

CONFIDENTIAL OFFERING MEMORANDUM

# DOLLAR GENERAL

EDGEWOOD, IL

INTERSTATE 57 LOCATION - EFFINGHAM MICROPOLITAN STATISTICAL AREA

**BLUE  
WEST**  
CAPITAL



REPRESENTATIVE PHOTO

**DOLLAR GENERAL**  
706 Iowa Street  
Edgewood, IL 62426

**DOLLAR GENERAL**

## DEAL TEAM

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720.989.1031 | 400 S. COLORADO BLVD, SUITE 420, DENVER, CO 80246 | BLUEWESTCAPITAL.COM

REPRESENTATIVE PHOTO

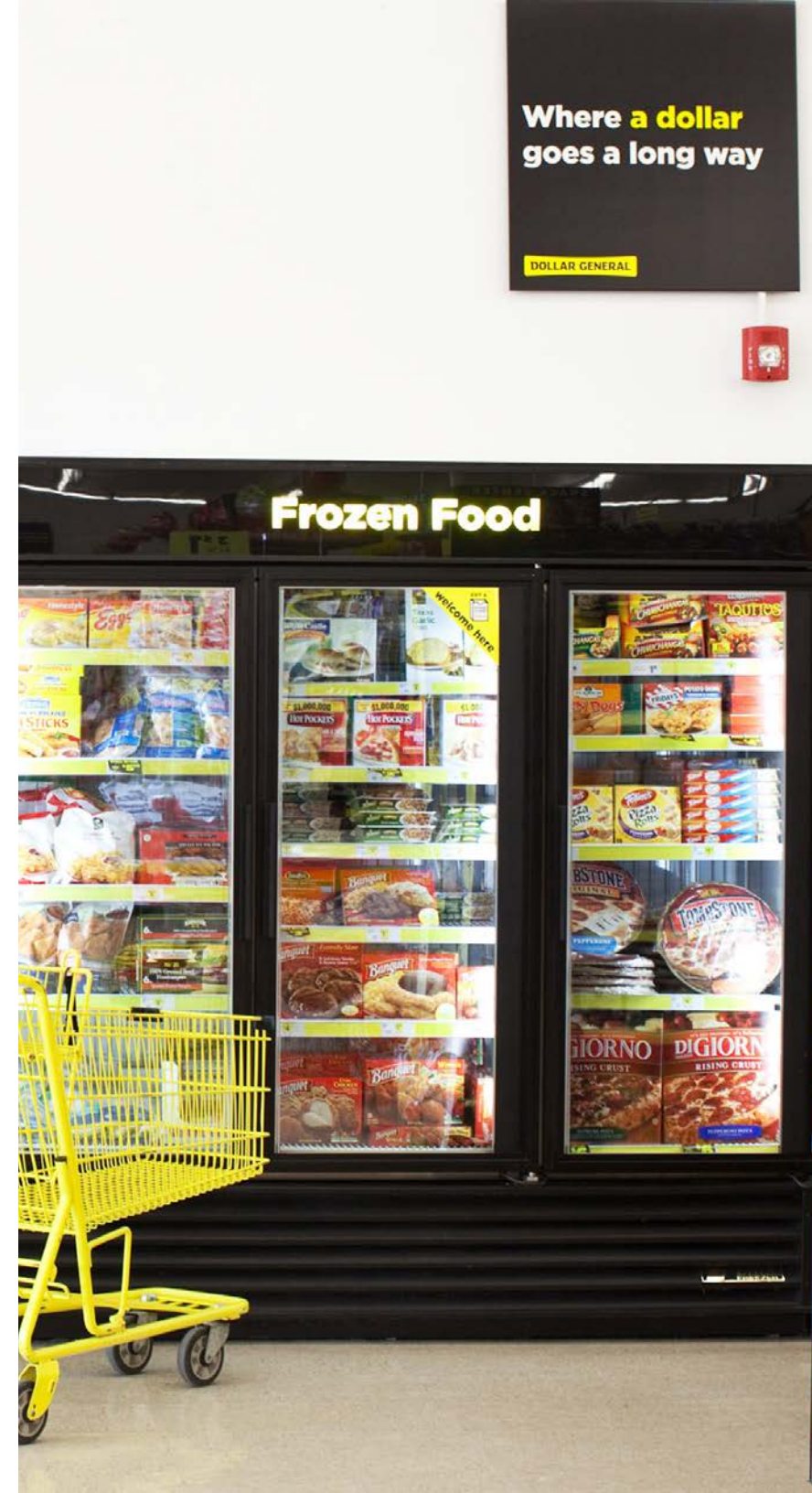




# INVESTMENT HIGHLIGHTS

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- Long-term net lease with approximately 15 years remaining
- Brand new construction property (2021)
- Absolute triple net lease with zero landlord responsibilities
- Interstate location positioned at an exit along Interstate 57 approximately 15 miles south of Effingham, IL
- Effingham and the surrounding community has an estimated population of 35,000 people
- 10% rental increases in each renewal option period
- Dollar General is an investment grade rated company (S&P BBB)
