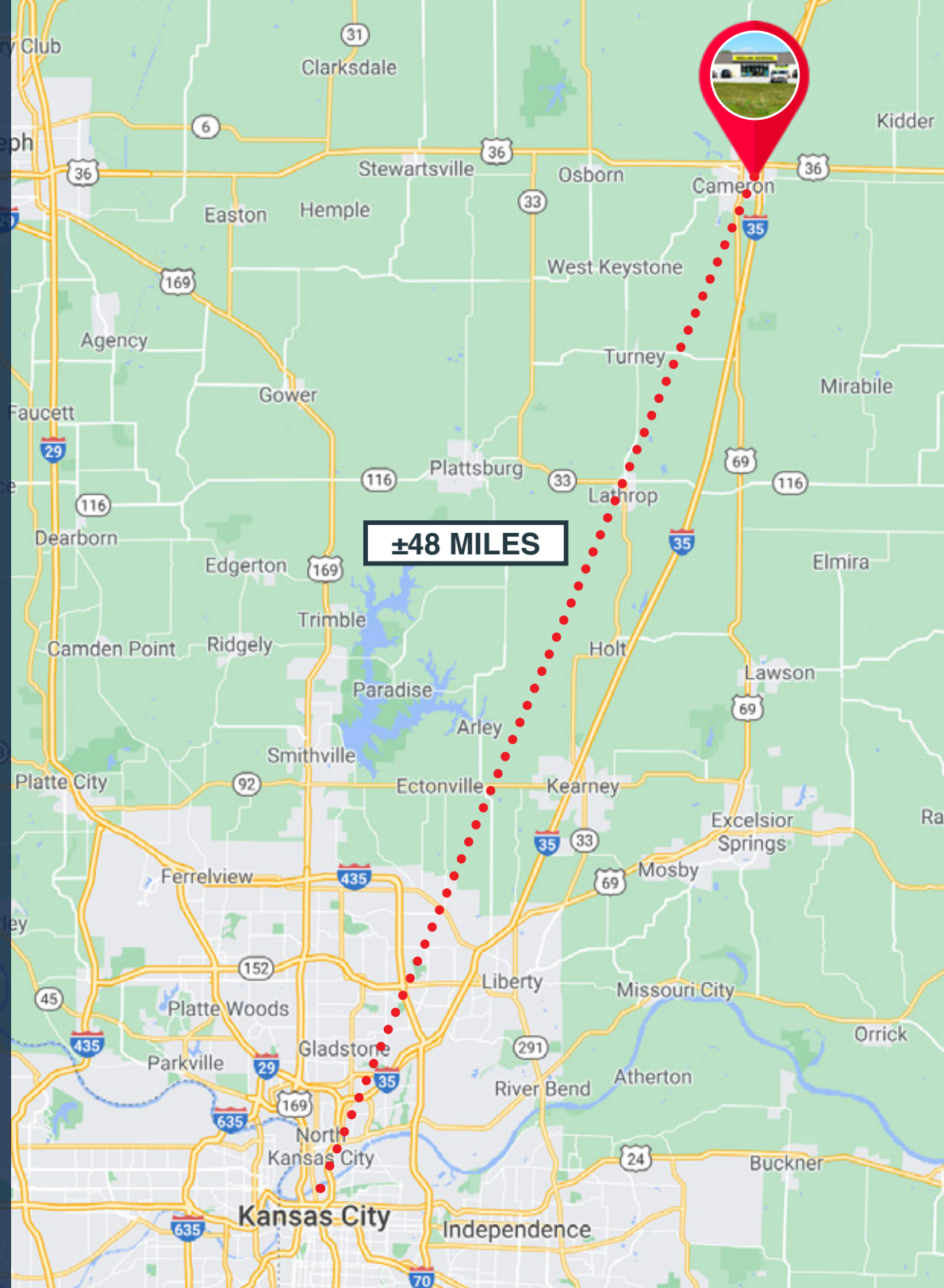
DOLLAR GENERAL

CAMERON, MO

Cameron is a city in Clinton, DeKalb, and Caldwell counties in the state of Missouri. The Clinton County portion of Cameron is part of the Kansas City, MO-KS Metropolitan Statistical Area, while the DeKalb County portion is part of the St. Joseph, MO-KS Metropolitan Statistical Area.

DEMOGRAPHICS

POPULATION	2 Mile	5 Mile	10 Mile
2025 Projection	6,898	11,514	15,395
2020 Estimate	6,910	11,486	15,314
HOUSEHOLDS	5 Mile	10 Mile	15 Mile
2025 Projection	2,673	3,214	4,702
2020 Estimate	2,674	3,209	4,675
INCOME	5 Mile	10 Mile	15 Mile
2020 Est. Average Household Income	\$61,626	\$64,233	\$65,908



KANSAS CITY, MO

Kansas City, Missouri, lies on the western edge of Missouri. Among the 100 largest cities in the United States, it is the most centrally located in the lower 48 states. This central location makes it very competitive for employment involving transportation, communication, and distribution.

Kansas City covers 319 square miles and is home to approximately 464,000 residents, making it the largest city in Missouri, both in the area and in population. Its area is the 11th largest among United States cities that are not consolidated with counties. Its population is the 37th largest in the United States.

Kansas City is a regional headquarters of the Federal Reserve Bank and contains the headquarters for Hallmark Cards, DST, Russell Stover Candies, Kansas City Southern Railway, H&R Block, Boulevard Brewing, and American Century Investments.

Kansas City has the most freeway lanes per capita of any United States city. It is one of only six cities in the nation with four primary interstate highways within its City limits (I-70, I-35, I-29, and I-49).

Kansas City is a large, prosperous, self-sufficient and culturally rich city located astride the Missouri River. For the past 20 years, the big growth has been on the Kansas side to the southwest in suburbs like Overland Park, Lenexa, and Shawnee.

The attractive downtown boasts museums and architectural attractions, including modern buildings and restorations of older sites such as the 1914 Union Station. More recently, a major urban redevelopment and renewal effort have taken hold, anchored by a new Federal Reserve and IRS complex expected to employ 7,000 and a new headquarters for financial services giant H&R Block, plus a new entertainment district. These developments and more renovations of attractive older buildings are adding life to the area, and there is also a significant push towards residential units in the city.





KANSAS CITY CHIEFS

The Kansas City Chiefs are a professional American football team who compete in the National Football League (NFL). The team originally called Dallas Texas home, but relocated to Kansas City in 1963. The Chiefs have won three AFL championships and became only the second AFL team to defeat an NFL team in the AFL-NFL World Championship game. The Chiefs play at Arrowhead Stadium which recently underwent a \$375 million renovation.

A study commissioned by the NFL and conducted by Washington-based Edgeworth Economics placed the average economic effect of NFL teams on local communities at \$160 million, or \$20 million per game for an eight home-game season. This takes into account the money spent at near-by restaurants, hotels, retail, entertainment and transportation during the season. Those numbers go up if the Chiefs lock in a home playoff game.



KANSAS CITY ROYALS

The Kansas City Royals are a professional baseball team that compete in Major League Baseball (MLB). The Royals play at Kauffman Stadium, formerly known as Royals Stadium. The MLB team has been to the world series four times, winning twice, once in 1985 and again recently in 2015.

The Royals have an economic impact on the region in the same way the Chiefs contribute to the economy through near-by restaurants, hotels, retail, entertainment and transportation. The Chiefs and Royals combined bring anywhere from \$250 million to \$300 million annually to the area.

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3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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