

SINGLE TENANT NN

Investment Opportunity

**DOLLAR
GENERAL®**



4809 Avenue O

FORT MADISON IOWA

REPRESENTATIVE PHOTO

 **SRS** | NATIONAL
NET LEASE
GROUP

PRESENTED BY

DG

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SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a NN leased, investment grade (S&P: BBB), Dollar General investment property located in Fort Madison, Iowa. The tenant, Dolgencorp, Inc., executed a 5-year lease extension in 2019 providing for an initial term through December 2024 with 2 additional (5-year) options to extend, demonstrating their commitment to the site. The lease features 5% rental increases at the beginning of each option period, growing NOI and hedging against inflation. The lease is signed by the corporate entity (S&P: BBB) and is NN with landlord responsibilities limited to roof, structure, paved areas, interior/exterior utility lines, and HVAC (repairs over \$750).

Dollar General is strategically located along Avenue O, a major retail and commuter thoroughfare for the trade area averaging 11,900 vehicles passing by daily. The site benefits from excellent visibility via significant street frontage along Avenue O. Additionally, there is limited competition in the surrounding trade area, providing the store with a consistent consumer base in Fort Madison. The 5-mile trade area is supported by nearly 13,000 residents and 7,000 daytime employees with an average household income of \$63,000.

OFFERING

Pricing	\$477,275
Net Operating Income	\$38,182
Cap Rate	8.00%
Tenant	Dolgencorp, Inc. (S&P: BBB)
Lease Type	NN
Landlord Responsibilities	Roof, Structure, Paved Areas, Interior/ Exterior Utility Lines, HVAC
Sales Reporting	No

PROPERTY SPECIFICATIONS

Rentable Area	19,000 SF
Land Area	2.77 Acres
Property Address	4809 Avenue O Fort Madison, Iowa 52627
Year Built	1998
Parcel Number	02-47-14-01-477-0020
Ownership	Fee Simple (Land & Building)

Recent Lease Extension | Options to Extend | Investment Grade Tenant (S&P: BBB)

- Dolgencorp, Inc. executed a 5-year lease extension in 2019 providing for an initial term through December 2024 with 2 additional (5-year) options to extend, demonstrating their commitment to the site
- The lease features 5% rental increases at the beginning of each option period, growing NOI and hedging against inflation

NN Leased | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant reimburses for CAM, taxes, and insurance
- Landlord maintains and carries General Liability Insurance for Common Area
- Landlord responsibilities limited to roof, structure, paved areas, interior/exterior utility lines, and HVAC repairs over \$750

Located Along Avenue O | Excellent Visibility & Access | Limited Competition in Trade Area

- Located along Avenue O, a major retail and commuter thoroughfare averaging 11,900 vehicles passing by daily
- Excellent visibility via significant street frontage situated along Avenue O
- Multiple points of ingress/egress, providing ease/convenience for customers
- Limited competition in the surrounding trade area, providing the store with a consistent consumer base in Fort Madison

