

NNN Leased Dollar General | Fisher, IL

For Sale | \$1,426,900



Offering Highlights

- Absolute NNN
- Part of a 4 Location Portfolio
- Assumable, Interest Only, Non-Recourse Financing.

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NNN Leased Dollar General

401 W. Division St. • Fisher, IL 61843



Investment Overview

Sale Price:	\$1,426,900
Cap Rate:	5.5%
NOI:	\$78,479
Lot Size:	1.23 Acres
Building Size:	9,300 SF
Cross Streets:	W Division St & S Northwest St

Property Overview

Property

The SVN Colvin Team is pleased to present this Absolute Triple Net Dollar General in Illinois. This location is part of a Dollar General portfolio of four locations, three in MN and one in IL. The portfolio has assumable, non-recourse financing that is interest-only.

The four locations are available for \$5,500,000. Equity required is \$2,435,000. The lender already has the phase 1 reports, ALTA surveys, appraisals and other information so the buyer would not be required to pay for new reports, saving about \$40,000 in upfront costs!

This location opened in June of 2015. The fifteen year base lease term runs to June 30, 2030, plus five renewal periods of five years each, with 10% rent increases in each one.

This busy Dollar General is located at a hard corner on busy Highway 136 and surrounded by commercial and residential and just 20 miles from the University of Illinois in Champaign/Urbana. There are over 17,000 people living within a ten mile radius. Co-listed with IL Broker of Record, SVN Ramshaw Commercial.

Presented by

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Four NNN Dollar Generals with Assumable Non-Recourse Financing

The Properties are approximately 6 years old

Three are in MN and one is in IL

Average Price is \$1,375,000

Existing Phase 1's and ALTA Surveys are with Lender- no new reports required for assumption

Portfolio Price: \$5,500,000

Loan Amount: \$3,065,000

Equity Needed: \$2,435,000

Annual Rent: \$318,283

Annual Interest/Debt: \$157,708

Annual Cash Flow: \$160,575 (before servicing fees and misc expenses)

Est Return: 6.60% (before loan servicing, property mgmt and misc expenses)

Financing: The loan is non-recourse and interest-only for approx 4 more years.

Assumption Fee: \$30,650 (1%)

Servicer: Wells Fargo

Links to Property Brochures:

Osakis MN (Store opened 10-2-15) \$1,334,400

<http://properties.svn.com/docs/documents/227780?token=77293121a64c80e549acd801db30e14c41ea326d>

Adrian MN (Store opened 10-5-15) \$1,413,250

<http://properties.svn.com/docs/documents/227783?token=854ae2d238a4a94d918e6aa91c76a69a3d4524ea>

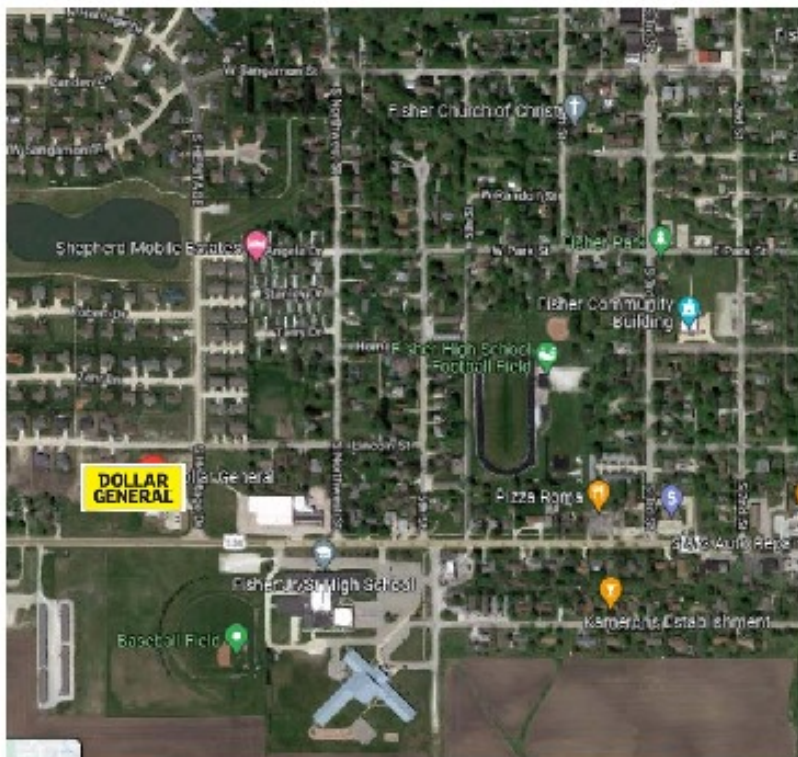
Fosston MN (Store opened 9-22-15) \$1,322,450

