

CONFIDENTIAL OFFERING MEMORANDUM

DOLLAR GENERAL PLUS

ROSICLARE, IL (RELOCATION STORE)



REPRESENTATIVE PHOTO

DOLLAR GENERAL PLUS

1508 Main Street
Rosiclare, IL 62982

DOLLAR GENERAL**DEAL TEAM****ZACH WRIGHT**

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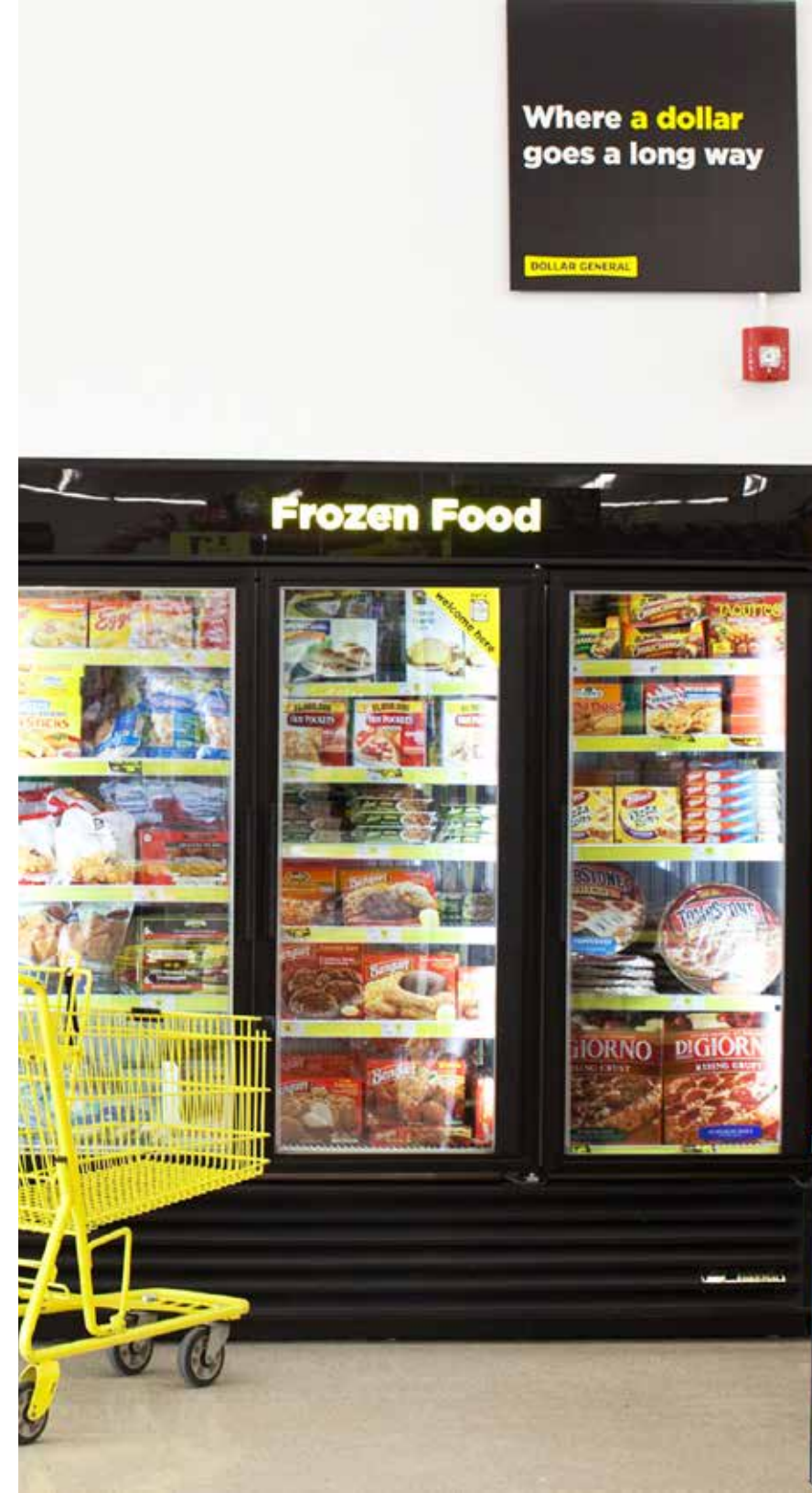
LOCATION OVERVIEW



REPRESENTATIVE PHOTO

INVESTMENT HIGHLIGHTS

- Rare Dollar General Plus location
- Relocation from a strong performing store
- Long-term lease with 14.5 years remaining
- This Dollar General benefits from a proven and established customer base with minimal nearby competition
- Investment grade rated tenant (S&P: BBB)
- Brand-new construction property (2021)
- Absolute triple net lease with zero landlord responsibilities
- Close proximity to the Shawnee National Forest which attracts visitors to hunt, fish, hike, and camp
- Located along the Ohio River on the Kentucky-Illinois border
- Dollar General is a best-in-class operator that is an e-commerce resistant and recession-proof company
- 10% rental increases in each renewal option period



