



**DOLLAR GENERAL**  
GRAYVILLE, IL

# DOLLAR GENERAL®

DOLLAR GENERAL  
126 Industrial Park Dr  
Grayville, IL 62844

**BLUE  
WEST**  
CAPITAL

## DEAL TEAM

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# INVESTMENT HIGHLIGHTS

- Long-term net lease with over 9 years remaining
- Proven strong performing store evidenced by Dollar General's recent early lease extension
- Dollar General is committed to this location based upon an early lease extension
- Located just north of Interstate 64
- Dollar General recently did a store remodel
- 10% rental increases in each renewal option period
- Dollar General is an investment grade rated company (S&P BBB) with a \$49 billion market capitalization
- Minimal competition in the area
- Dollar General is an e-commerce resistant and recession proof company

This property can be purchased as a portfolio with two other Dollar Generals. The other stores are located in Winfield, MO and New Berlin, IL. OMs can be downloaded [here \(Winfield Link\)](#) and [\(New Berlin Link\)](#).





# INVESTMENT OVERVIEW



ADDRESS

126 Industrial Park Dr  
Grayville, IL 62844



PRICE

**\$1,065,000**



TENANT

**Dollar General**



LEASE EXPIRATION

**October 31, 2030**



RENTAL ESCALATIONS

**10% in Each Option**



PURCHASE PRICE

**\$1,065,000**

CAP RATE

**6.80%**

NET OPERATING INCOME

**\$72,414**

RENT COMMENCEMENT

**November 1, 2009**

LEASE EXPIRATION

**October 31, 2030**

RENTAL ESCALATIONS

**10% in Each Option**

RENEWAL OPTIONS

**Three 5-Year**

TENANT

**Dollar General**

CREDIT RATING

**Investment Grade (S&P: BBB)**

LEASE TYPE

**NN**

LANDLORD RESPONSIBILITIES

**Roof, Structure & Parking Lot (replacement only)\***

BUILDING SIZE

**9,014 SF**

LAND SIZE

**1.07 Acres**

YEAR BUILT

**2009**

## NOI SCHEDULE

NOI	CAM**	Date	Period	Increase	Cap Rate
\$72,414	\$3,700	Current	Current		6.80%
\$79,655	\$3,700	11/1/2030	Option 1	10.00%	7.48%
\$87,621	\$3,700	11/1/2035	Option 2	10.00%	8.23%
\$96,383	\$3,700	11/1/2040	Option 3	10.00%	9.05%

\*Tenant will reimburse for the maintenance and repair costs of the grassed and landscaped areas including irrigation systems, snow removal, repairs to parking lot (excluding capital expenditures), striping, and light poles.

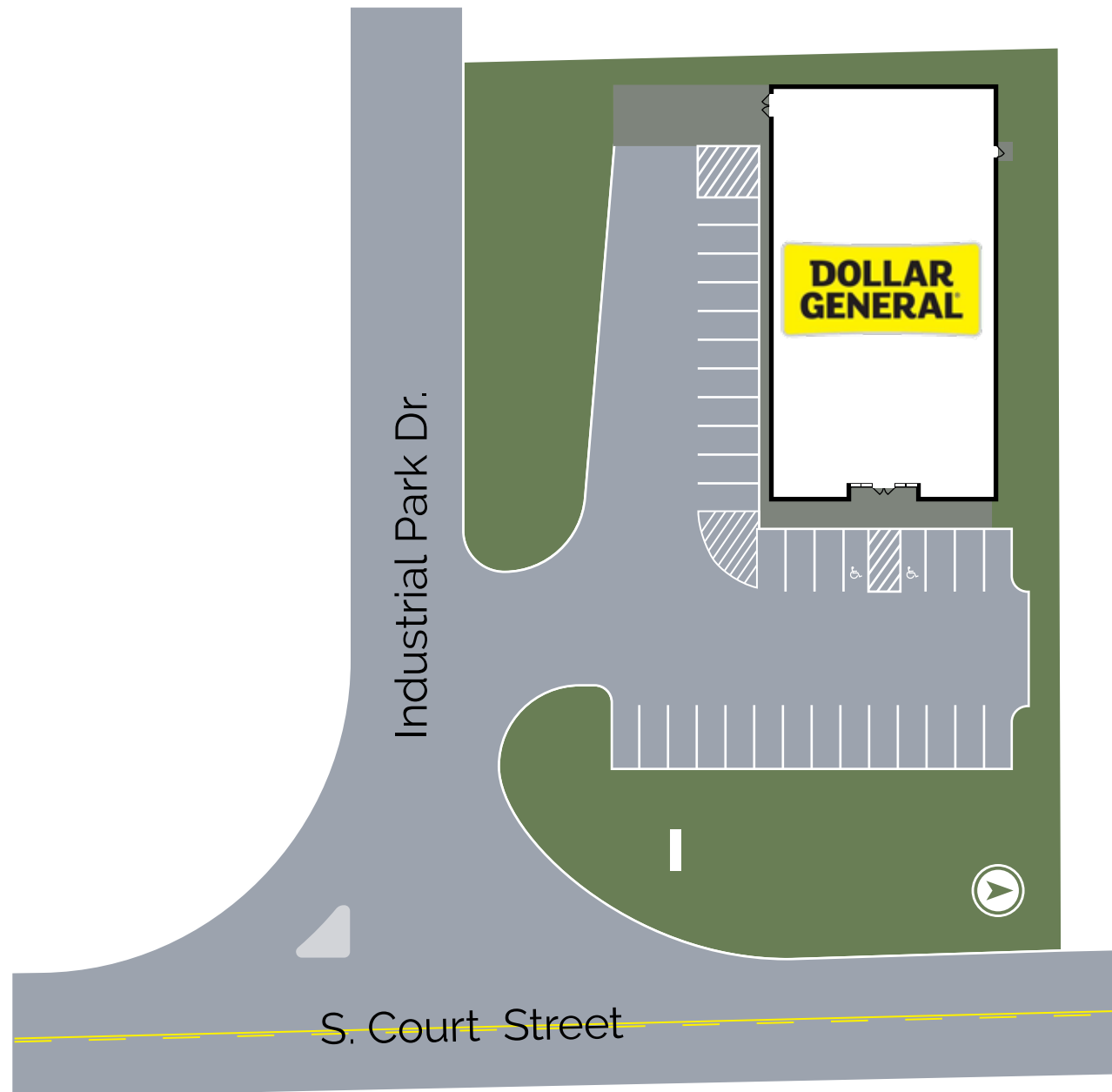
\*\* \*Tenant pays monthly CAM estimates of \$308.30, which can be adjusted up based upon actual expenses, and **are fully reconciled at the end of the year.**

