

OFFERING MEMORANDUM



Dollar General Acquisition Opportunity

590 U.S. HWY 41 ALT S, DIXON, KY 42409

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 this Dollar General Property in Dixon, KY. The property is well-located on Hwy 41, and high traffic suggests excellent lease renewal potential. This property is priced at \$826,152 with a cap rate of 7.25% with strong potential for renewal rent increases. 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
- Lot Size: 1.03 acres
- Year Built: 2006
- Lease Structure: NN
- Lease Expiration Date: 6/30/2022
- Corporate Guarantee: Dollar General Corporation
- Renewal Options: Five (5) periods of five (5) years each:
 - Option Period 1: \$4,620/month
 - Option Period 2: \$5,082/month
 - Option Period 3: \$5,590.20/month
 - Option Period 4: \$6,149.22/month
 - Option Period 5: \$6,764.14/month

\$826,152

PRICE

\$59,896

NOI

7.25%

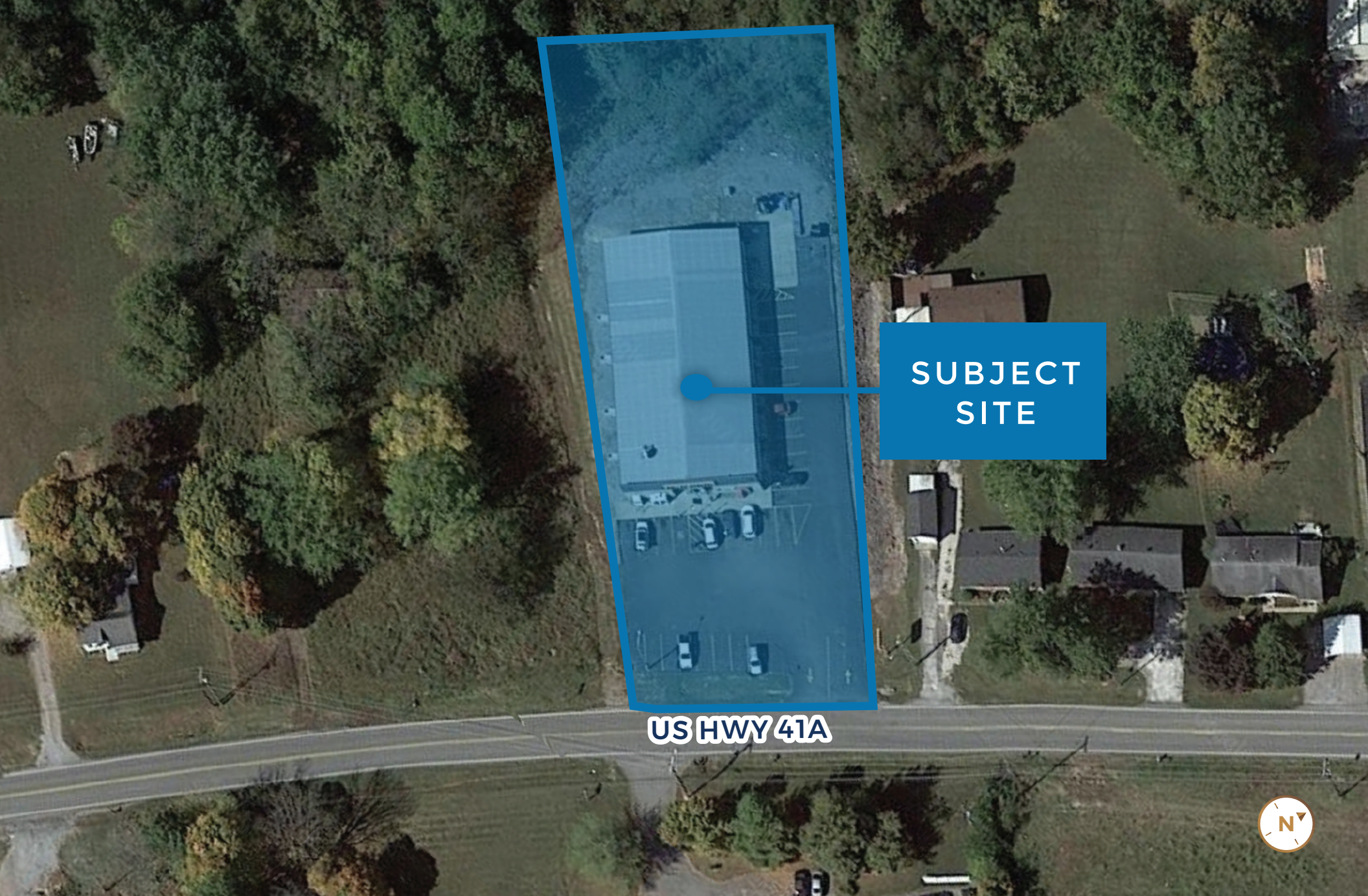
CAP RATE



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US HWY 41A

SUBJECT
SITE





**SUBJECT
SITE**

**WEBSTER
COUNTY
HIGH SCHOOL**
600+ students



**FAIRVIEW
CHURCH OF CHRIST**

**VICTORY
WORSHIP CENTER**

US HWY 41A

**DIXON
DRUGSTORE**

**TOWNSEND
FOOD CENTER**

**WEBSTER COUNTY
EXTENSION OFFICE**

**TEDDY'S COLLISION
CENTER AND
BODY SHOP**

**HILL'S DAIRY
MAID**

OT'S CAFE
3,015 (VPD)

**LARRY'S
USED CARS**

**FRASIER
CONCRETE**

**KENTUCKY
MAINTENANCE
GARAGE**



Market Overview

DIXON, KY

Incorporated in 1860, Dixon boasts an abundance of historical homes, with multiple sites in town bearing the history of hosting Civil War skirmishes in the mid-1800s. Baker Park acts as the central gathering spot, hosting concerts, sporting events, and other outdoor activities for the small but tightly-knit community of residents in the area.

Also located within Dixon is the Webster County School District, which serves all students within Webster County, including those from Clay, Providence, and Sebree.

	3 MILE	5 MILES	10 MILES
POPULATION	1,459	2,334	11,504
HOUSEHOLDS	523	840	4,498
AVG. HHI	\$62,513	\$62,234	\$59,009



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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