

OFFERING MEMORANDUM

BONNE TERRE, MO DOLLAR GENERAL

9217 BERRY RD.

Bonne Terre, MO 63628

PRESENTED BY:

WILL HOLMAN

O: 636.628.2111

will.holman@svn.com

MO #1999033650

ADDISON LIJEWSKI

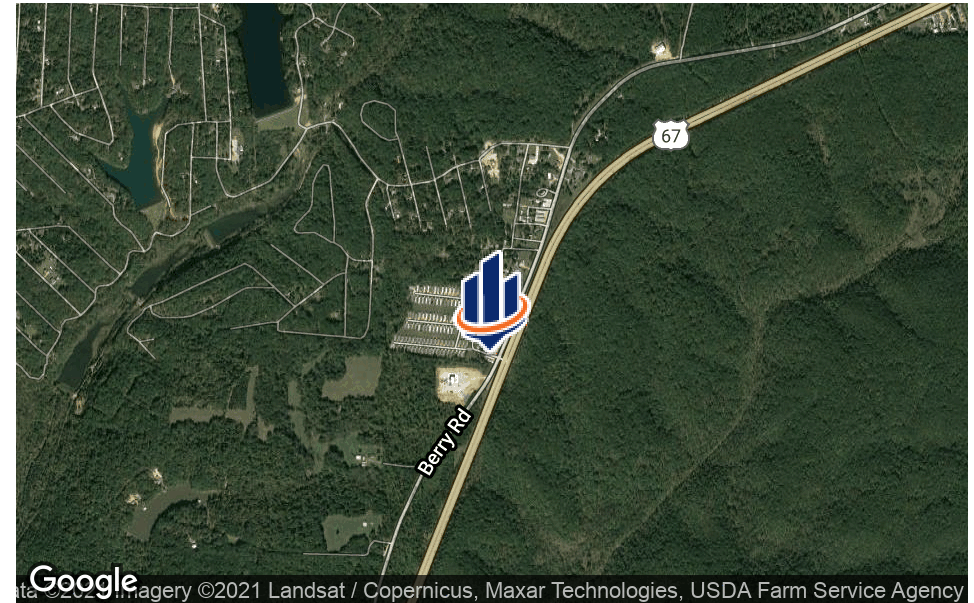
O: 636.628.2111

addison.lijewski@svn.com

MO #2019023222



PROPERTY SUMMARY



SALE PRICE

\$1,579,636

PROPERTY HIGHLIGHTS

- Absolute NNN Lease - No Landlord Responsibilities
- 15 Years Remaining on Current Lease Term
- Five [5] Year Options to Renew
- 10% Base Rent Increases at Each Option
- Dollar General is an Essential Retailer

OFFERING SUMMARY

BUILDING SIZE:	9,100 SF
LOT SIZE:	4.96 Acres
PRICE / SF:	\$173.59
CAP RATE:	5.5%
NOI:	\$86,880
YEAR BUILT:	2021

DEMOGRAPHICS

	3 MILES	6 MILES	9 MILES
TOTAL HOUSEHOLDS	1,323	5,487	13,671
TOTAL POPULATION	3,965	16,806	36,806
AVERAGE HH INCOME	\$50,733	\$51,165	\$50,554

