



CONFIDENTIAL OFFERING MEMORANDUM

FOR SALE

**DOLLAR GENERAL**  
(PROVEN SUCCESSFUL STORE)

HAMILTON, IL

**BLUE**  
**WEST**  
CAPITAL



**DOLLAR  
GENERAL**

**DOLLAR GENERAL**

2083 Keokuk Street  
Hamilton, IL 62341

**DEAL TEAM****ZACH WRIGHT**

Director & Partner  
720.966.1628  
Zach@BlueWestCapital.com

**BRANDON WRIGHT**

Associate  
720.828.7457  
Brandon.Wright@BlueWestCapital.com

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# INVESTMENT HIGHLIGHTS

- Located in the Keokuk-Fort Madison Micropolitan Area, a tri-state community home to over 62,000 people
- Proven strong performing store evidenced by Dollar General's prior early lease extension
- Dollar General is committed to this location based upon the prior early lease extension
- Over 13,500 people living within five miles of the property
- Limited competition in the immediate area
- Positioned along Keokuk Street (U.S. Route 136) which is the primary east-west thoroughfare
- One mile east of Hamilton High School
- Retailers in the immediate area include Casey's, Dairy Queen, Subway, Harnetiaux Farm & Home Supply, and Carson Ford Dealership
- Dollar General is an investment graded rated company (S&P: BBB)
- Dollar General is a best-in-class operator that is an e-commerce resistant and recession-proof company



## LEASE EXTENSION



Dollar General exercised an early lease extension

## EXCELLENT LOCATION



Proven strong performing store with limited competition in the immediate area

## DENSELY POPULATED

**62,000+**

People living in the Keokuk-Fort Madison Metropolitan Area

# INVESTMENT OVERVIEW



**DOLLAR GENERAL**  
2083 KEOKUK STREET,  
HAMILTON, IL 62341



**\$1,272,000**

PRICE

**6.25%**

CAP RATE

**\$79,485**

NOI

**2010**

YEAR BUILT

**1.17 ACRES**

LAND SIZE

**9,100 SF**

BUILDING SIZE

## LEASE OVERVIEW

RENT COMMENCEMENT	June 13, 2010
LEASE EXPIRATION	February 28, 2026
RENTAL ESCALATIONS	10% in Each Renewal Option
RENEWAL OPTIONS	Three 5-Year
TENANT	Dollar General
CREDIT RATING	S&P: BBB (Investment Grade)
LEASE TYPE	Double Net
LANDLORD RESPONSIBILITIES	Roof, Structure, & Parking Lot (Replacement Only)