EXECUTIVE SUMMARY

DOLLAR GENERAL®



ADDRESS

1508 Main Street
Rosiclare, IL 62982



PRICE

\$1,572,000



CAP RATE

5.50%



CREDIT RATING

Investment Grade (S&P: BBB)



LEASE EXPIRATION

January 31, 2036

PURCHASE PRICE

\$1,572,000

CAP RATE

5.50%

NET OPERATING INCOME

\$86,456.04

RENT COMMENCEMENT

January 14, 2021

LEASE EXPIRATION

January 31, 2036

RENTAL ESCALATIONS

10% in Each Option

RENEWAL OPTIONS

Three 5-Year

NOI SCHEDULE

Date	NOI	Increase	Period
Current	\$86,456.04		Primary Term
2/1/2036	\$95,101.56	10%	Option 1
2/1/2041	\$104,611.80	10%	Option 2
2/1/2046	\$115,072.92	10%	Option 3

TENANT

Dollar General

CREDIT RATING

Investment Grade (S&P: BBB)

LEASE TYPE

NNN

LANDLORD RESPONSIBILITIES

None

BUILDING SIZE

10,566 SF

LAND SIZE

1.72 Acres

YEAR BUILT

2021

AERIAL



MAP & DEMOGRAPHICS



TOTAL POPULATION

5 mile	2,268
7 miles	2,956
10 miles	5,563



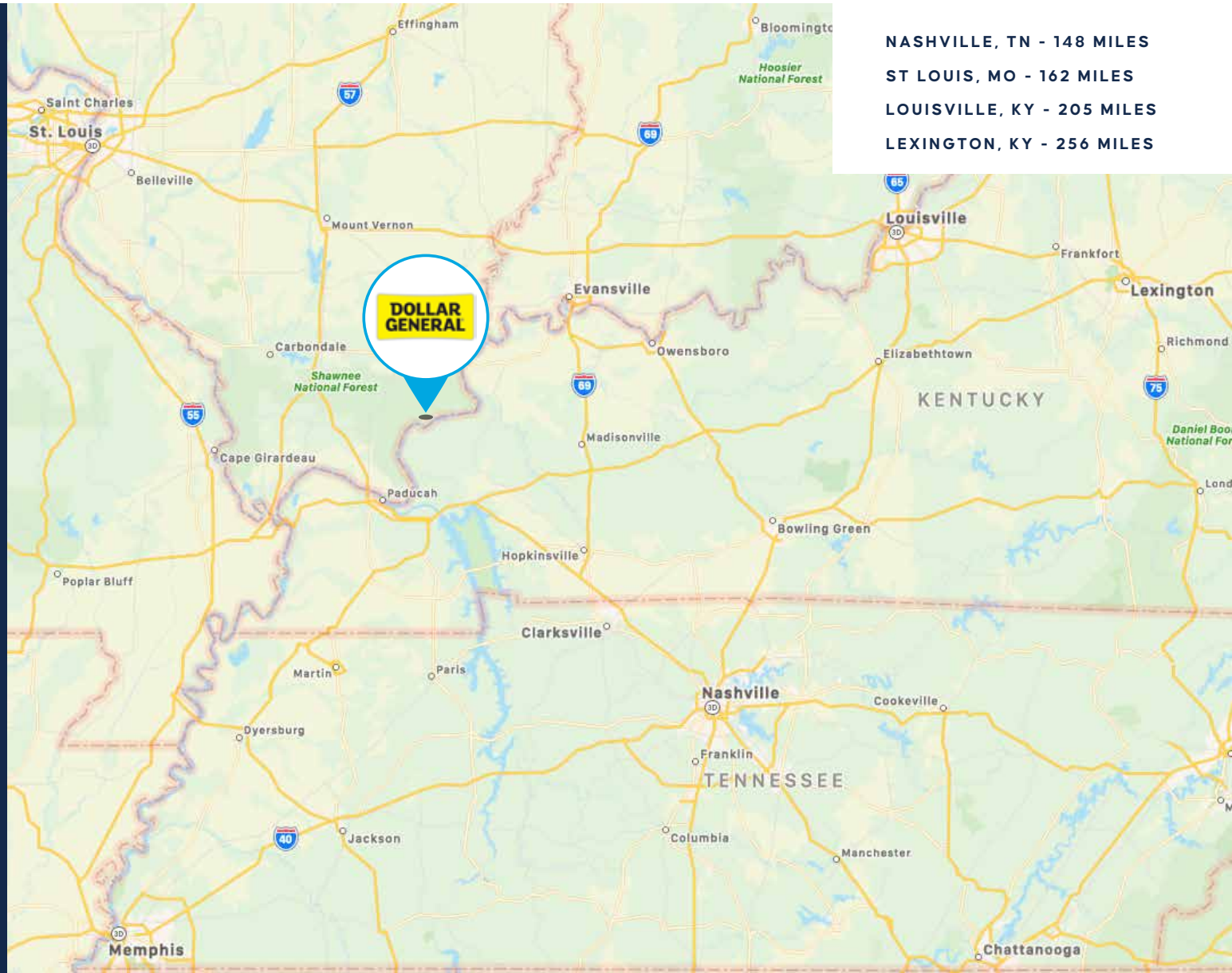
TOTAL HOUSEHOLDS

5 mile	995
7 miles	1,293
10 miles	2,462

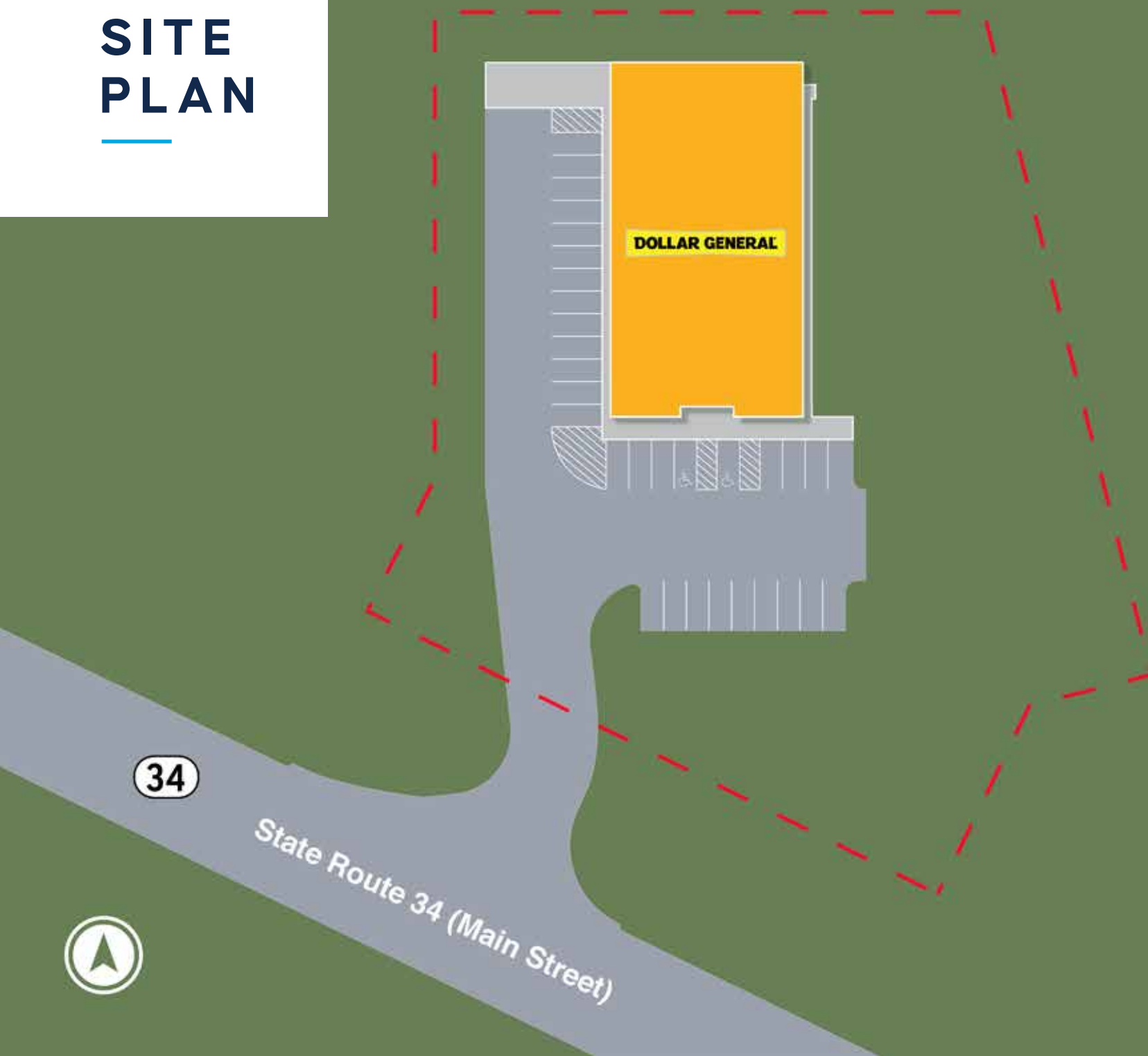


AVERAGE HH INCOME

5 mile	\$53,275
7 miles	\$54,420
10 miles	\$53,639



SITE PLAN



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 Springfield, Illinois 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 17,250 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 \$54 billion.

Website:	www.dollargeneral.com
Credit Rating:	Investment Grade (S&P: BBB)
Stock Symbol:	NYSE: DG
Market Capitalization:	\$54 billion
Number of Locations:	17,250+
Headquarters:	Goodlettsville, TN



LOCATION OVERVIEW

ROSICLARE is a city located in Hardin County, IL. The city is located along the Ohio River at the Illinois-Kentucky boarder. Rosiclare is in close proximity to the Shawnee National Forest which attracts thousands of visitors per year that enjoy hunting, hiking, camping, and fishing. It is 280,000 acres. The Hardin County General Hospital is in Rosiclare, as well as the post office, a bank, several grocery stores, other specialty stores and many churches. Illinois Route 34 terminates in Rosiclare at the river and leads north 30 miles to Harrisburg. The next Illinois community upriver is Elizabethtown.



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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