PROPERTY DESCRIPTION



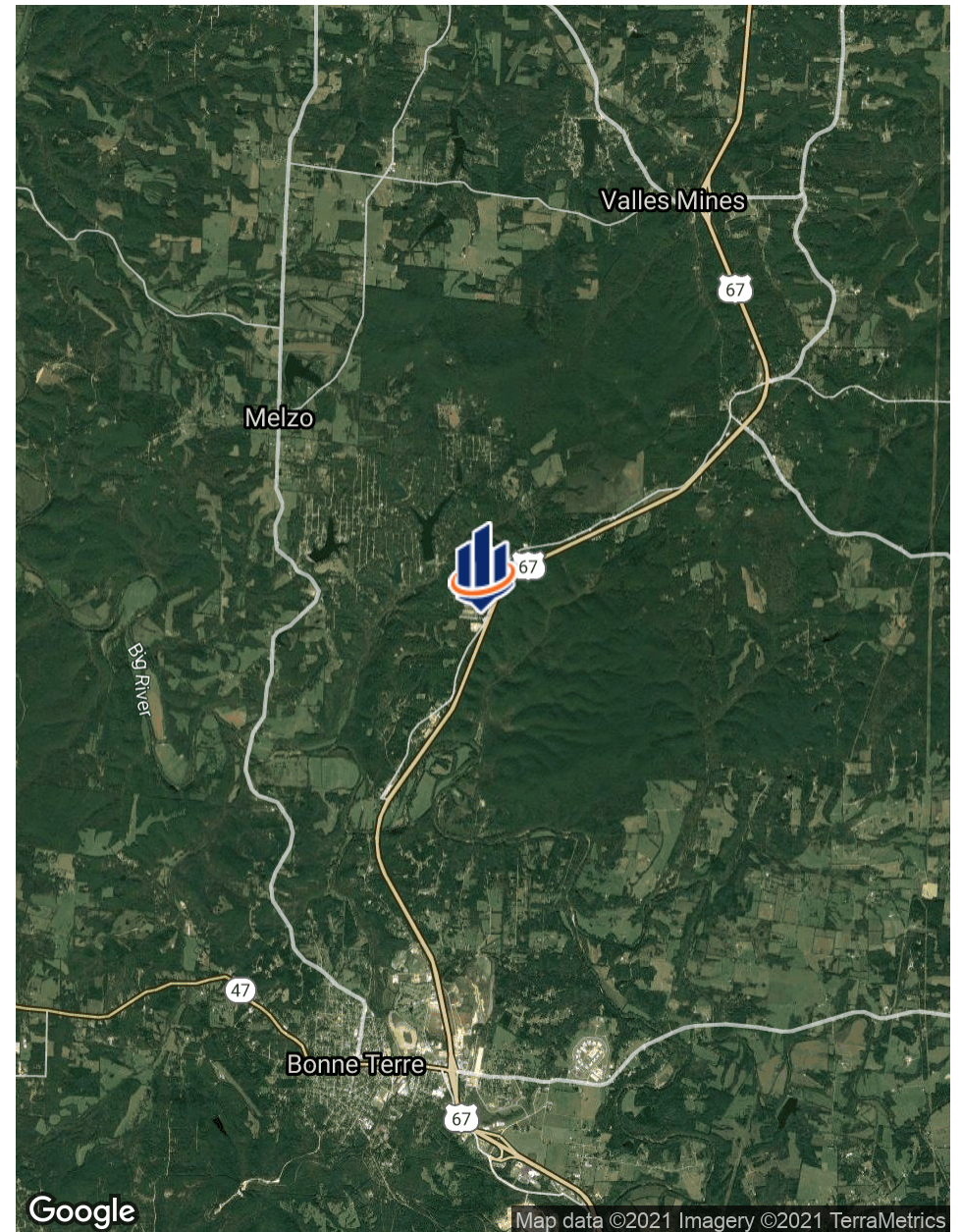