<http://properties.svn.com/docs/documents/227776?token=ce76801bc2a054657397348fdc919100e44c9dd3>

Fisher IL (Store opened 6-14-15) \$1,426,900

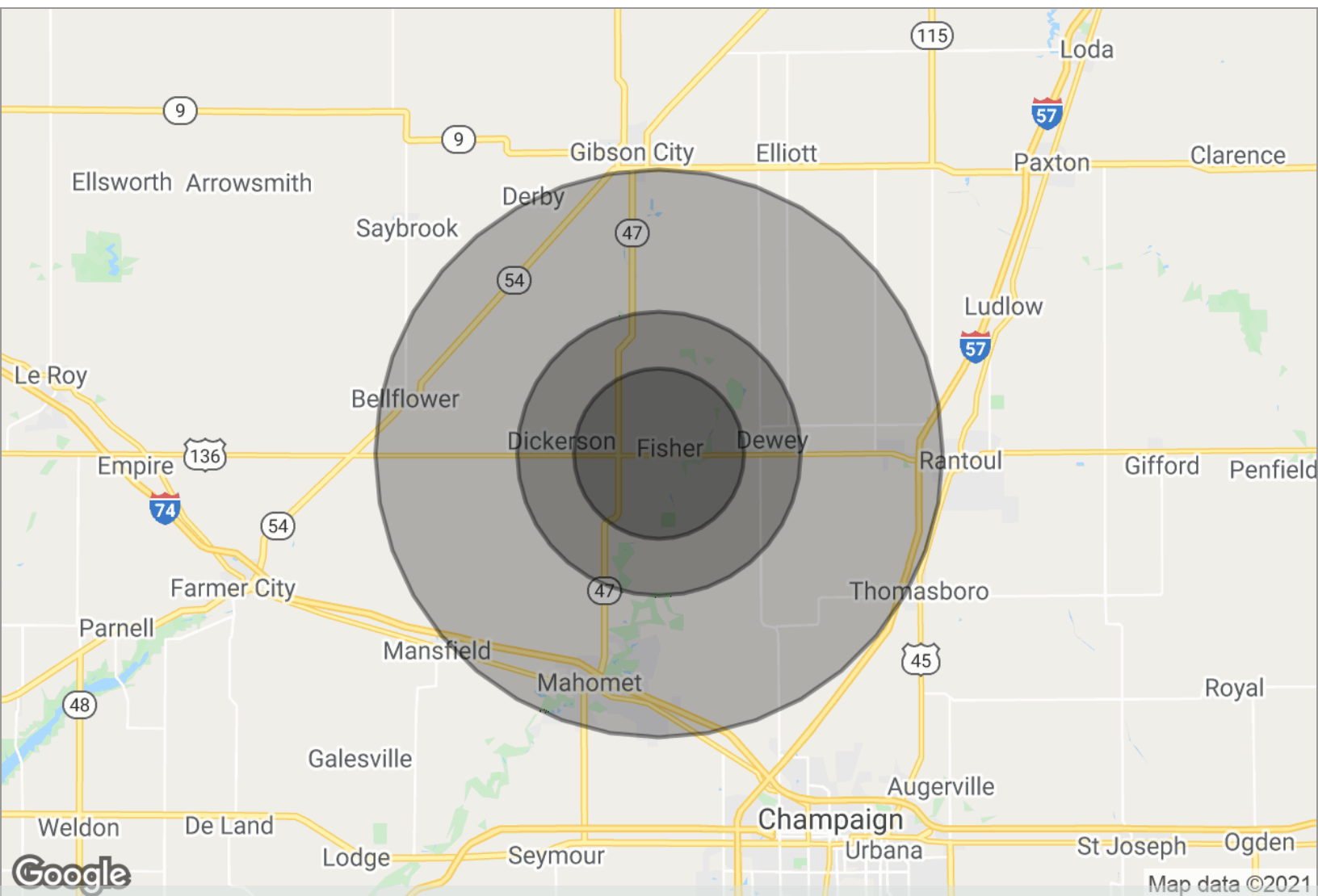
<http://properties.svn.com/docs/documents/227036?token=fe67f8651f8974b22bf07c90fbb99bc5bd5fd765>