- Dollar General is an e-commerce resistant and recession-proof company
- Approximately 100 miles east of St. Louis
- Limited competition in the surrounding area



# EXECUTIVE SUMMARY



ADDRESS

**706 Iowa Street**  
**Edgewood, IL 62426**



PRICE

**\$1,477,356**



CAP RATE

**5.75%**



CREDIT RATING

**Investment Grade (S&P: BBB)**



LEASE EXPIRATION

**February 29, 2036**

## DOLLAR GENERAL®

PURCHASE PRICE

**\$1,477,356**

CAP RATE

**5.75%**

NET OPERATING INCOME

**\$84,948**

RENT COMMENCEMENT

**March 1, 2021**

LEASE EXPIRATION

**February 29, 2036**

RENEWAL OPTIONS

**10% in Each Option**

YEAR BUILT

**2021**

TENANT

**Dollar General**

CREDIT RATING

**Investment Grade (S&P: BBB)**

LEASE TYPE

**NNN**

BUILDING SIZE

**9,100 SF**

LAND SIZE

**1.37 Acres**

### NOI SCHEDULE

NOI	Date	Period	Increase	Cap Rate
\$84,948	Current	Current		5.75%
\$93,442	3/1/2036	Option 1	10.00%	6.32%
\$102,787	3/1/2041	Option 2	10.00%	6.96%
\$113,065	3/1/2046	Option 3	10.00%	7.65%



