

OFFERING MEMORANDUM



Dollar General in Oregon, IL

1050 W PINES RD, OREGON, IL 61061



ESTD. 2010

InCommercial
Property Group



CHICAGO, IL

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Property Description

INVESTMENT OVERVIEW

InCommercial Property Group is pleased to offer the opportunity to acquire a long term, recently renewed Dollar General, located in the town of Oregon, IL within Ogle County. The subject site is priced at \$771,310 with a 7.25% cap rate. The property offers minimal landlord responsibilities, fully reimbursed taxes, and tenant paid CAM – a five-year option further securitizes this NN investment. Dollar General is a credit tenant and is publicly traded on the New York Stock Exchange (Symbol: DG) with a market capitalization in excess of \$39 billion. Dollar General operates more than 15,000 stores located in 45 states.

INVESTMENT HIGHLIGHTS

- 9,014 SF building
- Year Built: 2004
- Lease Structure: NN (Landlord responsibilities include roof and structure – taxes reimbursed by tenant)
- Lease Commencement Date: 8/31/2019
- Lease Expiration Date: 8/31/2024
- Recent Extension: 8/31/2019
- Rent Escalation: \$466/month – \$5,592/year
- Renewal Options: One (1) five-year option remaining
- Corporate Guarantee: Dollar General Corporation
- Landlord Responsibilities: Roof, Landscaping, Snow Removal, Parking Lot