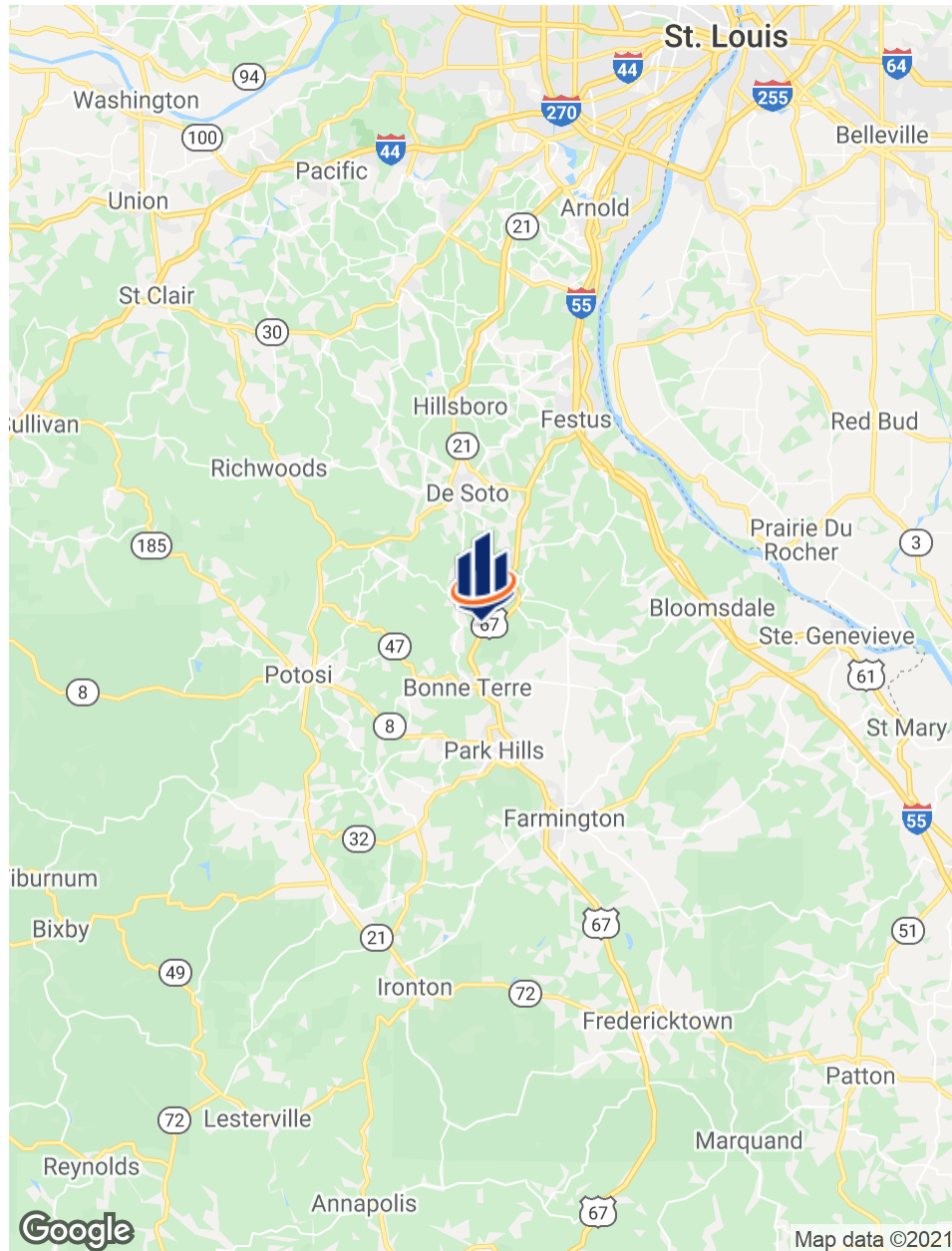
PROPERTY DESCRIPTION

