



ABSOLUTE NNN LEASED DOLLAR STORE FOR SALE

REPRESENTATIVE PHOTO

**DOLLAR GENERAL**

2111 N Park Ave, Herrin, IL 62948

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# DOLLAR GENERAL

2111 N Park Ave | Herrin, IL 62948

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

## EXECUTIVE SUMMARY

**SALE PRICE** **\$1,297,846**

**CAP RATE** **6.5%**

### INVESTMENT SUMMARY

NOI:	\$84,360
Cap Rate:	6.5%
Price / SF:	\$143.79
Building Size:	9,026 SF
Land Acreage:	0.96 Acres
Year Built:	2013

### LEASE SUMMARY

Lease Type:	Absolute NNN
Taxes / CAM / Insurance:	Tenant Responsibility
Roof / Structure:	Tenant
Original Lease Term:	15 Years
Term Remaining:	7+ Years
Commencement Date:	July 28, 2013
Term Expiration:	July 31, 2028
Options:	Four (4), Five Years
Increases:	Yes; In Initial Term and Options
Guarantor:	Dollar General Corporation

### INVESTMENT HIGHLIGHTS

- Absolute NNN Lease with Zero Landlord Responsibilities
- 9,026 Square Foot Build to Suit for Dollar General Located on .96 Acres of Land
- Over 7 Years Remaining on Original 15 Year Lease Equipped with Increases in the Original Term and the Option Periods
- Investment Grade Dollar Store with "BBB" Credit Rating by Standard & Poor's
- Dollar General Reported 30 Consecutive Quarters of Same Store Sales Growth
- In Close Proximity to Herrin Hospital | 114-beds | Newly Expanded Emergency Department
- Average Household Income within 5 Miles Exceeds \$47,792
- Population within 5 Mile Radius Exceeds 25,076 Residents
- Surrounded by Numerous Retailers: Kroger, Sonic, Walmart, Walgreens, O'Reilly's, McDonald's, Taco Bell, KFC and More

LEASE ABSTRACT



LEASE SUMMARY

Lease Type:	Absolute NNN
Taxes / Insurance / CAM:	Tenant Responsibility
Roof / Structure:	Tenant
Term Remaining:	7+ Years
Original Lease Term:	15 Years
Commencement Date:	July 28, 2013
Current Term Expiration:	July 31, 2028
Options:	Four (4), Five Years
Increases:	Yes; In Initial Term and Options
Guarantor:	Dollar General Corporation
Estoppel:	20 Days

ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1 - 10	\$84,360.00	\$7,030.00
Years 11 - 15	\$86,892.00	\$7,241.00
Option 1	\$95,580.00	\$7,965.00
Option 2	\$105,144.00	\$8,762.00
Option 3	\$115,656.00	\$9,638.00
Option 4	\$127,224.00	\$10,602.00
Base Rent (9,026 SF)		\$9.35
Net Operating Income		\$84,360

# DOLLAR GENERAL

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## TENANT PROFILE - DOLLAR GENERAL



### OVERVIEW

Company:	Dollar General
Founded:	1939
Total Revenue:	\$20.369 Billion
Net Income:	\$1.165 Billion
Net Worth:	14,700
Headquarters:	Goodlettsville, Tennessee
Website:	<a href="http://www.dollargeneral.com">www.dollargeneral.com</a>

### TENANT HIGHLIGHTS

- The company Cal Turner co-founded went public as **DG Corporation** in 1968
- In 2000 Dollar General opened a new corporate HQ in Goodlettsville, TN
- In 2016, Dollar General announced plans to hire 10,000 new employees

### TENANT OVERVIEW

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of August 2017, Dollar General operated over 16,500 stores in 45 of the 48 contiguous United States (the exceptions being three states in the Northwest: Idaho, Montana, and Washington).