*This property can be purchased as a portfolio with two other Dollar Generals. The other stores are located in Winfield, MO and New Berlin, IL. OMs can be downloaded here ([Winfield Link](#)) and ([New Berlin Link](#)).*

# AERIAL



# SITE PLAN





# MAP & DEMOGRAPHICS



## TOTAL POPULATION

5 miles	2,263
7 miles	3,503
10 miles	7,767



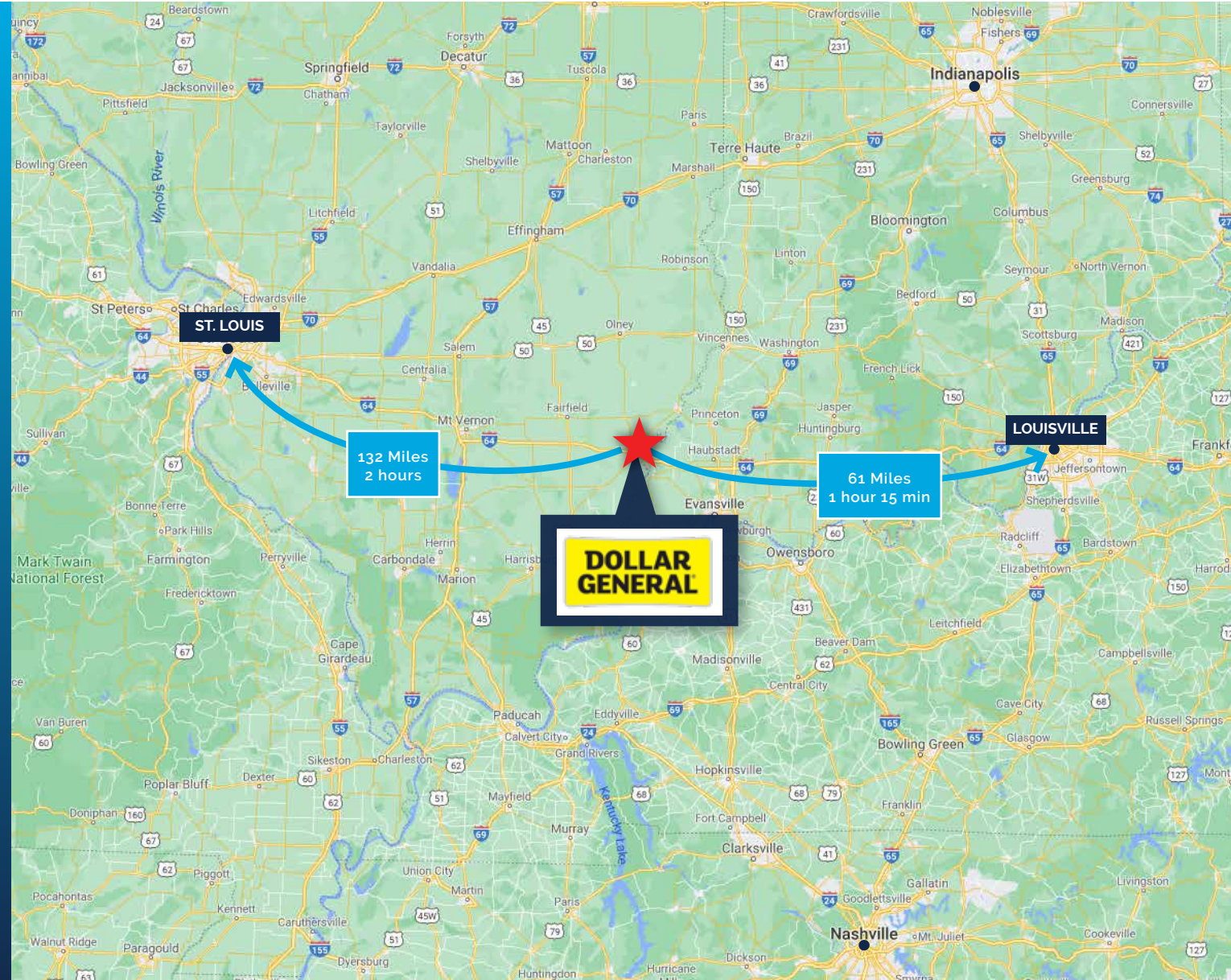
## TOTAL HOUSEHOLDS

5 miles	994
7 miles	1,504
10 miles	3,437



## AVERAGE HH INCOME

5 miles	\$62,555
7 miles	\$64,113
10 miles	\$61,490



# TENANT OVERVIEW

## DOLLAR GENERAL

**Dollar General** is a discount retailer that provides everyday low prices on name-brand products that are frequently used and replenished, such as food, snacks, health and beauty aids, as well as cleaning supplies, family apparel, housewares and seasonal items. Dollar General offers both name brand and generic merchandise — including off-brand goods and closeouts of name-brand items — in the same store, often on the same shelf. Although it has the word “dollar” in the name, Dollar General is not a dollar store by the strict definition of that term as most of its products are priced at more than \$1.00. However, goods are usually sold at set price points in the range of .50 to 60 dollars, excluding articles such as phone cards and loadable store gift cards.

Dollar General was originally founded in 1939 by Cal Turner Sr. and his father J.L. Turner in Scottsville, Kentucky as J.L. Turner & Son, Inc. The company changed its name to Dollar General Corporation in 1968. Today, Dollar General operates over 16,000 stores in 43 states. Dollar General is headquartered in Goodlettsville, TN.

Dollar General is an investment grade rated company with a Standard & Poor's rating of BBB. Dollar General is currently the only dollar store company to be investment grade rated. Dollar General is publicly traded on the New York Stock Exchange as DG with a market capitalization of approximately \$49 billion.