SVN | Holman Norden is pleased to present a 100% fee simple interest in a Dollar General property located at 9217 Berry Rd. Bonne Terre, MO 63628. The subject property is strategically located along the outer road of Highway 67, which has a strong traffic count of 18,936 VPD. The 9,100 SF store, completed in April 2021, is operated on a Fifteen [15] Year Absolute NNN Lease, leaving zero landlord responsibilities. Included with the 15 years remaining on the initial lease term is Five [5] Year Options to Renew, with 10% base rent increases at each. Dollar General is the largest discount retailer in the United States by the number of stores with over 17,100 neighborhood stores in 46 states. Not to mention they are among the largest retailer of top-quality products made by America's most trusted manufacturers such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg, General Mills, Nabisco, PepsiCo, and Coca-Cola.

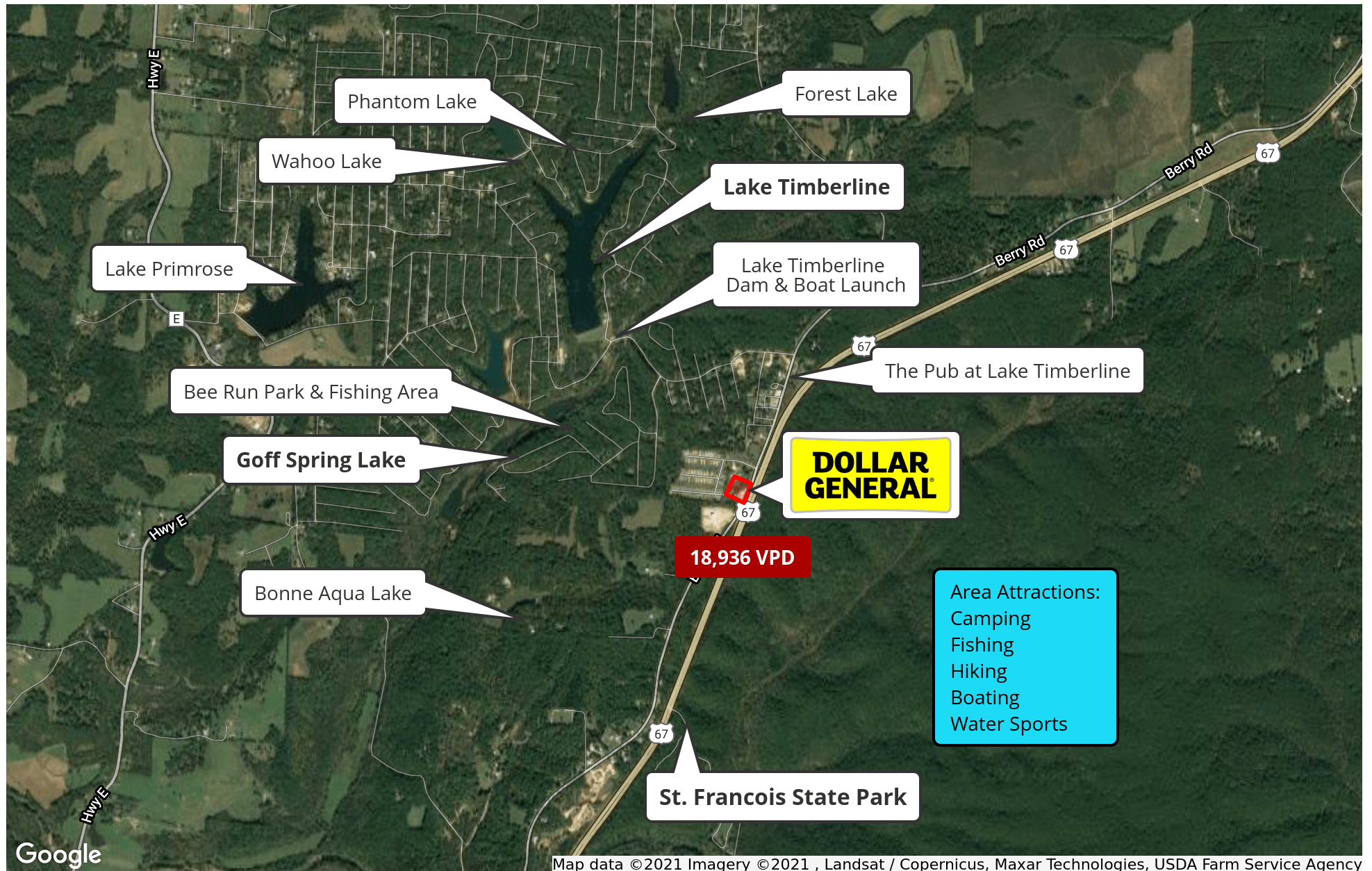
LOCATION DESCRIPTION

Bonne Terre is a city in St. Francois County, Missouri, United States. The town was originally founded as a lead mining community where at one time it had the richest lead ore in the world. The Bonne Terre Mine was called "One of America's Top 10 Greatest Adventures" by National Geographic and is a major attraction for Bonne Terre. The mine is home to the largest freshwater scuba diving venue in the world. Bonne Terre is located just 50 miles south of St. Louis along Highway 67. The subject property is strategically located along the outer road of Highway 67, with 18,936 VPD. Dollar General is located at the entrance of Lake Timberline and Goff Spring Lake, home to camping, fishing, ATV/UTV riding, water skiing, and other recreational activities. It is also located directly across from St. Francois State Park which offers three hiking trails including an equestrian trail, as well as easy access to the Big River making it an ideal spot for canoeing and floating. Travelers visiting the park and lakes have over 100 options for campsites in the nearby