

NNN Dollar General | Fosston, MN

For Sale | \$1,322,450



Offering Highlights

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

Peter Colvin
Council Chair of Single Tenant Investments
616.893.1398
peter.colvin@svn.com

Christopher Colvin
Associate Advisor
616.808.7047
chris.colvin@svn.com

Frank Jermusek, JD
President / Managing Director
952.820.1615
frank.jermusek@svn.com

NNN Dollar General

410 US Hwy 2 East • Fosston, MN 56542



Investment Overview

| | |
|----------------|-------------|
| Sale Price: | \$1,322,450 |
| Cap Rate: | 5.5% |
| NOI: | \$72,734 |
| Lot Size: | 1.4 Acres |
| Building Size: | 9,220 SF |

Property Overview

Property

The SVN Colvin Team is pleased to present this Absolute Triple Net Dollar General in western Minnesota. 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 September of 2015. The fifteen year base lease term runs to September 30, 2030, plus five renewal periods of five years each, with 10% rent increases in each one.

This busy Dollar General is located on busy Highway 2 and surrounded by commercial and residential. There are over 3,000 people living within a ten mile radius. Co-listed with MN Broker of Record SVN Northco.

Presented by

PETER COLVIN
 616.893.1398
peter.colvin@svn.com

CHRISTOPHER COLVIN
 616.808.7047
chris.colvin@svn.com

FRANK JERMUSEK, JD
 952.820.1615
frank.jermusek@svn.com



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

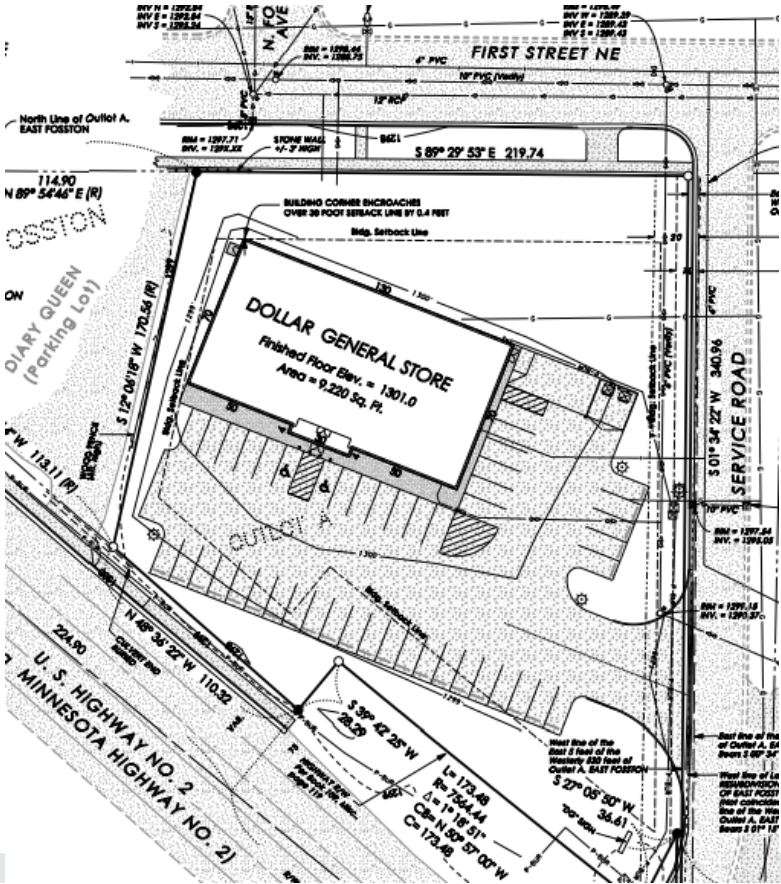
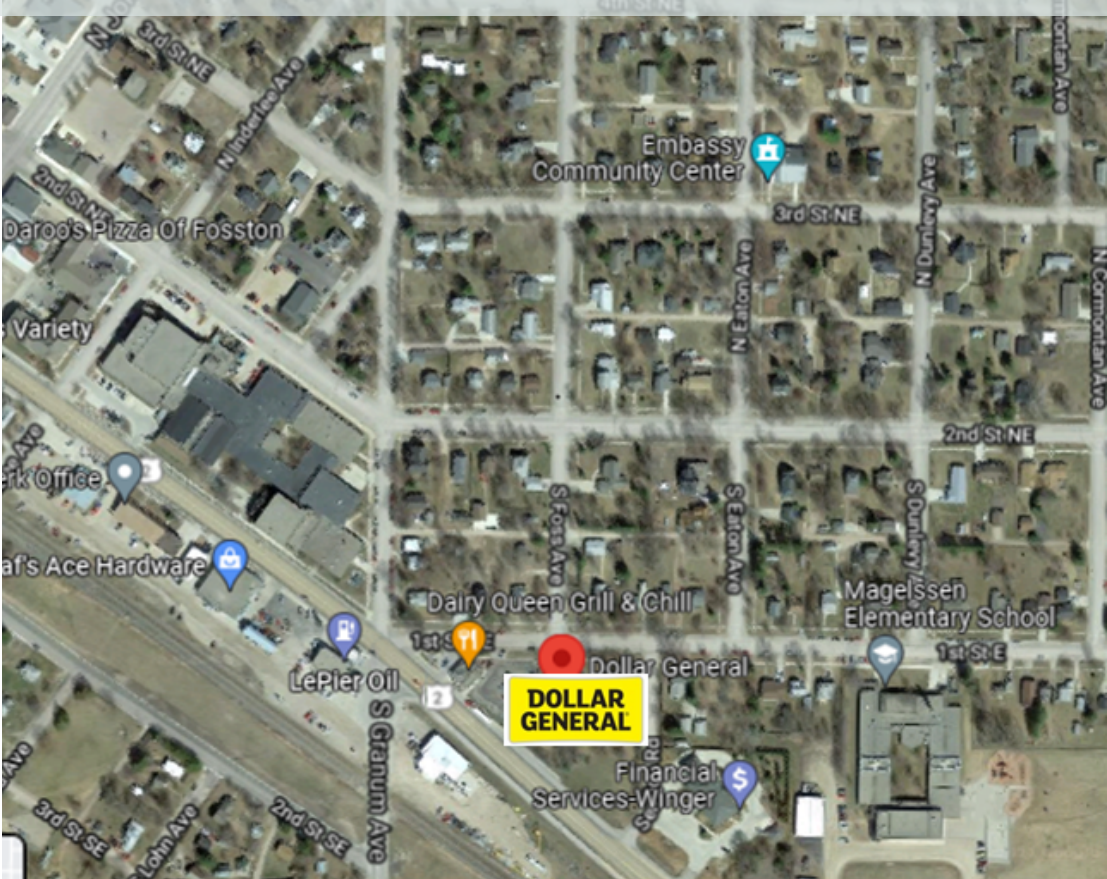
<http://properties.svn.com/docs/documents/227776?token=ce76801bc2a054657397348fdc919100e44c9dd3>