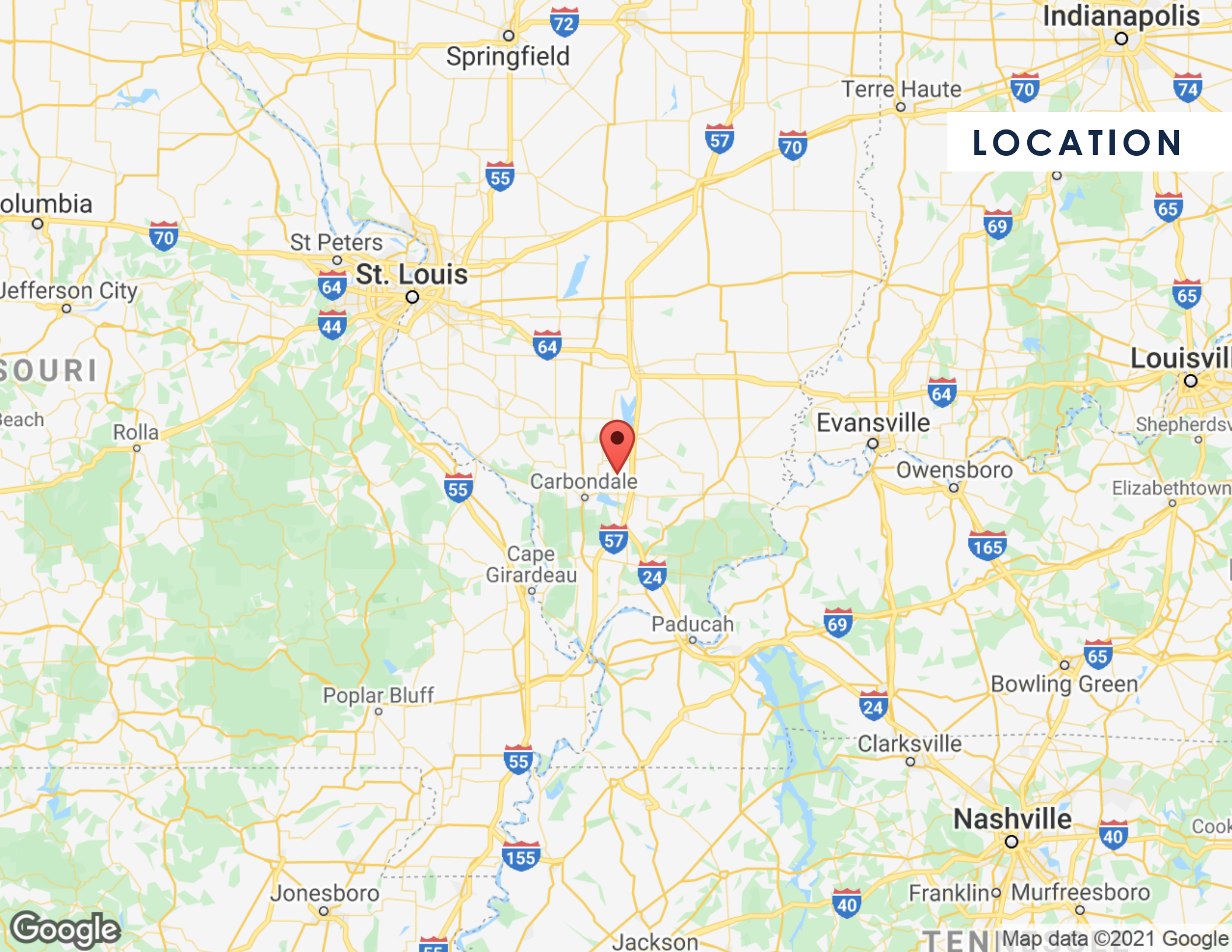
The company first began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky by James Luther Turner and Cal Turner. In 1968 the name changed to Dollar General Corporation and the company went public on the New York Stock Exchange. Fortune 500 recognized Dollar General in 1999 and in 2018 reached #123. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$21 billion in 2017.

Dollar General has its origins in Scottsville, Kentucky from James Luther "J.L." Turner and his son Cal Turner. James Turner's father died in an accident in 1902 when James was only 11. James had to quit school and never completed his education so he could work the family farm and help provide for his mother and siblings.





