

# DOLLAR GENERAL

514 US-12, Webster, SD 57274



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# **PURCHASE PRICE | \$1,250,000 | CAP RATE | 6.22%**

Net Operating Income:	\$77,700
Price Per Square Foot:	\$138,49
Lease Extension Date:	11/25/2014
Lease Expiration Date:	11/30/2029
Lease Type:	NNN
Rent Increases:	3% on 11/1/2024
Options:	(4), 5 Years
Guarantor:	Corporate
Rentable Square Feet:	9,026 SF
Lot Size:	1.12 Acres
Year Built:	2014



## **ADDRESS**

**514 US-12, Webster, SD 57274**

**DOLLAR  
GENERAL®**

# OVERVIEW

The subject property is a 9,026 square foot commercial retail building built on 1.12 acres. This Dollar General was constructed in 2014 as a build to suit for corporate Dollar General. The location serves the general community of the City of Webster along the east/west corridor of US Hwy 12. The subject offering represents an ideal opportunity for a 1031 exchange buyer or a "passive" investor to attain the fee simple ownership of this Dollar General, the nation's top dollar store.

8.5 YEARS REMAINING ON PRIMARY TERM

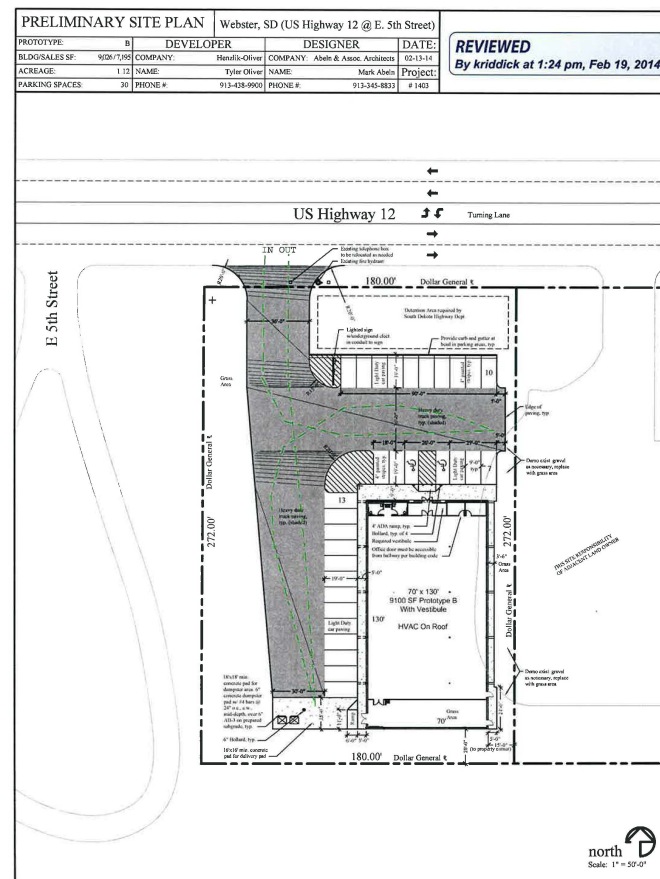
ABSOLUTE NNN LEASE

RARE DOLLAR GENEWRAL 3% RENT INCREASE ON 11/1/2014

4 FIVE YEAR OPTIONS (10% RENT INCREASES AT OPTIONS)

STRATEGIC INVESTMENT OFFERING A LONG TERM SECURITY OF CASH FLOW IN A NON-INCOME TAX STATE

## RENT ROLL



TENANT INFO		LEASE TERMS		CURRENT RENT	RENT INCREASES		OPTIONS	LEASE TYPE
TENANT NAME	SQUARE FEET	COMMENCEMENT DATE	LEASE EXPIRATION	ANNUAL BASE RENT	DATE	ANNUALLY		LEASE TYPE
Dolgen Midwest LLC	9,026 S.F.	11/23/2014	11/30/2029	Current = \$77,700 11/1/2024 = \$80,031	12/1/2029	\$88,034	(4: 5 Yr) Options	NNN
					12/1/2034	\$96,837		
					12/1/2039	\$106,521		
					12/1/2044	\$117,173		
					10% Annual Rent Increases In Each Option			





## HIGHLIGHTS

### STRONG GUARANTEE AND SITE COMMITMENT

Lease is guaranteed by investment grade tenant - Dollar General with more than 16,700 locations. Dollar General is an American chain of variety stores in the rural U.S. with revenue reaching \$26 billion in 2019. Dollar General is considered an essential business with stores open and operating during the COVID-19 pandemic.



