

OFFERING MEMORANDUM



Dollar General in Terre Haute, IN

1168 LAFAYETTE AVE, TERRE HAUTE, IN 47804



ESTD. 2010

InCommercial
Property Group



CHICAGO, IL

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Property Description

INVESTMENT OVERVIEW

InCommercial Property Group is pleased to exclusively market for sale a Dollar General property located in Terre Haute, IN. The 12,750 SF subject property is being offered for \$769,231 at a 7.8% cap rate and has a NN lease structure. Dollar General's current lease runs through Jan. 2026. Dollar General has extended two times, received new HVAC in 2011, and renovated the interior in 2012. **In November 2020, Dollar General signed an extension for 5 years effective 2/1/2021 with 50.5% rent increase and added two additional 5-year options. Over the past 7 years, CAM income has surpassed expenses, which has not been added to NOI.** 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 75,000 stores located in 45 states.

INVESTMENT HIGHLIGHTS

- 12,750 SF building /1.17 Acre lot
 - Updated to a Dollar General Plus concept at DG's cost showing their commitment to this location
 - Year Built: 1987
 - Lease Structure: NN LL Responsibilities: roof, structure, and parking lot (with monthly tenant contribution)
 - Lease Commencement Date: 7/1/2006
 - Lease Expiration Date: 1/31/2026
 - Corporate Guarantee: Dollar General Corporation
 - Renewal Options: Two (2) five-year options
- Option 1 Annual Rent:** \$62,169 | Cap Rate Based on Price: **8.24%**
- Option 2 Annual Rent:** \$65,899 | Cap Rate Based on Price: **8.74%**

\$769,231

PRICE

\$60,000

NOI*

7.8%

CAP RATE

** Based on previous 4 years of financials with CAM reimbursement exceeding expenses*



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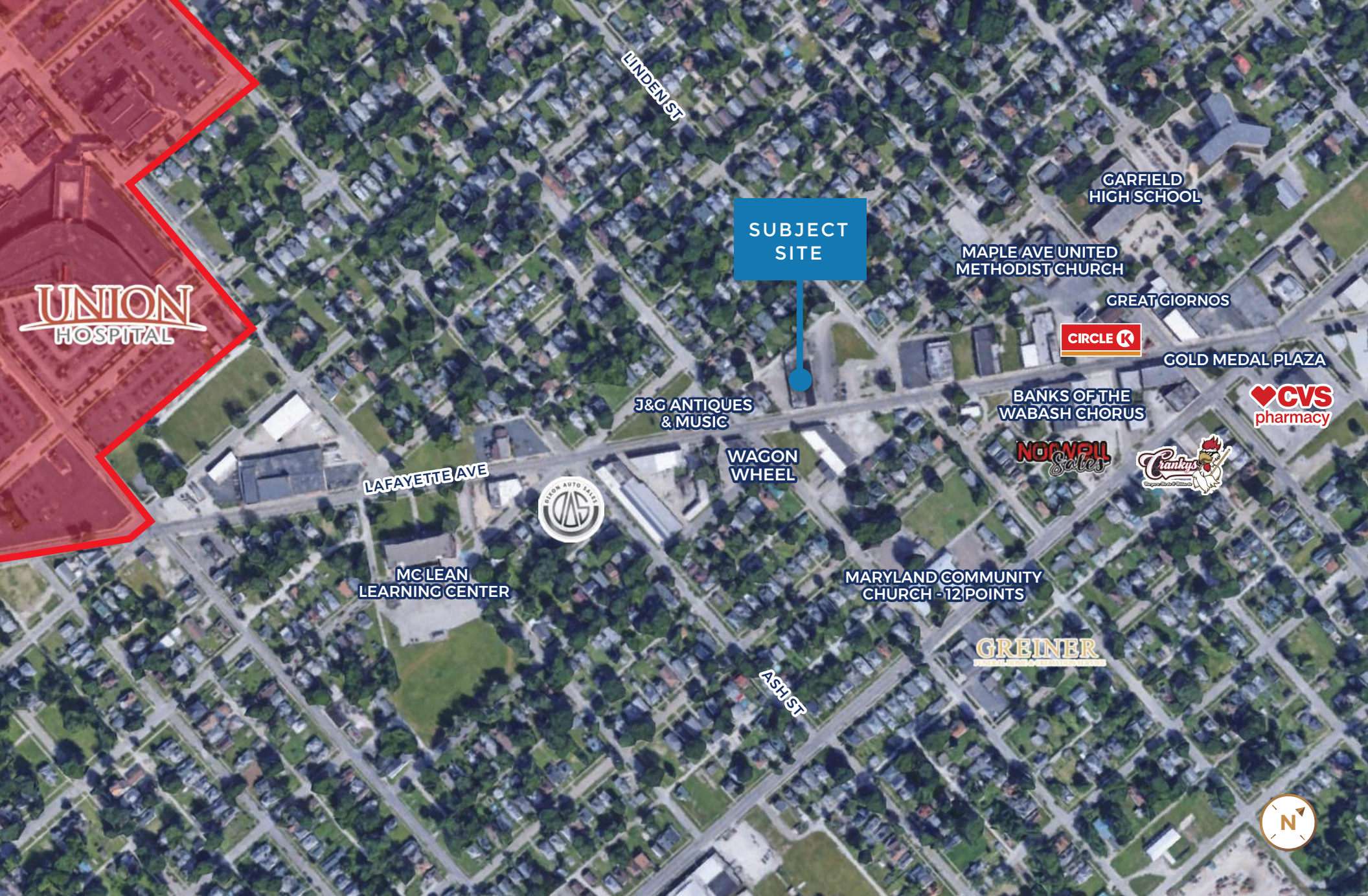
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SUBJECT
SITE

LAFAYETTE AVE





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Market Overview

TERRE HAUTE, MO

Located along the Wabash River, Terre Haute is one of the largest cities in the Wabash Valley and is known as the Queen City of the Wabash.

The city is home to multiple higher education institutions, including Indiana State University, Rose-Hulman Institute of Technology, and Ivy Tech Community College of Indiana. Terre Haute has been recognized as a Tree City USA by the Division of Forestry for the Indiana Department of Natural Resources since 1999 and also received the Growth Award, which notes a higher standard of excellence for urban forestry management.

	1 MILE	3 MILES	5 MILES
POPULATION	10,650	44,612	69,214
HOUSEHOLDS	4,431	17,657	27,418
AVG. HHI	\$50,356	\$51,908	\$61,113



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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