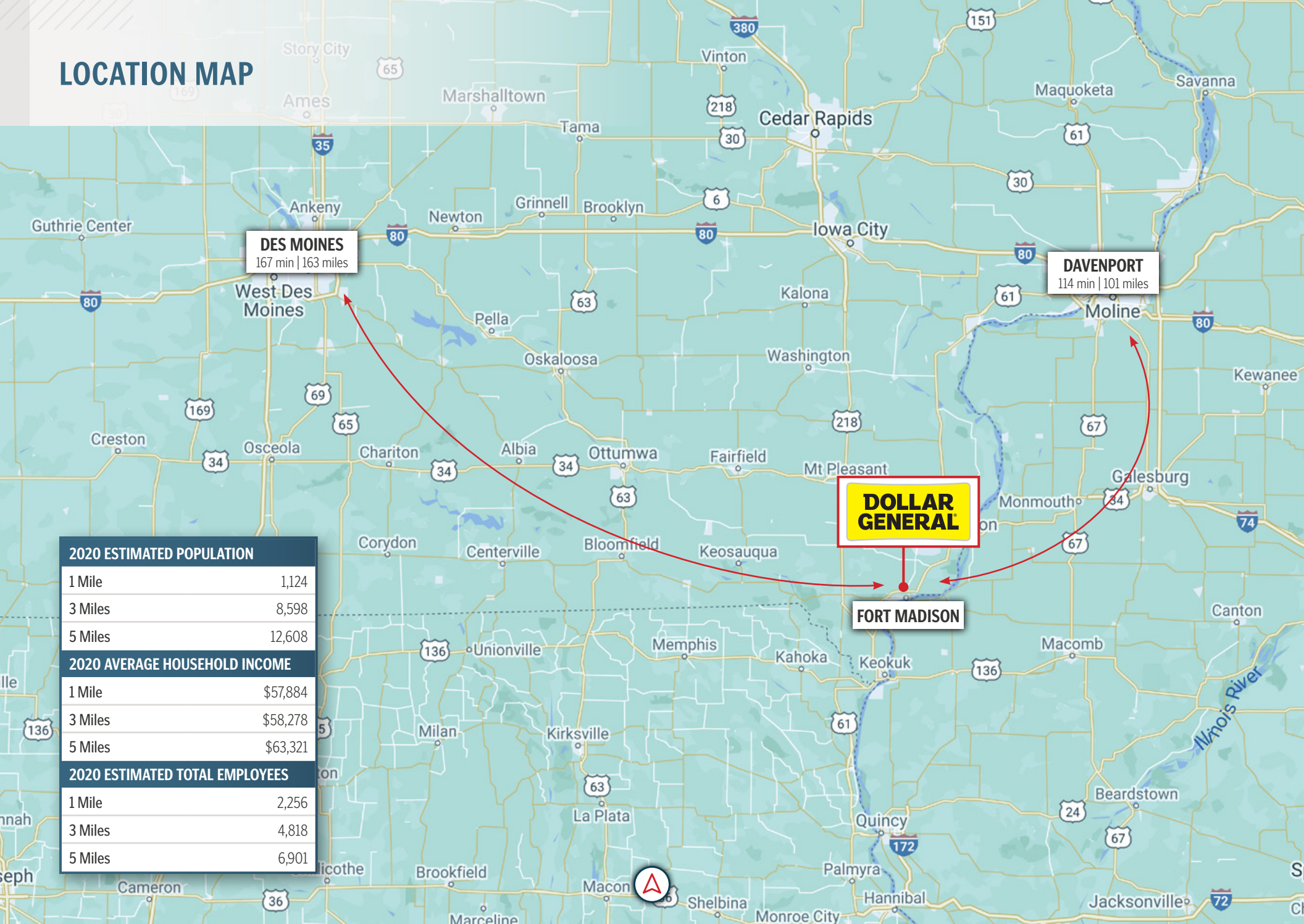
Local Demographics in 5-Mile Trade Area

- Nearly 13,000 residents and 7,000 employees support the trade area
- \$63,000 average household income





LOCATION MAP



RENT ROLL



LEASE TERM						RENTAL RATES					
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
Dolgencorp, Inc.	19,000	7/1/1998	12/31/2024	Current	-	\$4,508	\$0.24	\$54,096	\$2.85	NN	2 (5-Year)
											5% Increase at Beg. of Each Option

OPERATING CASH FLOW		IN-PLACE
Potential Rental Revenue		\$54,096
Potential Reimbursement Revenue		\$8,400
Effective Gross Revenue		\$62,496
Less Expenses		(\$24,314)
Net Operating Income		\$38,182

OPERATING EXPENSES	IN PLACE	PSF/YR
Taxes:	\$18,074	\$0.95
Insurance:	\$3,989	\$0.21
CAM	\$2,251	\$0.12
Total:	\$24,314	\$1.28

PRICING SUMMARY	
Price:	\$477,275
Price/SF:	\$29
Net Operating Income:	\$38,182
Cap Rate:	8.00%

NOTES	
1.	Insurance, Taxes, and CAM expenses are per the seller.
2.	Landlord maintains and carries General Liability Insurance for Common Area.
3.	Tenant reimburses \$100/month for CAM and \$600/month for Taxes and Insurance.



DOLLAR GENERAL

dollargeneral.com

Company Type: Public (NYSE: DG)

Locations: 16,979+

2020 Employees: 143,000

2020 Revenue: \$27.75 Billion

2020 Net Income: \$1.71 Billion

2020 Assets: \$22.83 Billion

2020 Equity: \$6.70 Billion

Credit Rating: S&P: BBB

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 16,979 stores in 46 states as of October 30, 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. Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. Dollar General Corporation was founded in 1939.



SRS

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NET LEASE
GROUP

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**LARGEST REAL ESTATE
SERVICES FIRM**
in North America
exclusively dedicated
to retail

1.7K+

**RETAIL
TRANSACTIONS**
company-wide
in 2020

500+

**NET LEASE
PROPERTIES SOLD**
in 2020

\$1.9B

**NET LEASE
TRANSACTION VALUE**
in 2020

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