### THE WEBSTER COMMUNITY HAS MUCH TO OFFER

Fishing • Hospital • Free city campground • Waubay Wildlife Refuge  
Fort Sisseton State Park • Nine hole par 36 golf course  
Blue Dog State Fish Hatchery • Museums • Waterfowl hunting  
30 great fishing lakes within 30 miles  
80+ miles groomed snowmobile trails  
Accredited school • Heated outdoor pool Webster was platted in 1881, and incorporated in 1895 as a city.

Hunters also love the Webster area, which offers fantastic goose and duck hunting. Webster and Day County are on the direct migration route for thousands of geese making their way down the central flyway, as well as located in the heart of the Prairie Pothole region with the largest duck production in the continental U.S. The area is also popular for hunting pheasants, doves, whitetail deer, coyote, and fox.



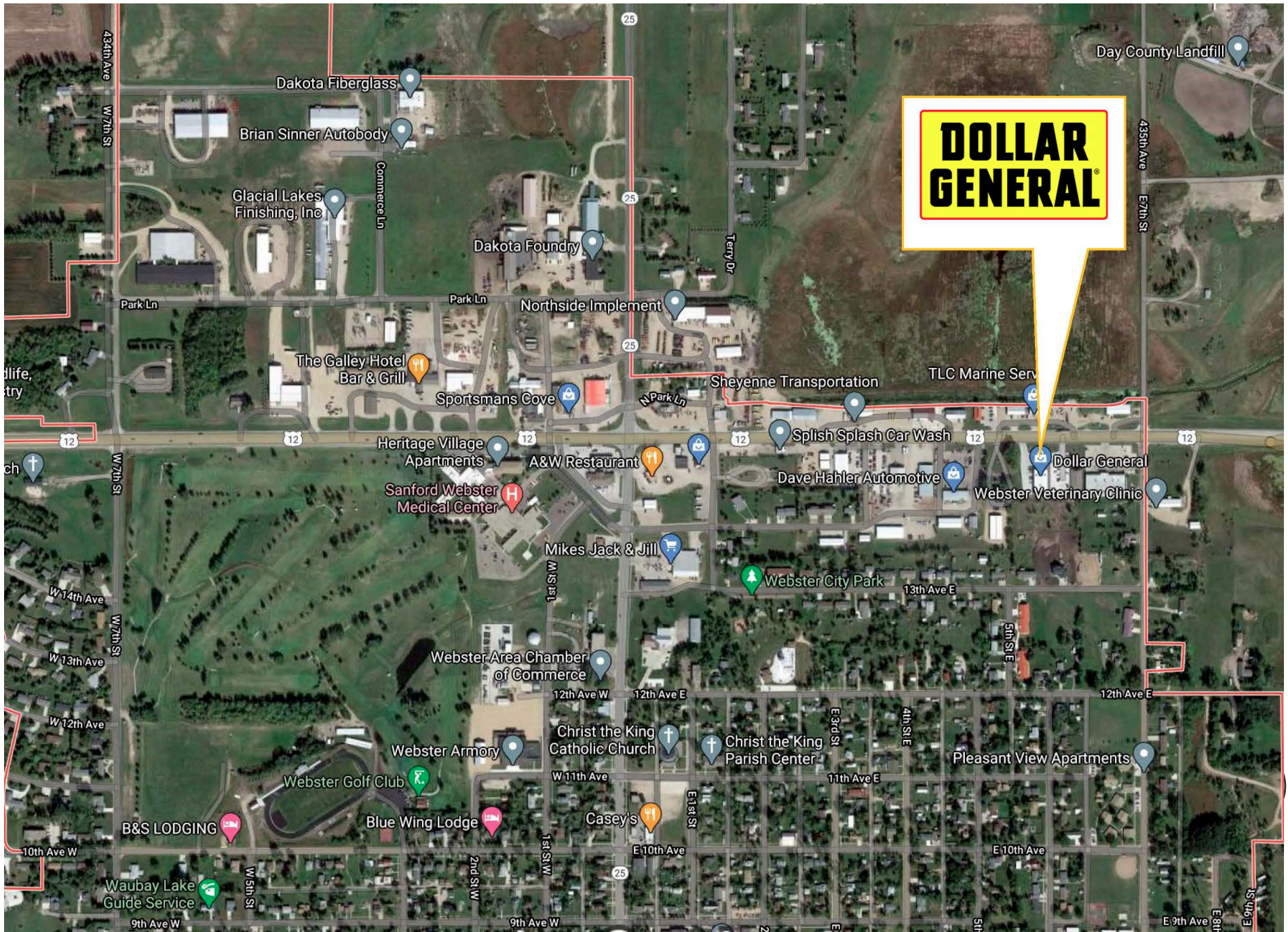
### ABSOLUTE NNN LEASE | ZERO LANDLORD RESPONSIBILITIES

Tenant pays for taxes, insurance and maintains all aspects of the premises. There are no Landlord responsibilities. Ideal, management free investment for a passive investor.