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NNN Leased Dollar General

Demographics Map



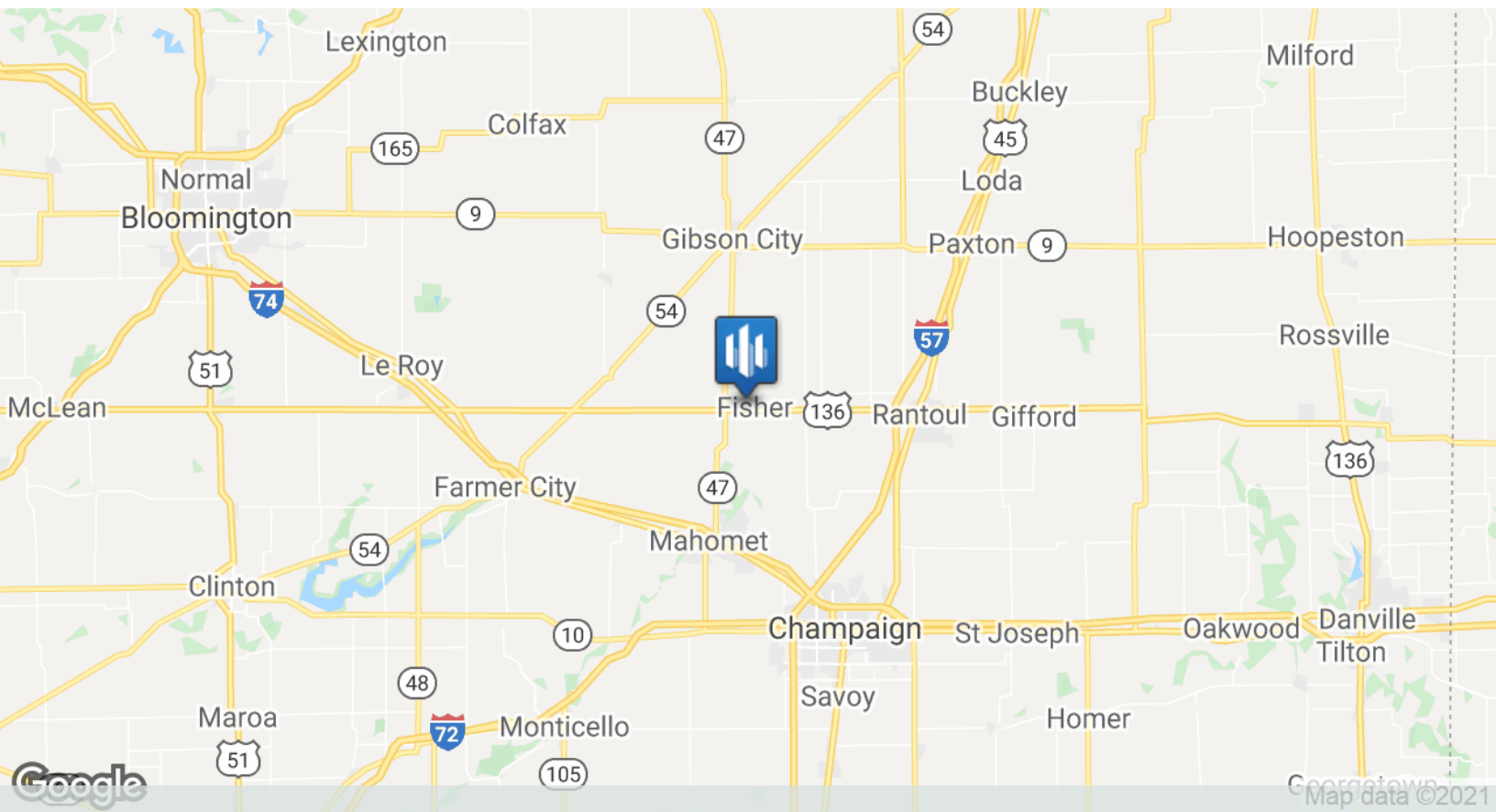
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Radius Map