Website:	<a href="http://www.dollargeneral.com">www.dollargeneral.com</a>
Credit Rating:	Investment Grade (S&P: BBB)
Stock Symbol:	NYSE: DG
Market Capitalization:	\$49 billion
Number of Locations:	16,000+
Headquarters:	Goodlettsville, TN

**BBB**

Investment Grade  
S&P Credit Rating

**\$49 Billion**

Market Capitalization

**DG**

Stock Ticker

**16,000+**

Number of  
Stores

**1939**

Year Founded





## LOCATION OVERVIEW

**Grayville** is a city in Edwards and White counties Illinois. The City of Grayville was founded in 1810 and became popular for its oil. Grayville is just west of the largest bridge to Indiana south of Lawrenceville and the only interstate link between Illinois and Indiana south of Terra Haute. Grayville is about 130 miles east of St. Louis, MO and 40 miles northwest of Evansville, IN.



REPRESENTATIVE PHOTO, NOT ACTUAL PROPERTY

# ABOUT BLUE WEST CAPITAL

Blue West Capital focuses exclusively on the acquisition and disposition of single tenant net leased properties, retail shopping centers, and commercial investment properties nationwide. We do this by leveraging our 70+ years of combined commercial real estate experience with our proprietary marketing process to deliver the highest value and results to our broad client base of developers, private capital investors, high-net-worth individuals, and investment funds. Blue West Capital is headquartered in Denver, CO.



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## **Nationwide Reach**

Net lease investors across the US



## **70+ Years**

Experienced team of dedicated net lease professionals



## **Unparalleled Broker Cooperation**

Split fees 50-50 with all cooperating brokers



## **Shared Database**

Collaborative proprietary national database



## **Rocky Mountain Region Leader**

A year-over-year investment sales leader in the region



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#### DISCLAIMER

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