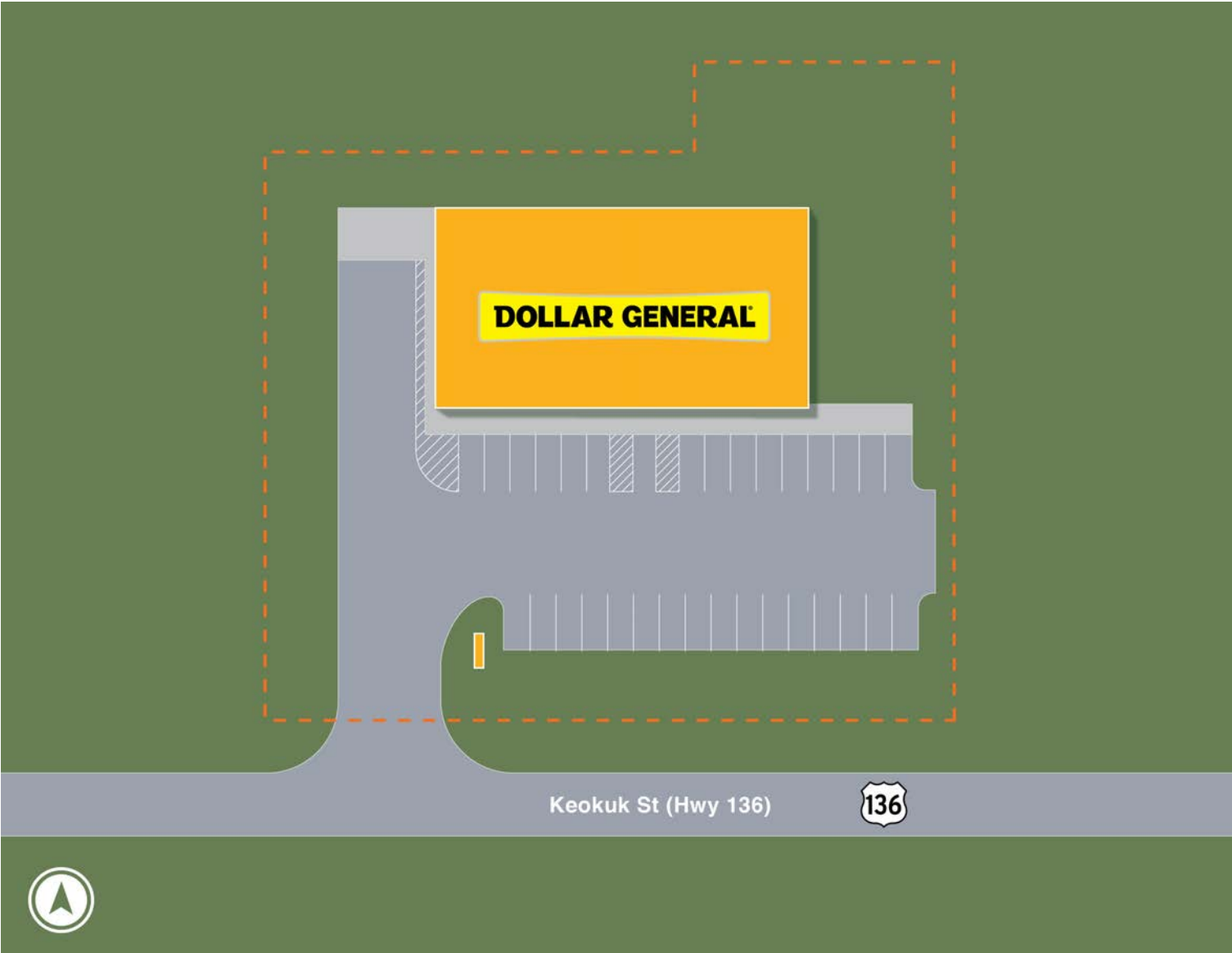
## NOI SCHEDULE

DATE	NOI	PERIOD	INCREASE	CAM
<b>CURRENT</b>	<b>\$79,486</b>	<b>Primary Term</b>	<b>-</b>	<b>\$3,700</b>
11/01/2030	\$87,435	Option 1	10.0%	\$3,700
11/01/2035	\$96,179	Option 2	10.0%	\$3,700
11/01/2040	\$105,797	Option 3	10.0%	\$3,700

\*Tenant will reimburse for the maintenance and repair costs of the grassed and landscaped areas including irrigation systems, snow removal, repairs to parking lot (excluding capital expenditures), striping, and light poles.

\*\*Tenant pays monthly CAM estimates of \$308.30, which can be adjusted up based upon actual expenses, and are fully reconciled at the end of the year.