	3 Miles	5 Miles	10 Miles
Total Population	790	2,194	17,728
Total Number of Households	312	868	6,708
Average Household Income	\$76,135	\$76,018	\$80,489
Median Age	40.6	40.6	38.1

* Demographic information provided by BuildOut, LLC

NNN Leased Dollar General



Fisher IL



Here in Fisher you will find a good climate for business and industry. Local business people are always there to provide that extra service that is often missing in larger communities. Our proximity to the University of Illinois and Parkland College also makes Fisher an ideal spot for family life. Fisher is located only 18 Miles from beautiful Champaign Illinois.

Every year there is a huge and historical fair and horse show with a variety of attractions and events held in fisher which has attracted over 150 horses and horse owners from 42 cities and four states!

Fishers' good vibe and growing industry makes it a great place to visit and or make your future home and raise a family.



"Dollar General, The Best Tenant In America!"

Tenant Info:	Dollar General is listed as "DG" on the NASDAQ. Their solid credit rating qualifies them as "Investment Grade" allowing even the most conservative REITS and Trusts to purchase real estate leased to this tenant. DG is considered to be one of the best tenants in America by many landlords.
The Company:	Dollar General is considered by financial analysts to be a very profitable, growing, customer-driven distributor of consumables, home products, apparel and seasonal products.
Sales:	DG had revenue of \$33.7 billion for 2020 (up from \$27.8 billion in 2019), with a profit of \$3.6 billion, while opening nearly 1,000 new stores, remodeling another 1,000 and dealing with Covid.
Growth:	Dollar General continues to grow. They plan to open another 1,050 new locations in 2021 and remodel 1,750 existing stores. They now have over 17,000 locations
Real Estate:	Dollar General prefers to lease their standard 9,100 SF buildings, built for them in very visible and accessible locations in smaller towns. They sign 15 year, absolute triple net leases on these new buildings. This allows the landlords to have a very desirable, maintenance free investment, the easiest type to finance and manage.
Our Opinion:	We consider Dollar General to be the most landlord-friendly retailer in America. They treat their landlords like partners, instead of "the enemy". They are very fair to work with and respond quickly to requests for estoppel letters, SND&A's and insurance transfers. I like Dollar General's Literacy Foundation that provides substantial grants to non-profits that support literacy, annually helping over 50,000 at-risk children learn to read.

SOLD!

DOLLAR GENERAL

Now Open!

Top Brands Bargain Prices!

Over 400 Dollar Generals Sold!

SVN SILVER COMPANY

WOW Savings!

Today's General Store

Cody Colvin Peter Colvin Chris Colvin



Peter Colvin

Council Chair of Single Tenant Investments
SVN | Silveri Company

Peter and his sons Chris and Cody have built The SVN Colvin Team, a very strong national practice. They help people buy and sell quality single tenant investment real estate leased to strong tenants. They have sold over 400 Dollar General Properties.

Peter serves as the Chairperson of the National Single Tenant Council for SVN. He is consistently one of the "Top 10 Advisors in America" for the company. Peter has over 10 years of investment real estate experience and has completed nearly two billion dollars in transactions.

Peter specializes in 1031 Exchanges. He helps clients exchange their management intensive properties into safe, long term "mailbox" money passive investments. His SVN Teammates count on Peter and his sons to handle their clients' 1031 exchanges. Their website is www.svn.cd.com

Peter hosts The National Single Tenant Call, is a published author and has been a featured speaker at national conferences and events. Peter has won numerous local, regional, and national real estate awards.

Peter Colvin

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