\$771,310

PRICE

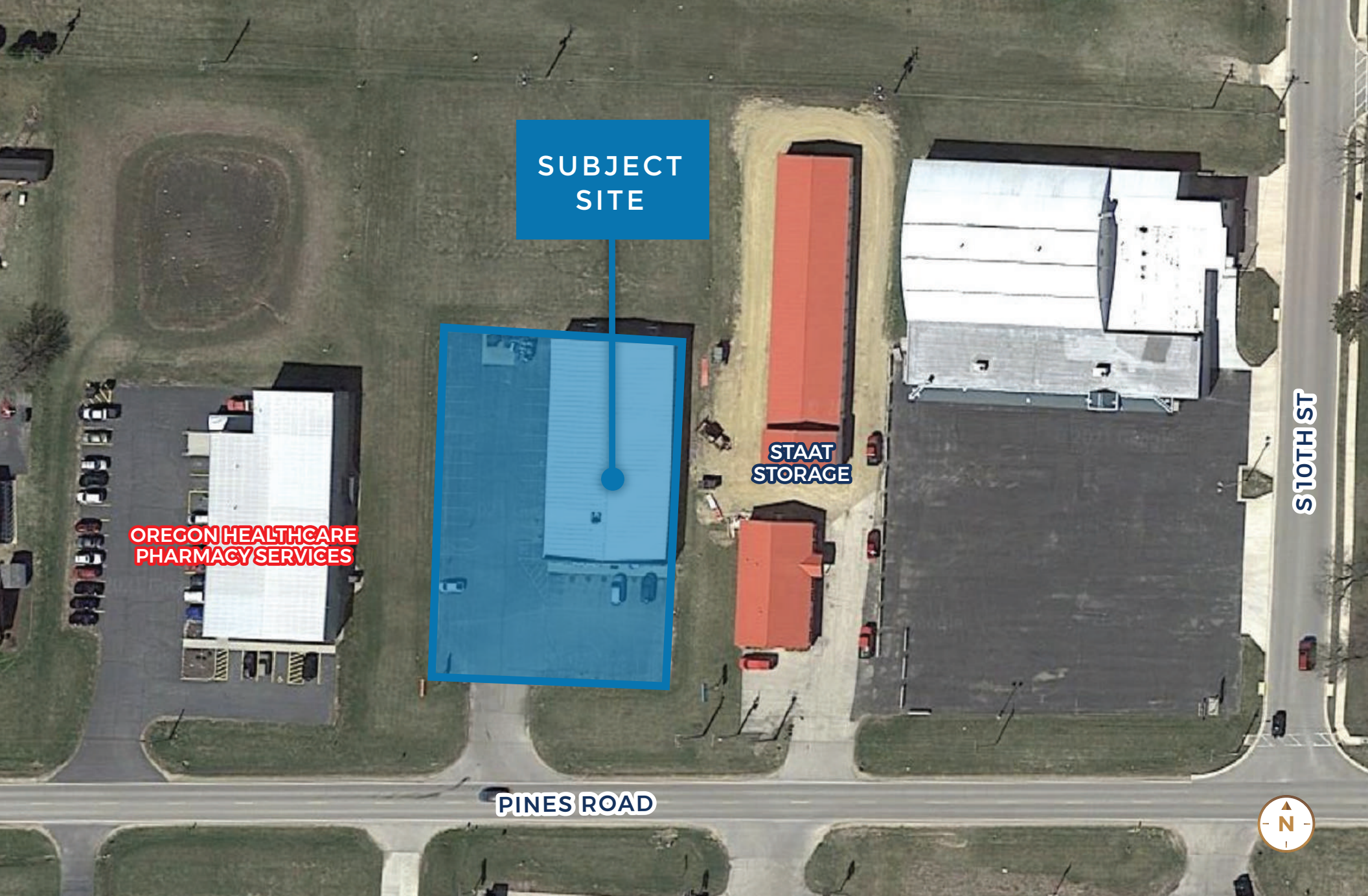
\$55,920

NOI

7.25%

CAP RATE





SUBJECT
SITE

OREGON HEALTHCARE
PHARMACY SERVICES

STAAT
STORAGE

PINES ROAD

S 10TH ST



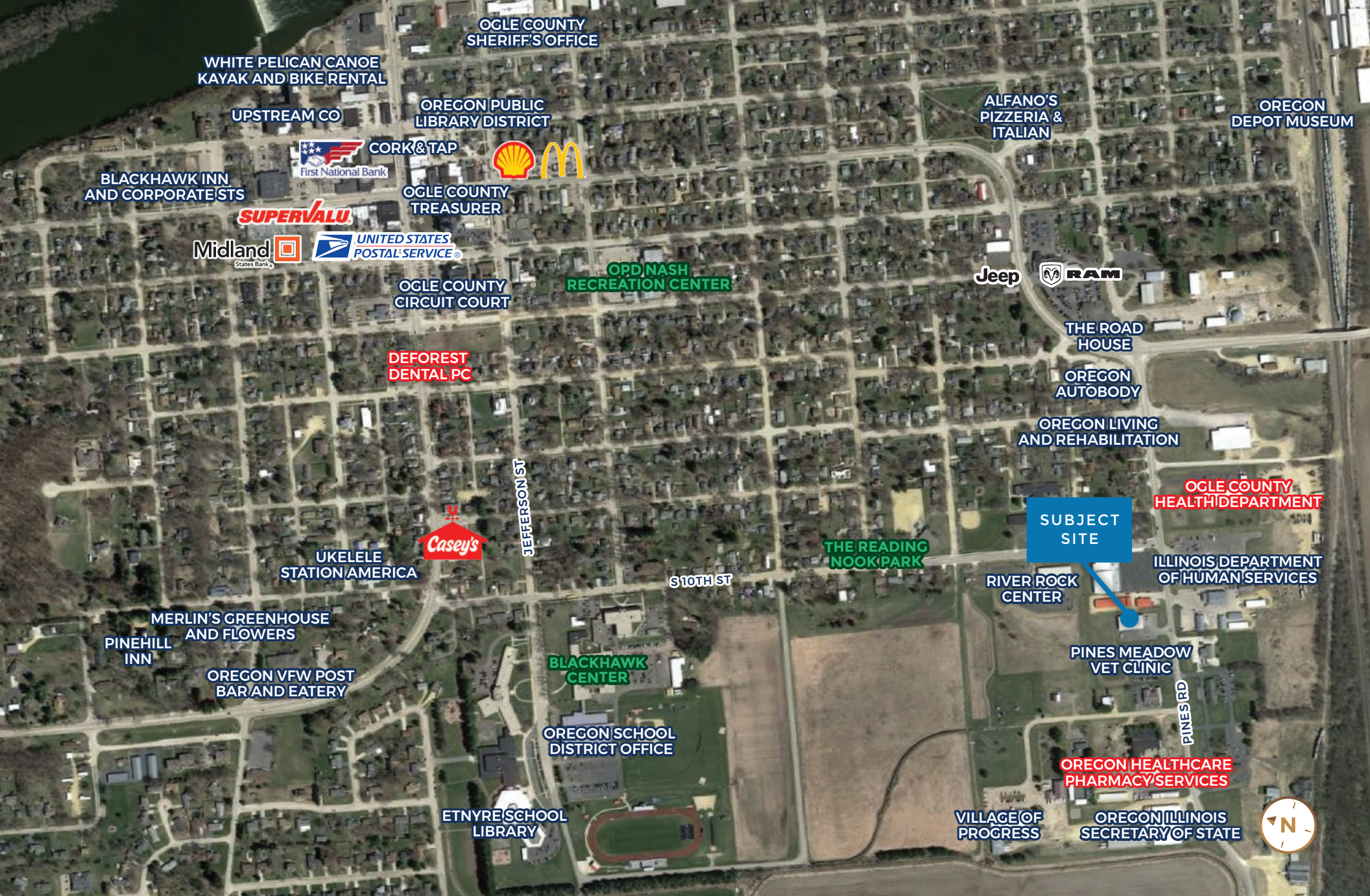
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Market Overview

OREGON, IL

Notorious for its proximity to Rock River, the city of Oregon boasts an abundance of natural beauty and rich artistic history. Art studios, festivals, museums, and memorials pepper the verdant landscape.

The close-knit city hosts dozens of special events each year, garnering interest from many of its 4,000 residents. Along with plentiful local eateries and outdoor recreation centers, Oregon is also home to the county clerks, judges, sheriff, and Secretary of State facilities.

	1 MILE	3 MILES	5 MILES
POPULATION	2,786	4,640	6,375
HOUSEHOLDS	1,258	2,078	2,821
AVG. HHI	\$72,075	\$80,570	\$83,252



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.





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