vicinity. This is a very strong location for Dollar General with a large tourist population in addition to a large full-time residential population. Dollar General has a service area of 2.5 miles to the South and 5 miles to the North, East, and West servicing a population of up to 13,650. All of this combines to make a fantastic location for Dollar General.

LOCATION MAP



RETAILER MAP



ABOUT THE TENANT: DOLLAR GENERAL 2021



TENANT HIGHLIGHTS

- Over 17,100 locations in 46 States as of January 2021
- S&P Credit Rating of BBB
- 31 Consecutive Years of Same-Store Sales Growth
- \$33.7B in Sales in 2020
- Opening 1,000 New Stores in 2021

DOLLAR GENERAL SUMMARY

DG strives to make shopping convenient and affordable with more than 17,100 locations across 46 states. Their stores deliver everyday low prices on items including food, snacks, health and beauty aids, cleaning supplies, family apparel, housewares, seasonal items, paper products, and much more. Dollar General's successful prototype makes shopping a truly hassle-free experience. They design small neighborhood stores with carefully edited merchandise assortments to make shopping simpler. The average Dollar General customer completes his or her shopping trip in less than 10 minutes, and with 75% of Americans living within 5 minutes of a Dollar General store, convenience has never been this close to home.



TENANT OVERVIEW

COMPANY:	-Dollar General Corp [NYSE: DG]
FOUNDED:	-1939
LOCATIONS:	-17,100+
TOTAL REVENUE:	-\$33.7B [2020]
NET INCOME:	-\$2.7B [2020]
HEADQUARTERS:	-Goodlettsville, TN
WEBSITE:	-www.dollargeneral.com

LEASE TERMS & OPTIONS

LEASE TERM	UNIT SIZE (SF)	LEASE START	LEASE END	MONTHLY RENT	ANNUAL RENT
CURRENT TERM	9,100	May 1, 2021	April 30, 2036	\$7,240	\$86,880
OPTION 1	9,100	May 1, 2036	April 30, 2041	\$7,964	\$95,568
OPTION 2	9,100	May 1, 2041	April 30, 2046	\$8,760	\$105,125
OPTION 3	9,100	May 1, 2046	April 30, 2051	\$9,636	\$115,637
OPTION 4	9,100	May 1, 2051	April 30, 2056	\$10,600	\$127,201
OPTION 5	9,100	May 1, 2056	April 30, 2061	\$11,660	\$139,921