LOCATION  
AERIAL





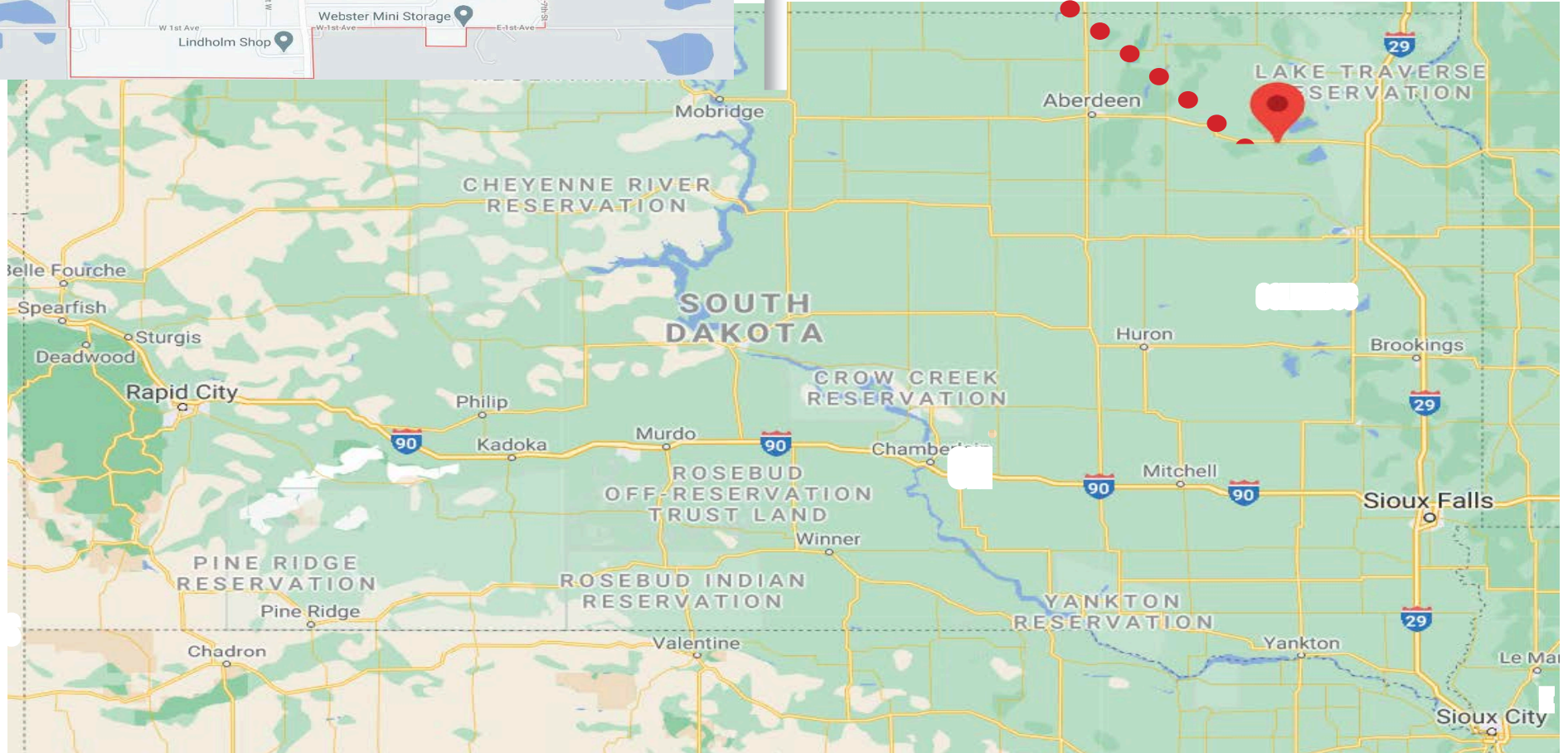
**DOLLAR  
GENERAL**



## LOCATION

### PROPERTY LOCATION

Webster is located in the heart of the glacial lakes area in northeast South Dakota at the junction of Highways 12 & 25 or just 30 minutes west on Highway 12 off the I-29 Summit exit. The Glacial Lakes region of South Dakota offers some of the best fishing, hunting and outdoor activities for residents and visitors to the area. With a variety of lakes within 30 minutes of the county seat of Webster, some may call it a fisherman's paradise.