**REGIONAL**



**LOCATION**



**AERIAL**





# DOLLAR GENERAL

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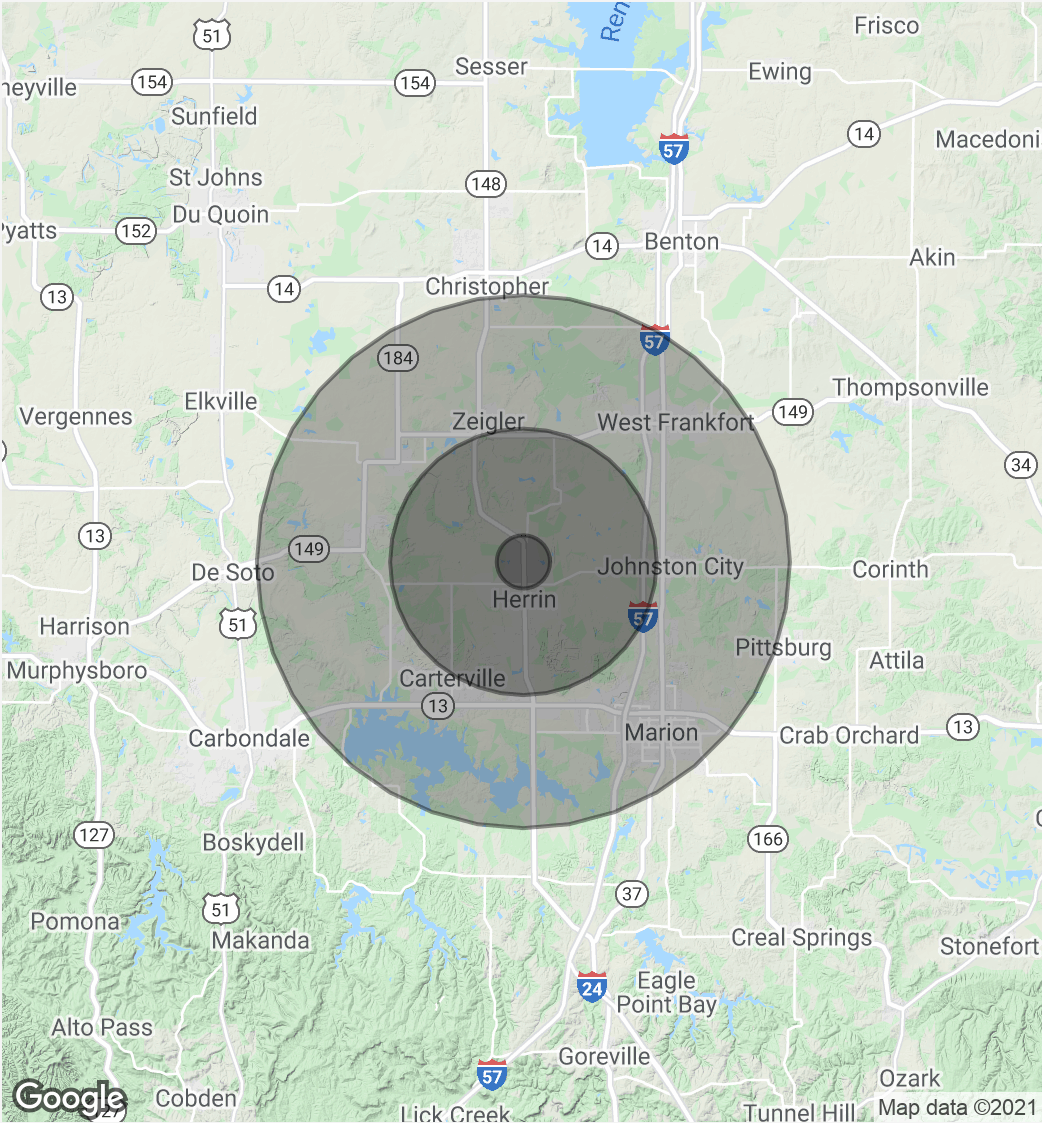
## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	993	25,076	79,837
Average age	38.4	39.0	39.9
Average age (Male)	37.6	36.9	38.1
Average age (Female)	39.3	40.8	41.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	397	10,317	32,740
# of persons per HH	2.5	2.4	2.4
Average HH income	\$42,831	\$47,792	\$49,345
Average house value	\$103,265	\$100,299	\$98,774

\* Demographic data derived from 2010 US Census



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