DEMOGRAPHICS MAP & REPORT

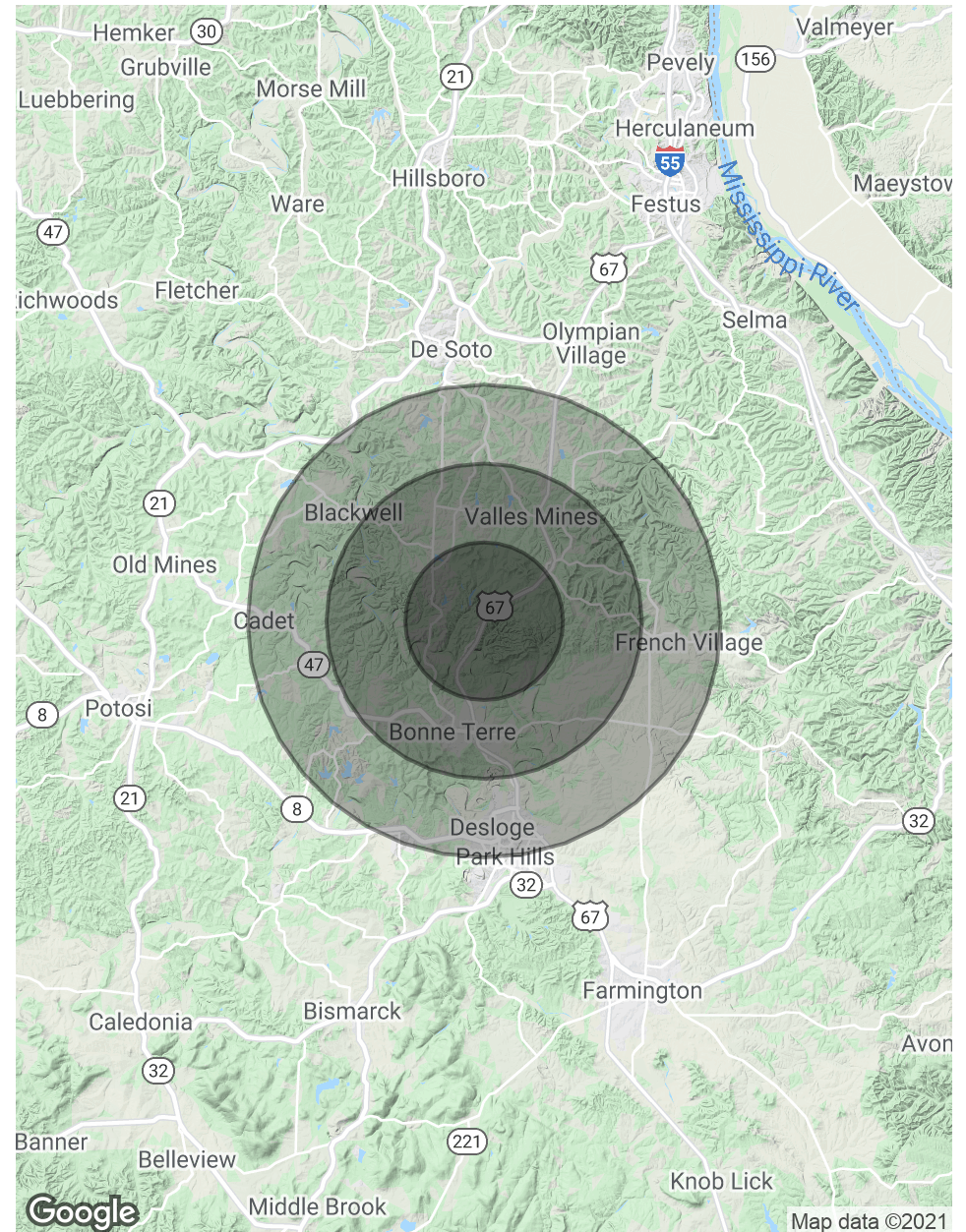
POPULATION

	3 MILES	6 MILES	9 MILES
TOTAL POPULATION	3,965	16,806	36,806
AVERAGE AGE	38.0	37.3	37.3
AVERAGE AGE (MALE)	35.9	35.5	35.8
AVERAGE AGE (FEMALE)	41.4	40.5	39.2