# DEMOGRAPHICS

## Geography

According to the U.S. Census Bureau, the county has a total area of 1,091 square miles, of which, 1,029 square miles is land and 62 square miles is water.

## Cities and towns

Andover, Bristol, Butler, Crandall, Grenville, Holmquist, Lily, Pierpont, Roslyn, Waubay and Webster

## Townships of Day County

Andover, Bristol, Butler, Central Point, Egeland, Farmington, Grenville, Highland, Holmquist, Homer, Independence, Kidder, Kosciusko, Liberty, Lynn, Morton, Nutley, Oak Gulch, Racine, Raritan, Rusk, Scotland, Troy, Union, Valley, Waubay, Webster, Wheatland and York

## Adjacent counties

Marshall County, South Dakota - north  
Roberts County, South Dakota - east  
Grant County, South Dakota - southeast  
Codington County, South Dakota - southeast  
Clark County, South Dakota - south  
Spink County, South Dakota - southwest  
Brown County, South Dakota - west

## Major highways

U.S. Highway 12  
SD Highway 25  
SD Highway 27

## National protected area

Waubay National Wildlife Refuge

## Commissioners (as of Jan. 1, 2013)

Rick Tobin, chairman; Gary Block, Linda Walters, Jim Tompkins and Darrell Hildebrant

## Demographics

### Historical populations

Census	Pop.	%±
1900	12,254	—
1910	14,372	+17.3%
1920	15,194	+5.7%
1930	14,606	-3.9%
1940	13,565	-7.1%
1950	12,294	-9.4%
1960	10,516	-14.5%
1970	8,713	-17.1%
1980	8,133	-6.7%
1990	6,978	-14.2%
2000	6,267	-10.2%
2010	5,710	-9.6%

As of the census of 2010, census officials released further Day County figures which will give local officials a better picture of their respective communities.

Day County now has a population of 5,710 of which 5,030 are white, 542 are Native American, 12 Asian and 62



# WEBSTER, SOUTH DAKOTA

Webster is located in the heart of the glacial lakes area in northeast South Dakota at the junction of Highways 12 & 25 or just 30 minutes west on Highway 12 off the I-29 Summit exit. The Glacial Lakes region of South Dakota offers some of the best fishing, hunting and outdoor activities for residents and visitors to the area. With a variety of lakes within 30 minutes of the county seat of Webster, some may call it a fisherman's paradise.



When Webster paints the town orange and fly-ing pumpkins soar through the air, it's a day you won't want to miss.



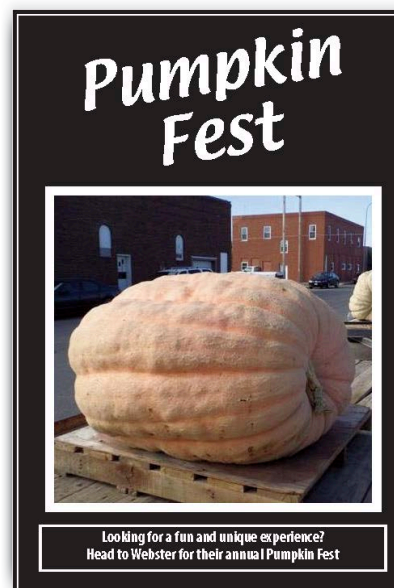
The annual Pumpkin Festival and night parade held every second weekend in October is a day packed full of activities for the whole family. Young and old take part in this weekend of non-stop fun.



The event features Main Street entertainment, pumpkin Olympics for the kids, artistic pumpkin decorating contests, bingo, a 5K run and fun walk, a baking contest, pie eating contests, horse-drawn hayrides and, of course, the state's largest pump-kins!

The pumpkins are weighed, and winners are announced at the festival. Winning pumpkin have weighed over 1,000 pounds with the 2010 pumpkin weighing 1,055 pounds; the year before the winner was 1,017 pounds.

Other entertainment includes Webster's Autumn Parade of Lights. The Cruisin' Classics Car Show and pumpkin catapulting have also been successful at previous festivals.





## Company Profile

Dollar General Corporation has been delivering value to shoppers for more than 80 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 16,720 stores in 46 states as of July 31, 2020. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo. Learn more about Dollar General at [www.dollargeneral.com](http://www.dollargeneral.com).

**\$27.8B**

\$27.8 Billion in Net Sales for FY 2019

**\$2.2B**

\$2.2 Billion in Cash Flows from Operations in FY 2019

**16,720**

16,720 stores as of July 31, 2020.

**30**

30 consecutive years of same-store sales growth through FY 2019