# AERIAL





# MAP & DEMOGRAPHICS



## TOTAL POPULATION

5 mile	1,922
7 miles	3,206
10 miles	8,305



## TOTAL HOUSEHOLDS

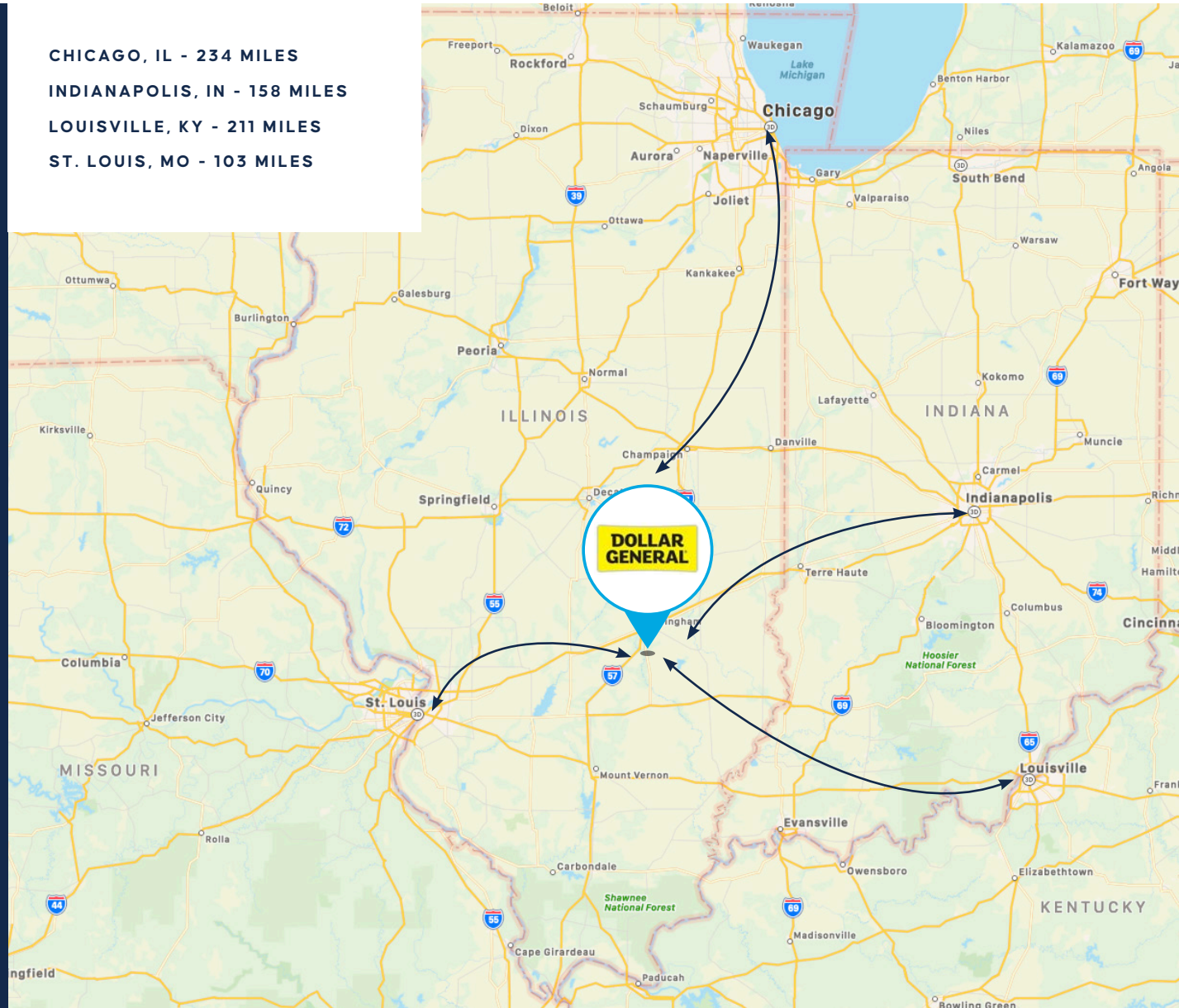
5 mile	773
7 miles	1,256
10 miles	3,197



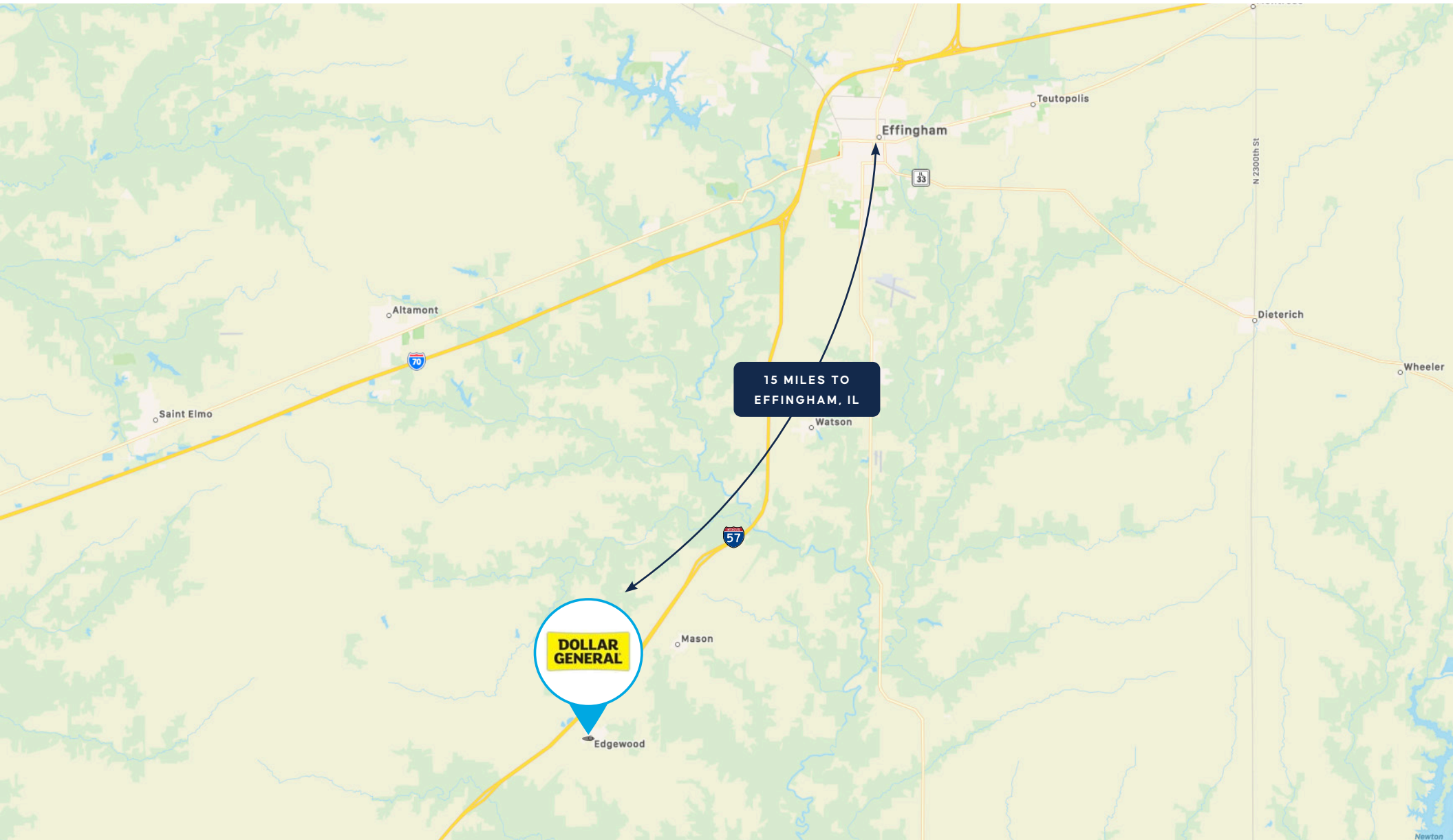
## AVERAGE HH INCOME

5 mile	\$63,857
7 miles	\$65,450
10 miles	\$66,601

CHICAGO, IL - 234 MILES  
 INDIANAPOLIS, IN - 158 MILES  
 LOUISVILLE, KY - 211 MILES  
 ST. LOUIS, MO - 103 MILES



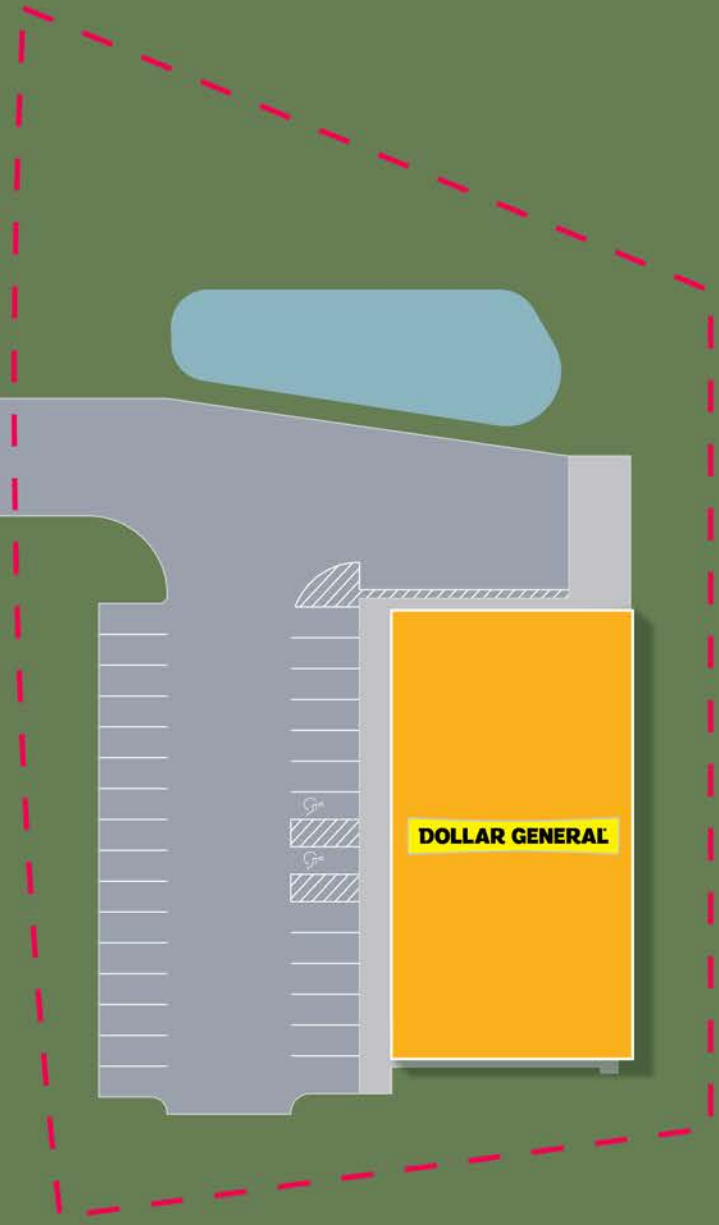
# MAP



# SITE PLAN



IOWA STREET





# TENANT OVERVIEW

## DOLLAR GENERAL

**Dollar General** is a discount retailer that provides everyday low prices on name-brand products that are frequently used and replenished, such as food, snacks, health and beauty aids, as well as cleaning supplies, family apparel, housewares and seasonal items. Dollar General offers both name brand and generic merchandise – including off-brand goods and closeouts of name-brand items – in the same store, often on the same shelf. Although it has the word “dollar” in the name, Dollar General is not a dollar store by the strict definition of that term as most of its products are priced at more than \$1.00. However, goods are usually sold at set price points in the range of .50 to 60 dollars, excluding articles such as phone cards and loadable store gift cards.