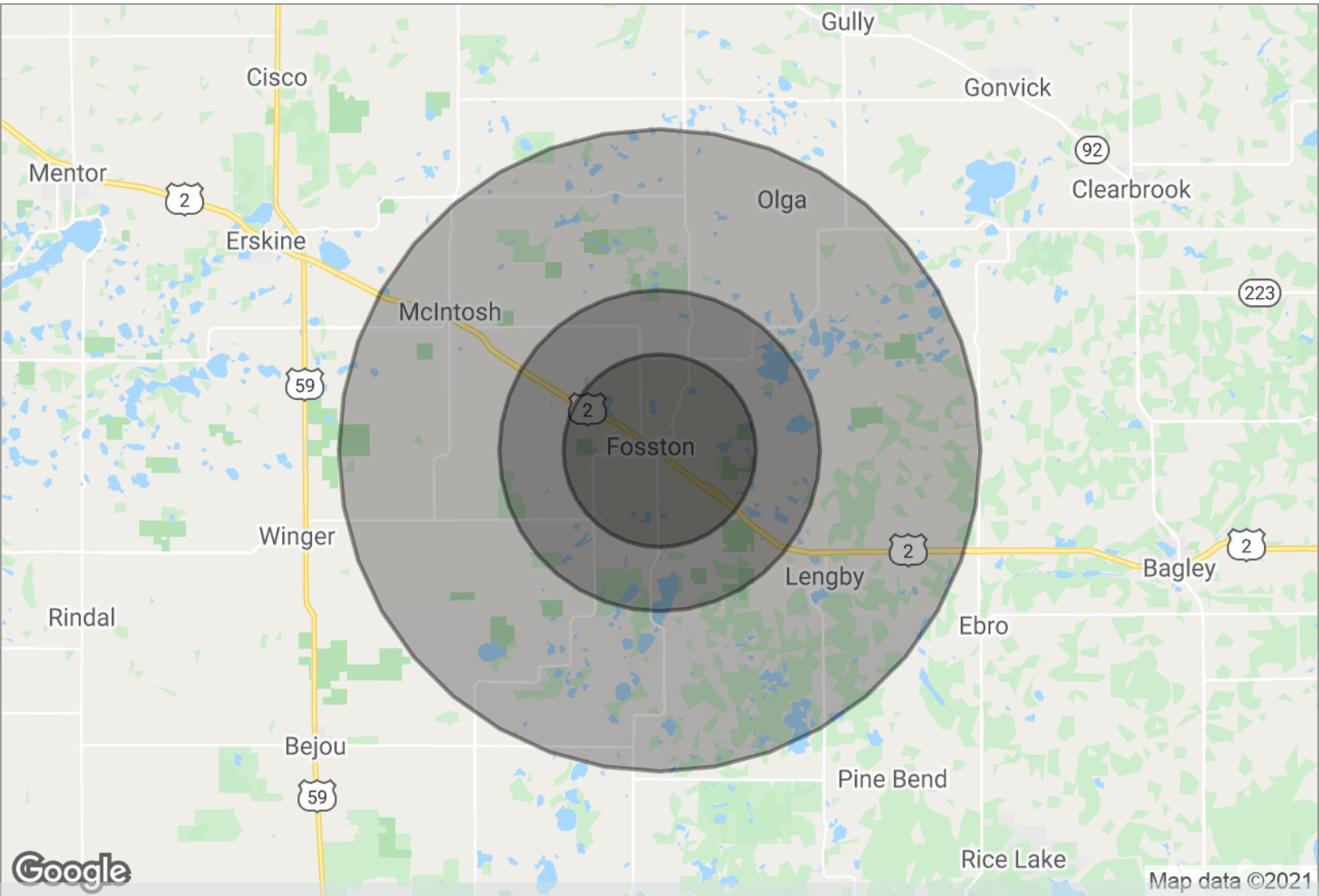
Fisher IL (Store opened 6-14-15) \$1,426,900

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

***Contact: The SVN Colvin Team / Peter.colvin@svn.com / 616-893-1398**

NNN Dollar General





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Radius Map

| | 3 Miles | 5 Miles | 10 Miles |
|----------------------------|----------|----------|----------|
| Total Population | 320 | 893 | 3,424 |
| Total Number of Households | 139 | 388 | 1,458 |
| Average Household Income | \$49,092 | \$49,383 | \$50,064 |
| Median Age | 46.9 | 46.9 | 45.6 |

* Demographic information provided by BuildOut, LLC



FOSSTON MN



Nestled in the heart of northwestern Minnesota, Fosston is in the center of many natural attractions and offers a variety of activities. Whether your passion is snowmobiling, hunting, fishing, golfing or birdwatching, its all within less than an hour's drive from Fosston.

Fosston is uniquely situated at the junction of Minnesota's pine forests and her tallgrass prairies. With less than a sixty minute drive, you can visit two large state forests, two large National Wildlife Refuges, 28 fishing lakes and almost 24,000 acres of public hunting land.



“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

Council Chair of Single Tenant Investments

Phone: 616.893.1398

Fax:

Cell: 616.893.1398

Email: peter.colvin@svn.com

Address: 2959 Lucerne Drive, SE, Suite 110
Grand Rapids, MI 49546

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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.