# SITE PLAN



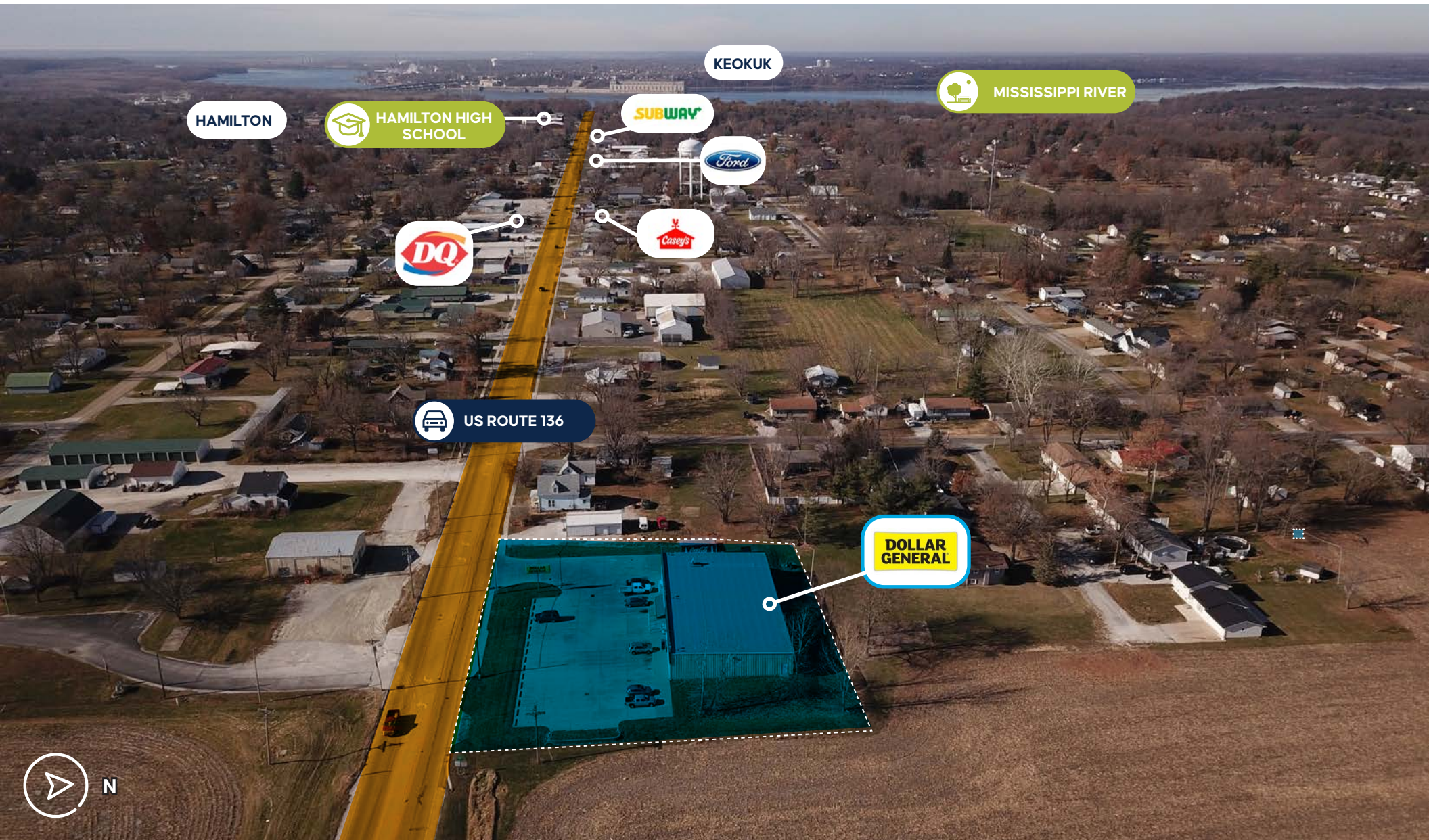


# AERIAL SURROUNDING AREA

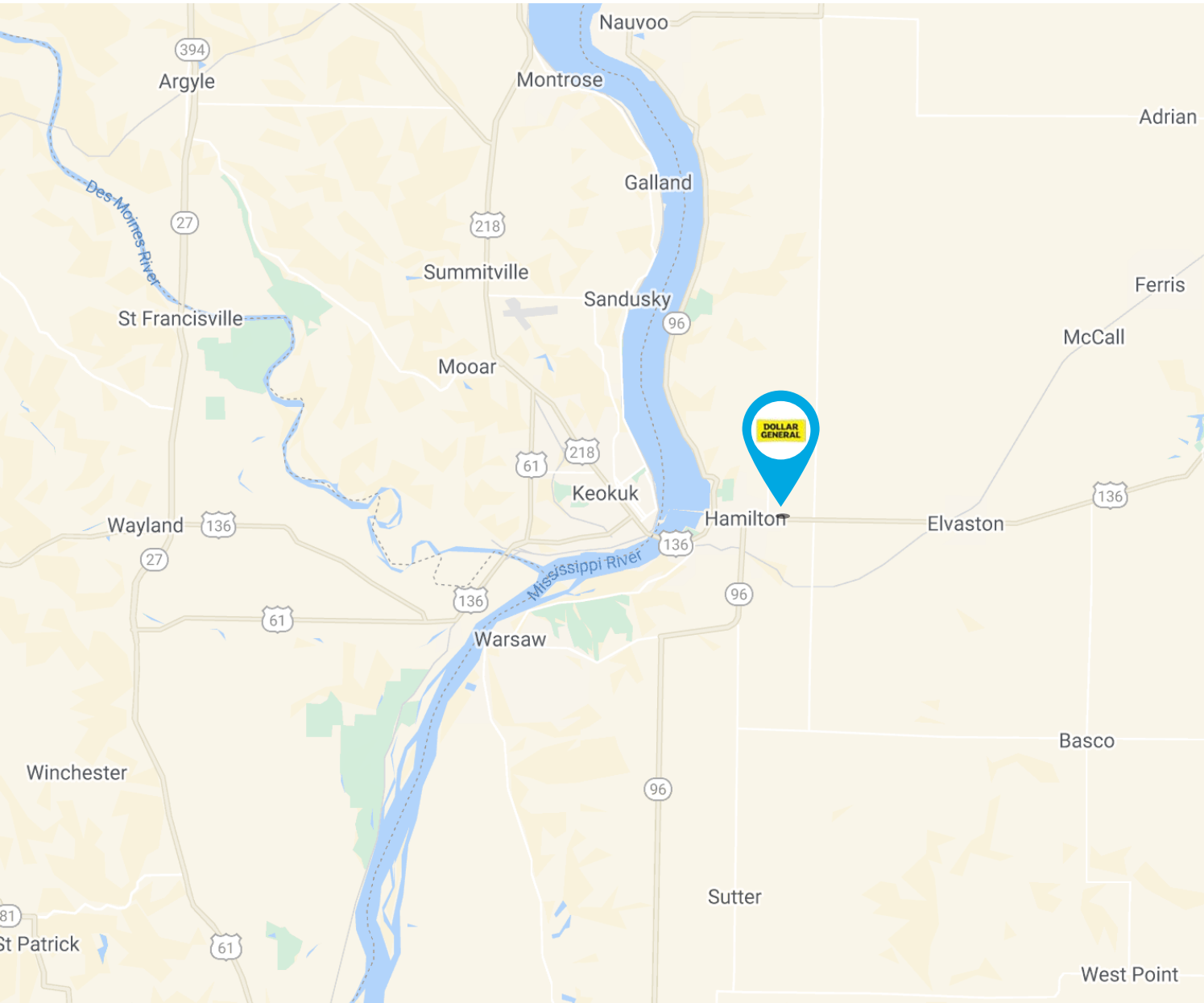