Dollar General was originally founded in 1939 by Cal Turner Sr. and his father J.L. Turner in Scottsville, Kentucky as J.L. Turner & Son, Inc. The company changed its name to Dollar General Corporation in 1968. Today, Dollar General operates over 16,000 stores in 43 states. Dollar General is headquartered in Goodlettsville, TN.

Dollar General is an investment grade rated company with a Standard & Poor’s rating of BBB. Dollar General is currently the only dollar store company to be investment grade rated. Dollar General is publicly traded on the New York Stock Exchange as DG with a market capitalization of approximately \$48 billion.

<b>Website:</b>	www.dollargeneral.com
<b>Credit Rating:</b>	Investment Grade (S&P: BBB)
<b>Stock Symbol:</b>	NYSE: DG
<b>Market Capitalization:</b>	\$48 billion
<b>Number of Locations:</b>	16,000+
<b>Headquarters:</b>	Goodlettsville, TN





# LOCATION OVERVIEW

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**EDGEWOOD** is a village in Effingham County, Illinois and is part of the Effingham Micropolitan Statistical Area. The Effingham Micropolitan Statistical Area has a population of approximately 35,000 people. Edgewood was founded in the 1850s when the railroad was extended to that point. The village was named from its location near the edge of a forest. A post office has been in operation at Edgewood since 1858. Edgewood is about 100 miles east of St. Louis, MO and 100 miles southeast of Springfield, IL.





# ABOUT US OUR TEAM

Blue West Capital focuses exclusively on the acquisition and disposition of single-tenant net leased properties, retail shopping centers, and commercial investment properties nationwide. We do this by leveraging our 70+ years of combined commercial real estate experience with our proprietary marketing process to deliver the highest value and results to our broad client base of developers, private capital investors, high-net-worth individuals, and investment funds. Blue West Capital is headquartered in Denver, CO.



## Nationwide Reach

Net lease investors across the US



## 70+ Years

Experienced team of dedicated net lease professionals



## Unparalleled Broker Cooperation

Split fees 50-50 with all cooperating brokers



## Shared Database

Collaborative proprietary national database



## Rocky Mountain Region Leader

A year-over-year investment sales leader in the region



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