



ABSOLUTE NNN DOLLAR STORE FOR SALE

REPRESENTATIVE PHOTO

DOLLAR GENERAL

21665 Shawneetown Rd, Thompsonville, IL 62890

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CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

EXECUTIVE SUMMARY

SALE PRICE **\$1,175,261**

CAP RATE **6.5%**

INVESTMENT SUMMARY

NOI:	\$76,392
Cap Rate:	6.5%
Price / SF:	\$130.21
Building Size:	9,026 SF
Land Acreage:	1.25 Acres

LEASE SUMMARY

Lease Type:	Absolute NNN
Taxes / CAM / Insurance:	Tenant Responsibility
Roof / Structure:	Tenant Responsibility
Original Lease Term:	15 Years
Term Remaining:	8+ Years
Commencement Date:	March 18, 2015
Term Expiration:	March 31, 2030
Options:	Three (3), Five Years
Increases:	Yes; In Options
Guarantor:	Corporate

INVESTMENT HIGHLIGHTS

- Absolute NNN with Zero Landlord Obligations
- 9,026 Square Foot Build to Suit for Dollar General in 2015 Located on 1 Acre of Land
- Over 8 Years Remaining on Original 10 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
- Average Household Income within 5 Miles Exceeds \$51,806
- Population within 10 Miles Exceeds 11,855 Residents

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LEASE ABSTRACT



LEASE SUMMARY

Lease Type:	Absolute NNN
Taxes / Insurance / CAM:	Tenant Responsibility
Roof / Structure:	Tenant Responsibility
Term Remaining:	8+ Years
Original Lease Term:	15 Years
Commencement Date:	March 18, 2015
Current Term Expiration:	March 31, 2030
Options:	Three (3), Five Years
Increases:	Yes; In Options
Guarantor:	Dollar General Corporation
Estoppel:	20 Business Days

ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
March 2015 - March 2030	\$76,392.00	\$6,366.00
Option 1	-	-
April 2030 - March 2035	\$84,036.00	\$7,003.00
Option 2	-	-
April 2035 - March 2040	\$92,436.00	\$7,703.00
Option 3	-	-
April 2040 - March 2045	\$101,688.00	\$8,474.00
Base Rent (9,026 SF)		\$8.46
Net Operating Income		\$76,392

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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:	www.dollargeneral.com

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

AERIAL

21665 Shawneetown Rd | Thompsonville, IL 62890

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	83	2,430	11,855
Average age	40.2	41.1	41.1
Average age (Male)	40.4	40.8	40.2
Average age (Female)	40.1	41.4	41.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	31	946	4,708
# of persons per HH	2.7	2.6	2.5
Average HH income	\$53,466	\$51,806	\$47,959
Average house value		\$89,787	\$92,834

This map illustrates the geographic context of Thompsonville, Indiana, with concentric circles indicating travel time buffers. The 10-minute buffer (innermost) covers a small area around Thompsonville. The 20-minute buffer (middle) extends to include nearby towns like Akin and Frisco. The 30-minute buffer (outermost) covers a large area, including towns like Waltonville, Sesser, and Marion. Major roads shown include I-57 and I-14. The map also shows Rend Lake and various smaller roads and highways.

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