HOUSEHOLDS & INCOME

	3 MILES	6 MILES	9 MILES
TOTAL HOUSEHOLDS	1,323	5,487	13,671
# OF PERSONS PER HH	3.0	3.1	2.7
AVERAGE HH INCOME	\$50,733	\$51,165	\$50,554
AVERAGE HOUSE VALUE	\$122,551	\$122,735	\$128,901

* Demographic data derived from 2010 US Census





Will Holman
Managing Director

Prior to forming SVN® | Holman Norden (SVN | HN), Will has had a successful and diverse career since starting in the Real Estate sales industry in 1984. Growing up in a real estate development and construction family, it only made sense that he chose that as his career. Starting with sales and development of residential product types, Will quickly moved into the commercial arena. Over the decades, his clients were primarily investors and owner/users, but he also assisted landlords and tenants. During this time Will worked with multiple product types including Industrial, Retail, Multi-Family, and Office providing unprecedented experience in which to benefit his clients. Will has participated in over One Billion Six Hundred Million Dollars [\$1,600,000,000] in transactions not only as the Broker as well as a Principal, Developer, and Builder. This gives Will a uniquely beneficial viewpoint and skillset that greatly benefits his Net Leased Investment clients.

During his career, Will has been associated with some of the industry's leading firms. Prior to SVN | HN, Will served as Mid States Sales Manager and Associate Director of the National Retail Group - Marcus & Millichap where he sharpened his National Market Real Estate Investment skills. Just prior to that Will was a Principal, Managing Partner and Broker with Commercial Brokerage Group, Inc., a 22-person full-service Commercial Real Estate, Construction /Development firm, serving the entire St. Louis Regional Market for 8+ years.

Will has since continued to refine and expand his investment brokerage strategies and mentoring skills. His experience and expertise aid owners in developing successful strategies for their Single Tenant Net Leased, Retail, Industrial, and land properties. Since forming SVN | HN and after utilizing the expansive network he has developed Will has been able to expand his client base throughout the 48 states. Focusing his transaction activity on properties in the Midwest, South, and Southeastern area of the country. This expanded territory combined with the ability to mentor and co-broker with agents across the country has brought substantial benefits to his clients.

will.holman@svn.com
636.628.2111



Addison Lijewski
Associate Advisor

At SVN Holman Norden, Addison specializes in Triple Net Investment properties. Addison currently serves in the Greater Midwest market while based in the St. Louis MSA. This central location allows Addison to connect with clients across the country. Addison combines dedication, hard work, and knowledge to best serve her clients.

Prior to joining SVN Holman Norden, Addison grew up in LaSalle-Peru, Illinois where her parents had a portfolio of rental properties which first got her interested in Real Estate. Addison graduated Cum Laude from the University Of Missouri Trulaske College Of Business in May 2019 with a BSBA in Finance & Banking with an emphasis in Real Estate and minor in Economics. While in college, Addison worked within the banking industry for two and half years including a 6-month internship in Commercial Lending. Addison was also fortunate to complete a 6-month internship with a commercial broker in the Columbia, Missouri area which exposed her to the Commercial Real Estate industry. Addison is excited to apply this previous experience to her career with SVN Holman Norden and enjoys working with a great team to help her excel in this industry.

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MEET THE TEAM

Biography

Sales with cooperating brokers sell for a **9.6% HIGHER SALE PRICE***

traditional
brokerage model

Pocket Listings
Buyer Pays Their Broker
No Broker Co-op
Limited Market Exposure
Registration for Property Information



VS.



Co-op Fee Offered
Exposure to Market
Maximum Competition
Highest Sale Price

when you hire SVN you are also hiring
the entire brokerage community

- Jones Lang Lasalle
- Cushman & Wakefield
- Colliers International
- Marcus & Millichap
- CBRE
- Baum Realty Group
- Newmark Grubb
- Knight Frank
- HFF
- Mid-America



*Aggregated 3rd Party Research Verified

DISCLAIMER

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.