# AERIAL WEST



# MAP & DEMOGRAPHICS



## TOTAL POPULATION

1 mile	1,780
3 miles	5,007
5 miles	13,524



## TOTAL HOUSEHOLDS

1 mile	726
3 miles	2,134
5 miles	5,633



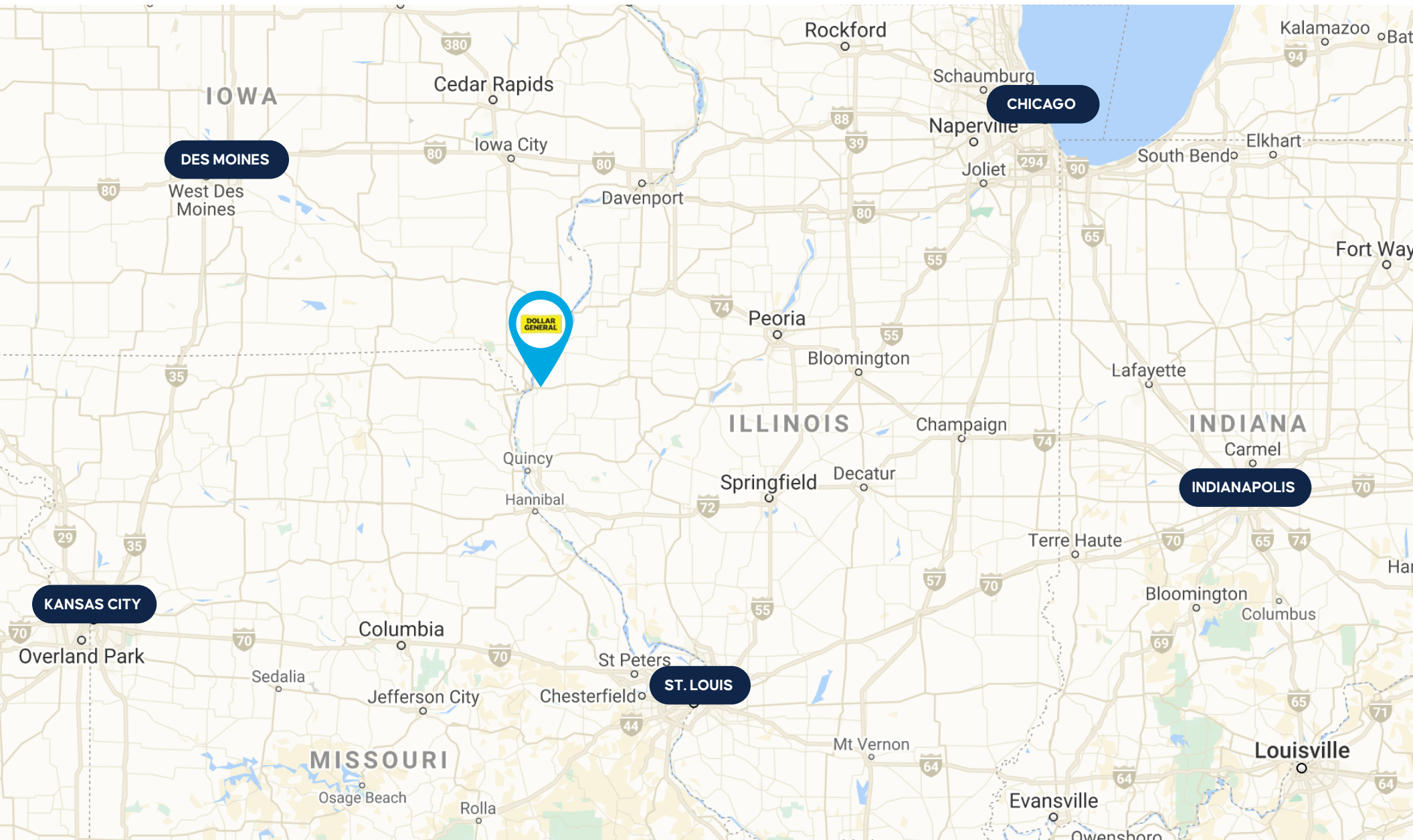
## AVERAGE HOUSEHOLD INCOME

1 mile	\$72,367
3 miles	\$61,489
5 miles	\$58,871

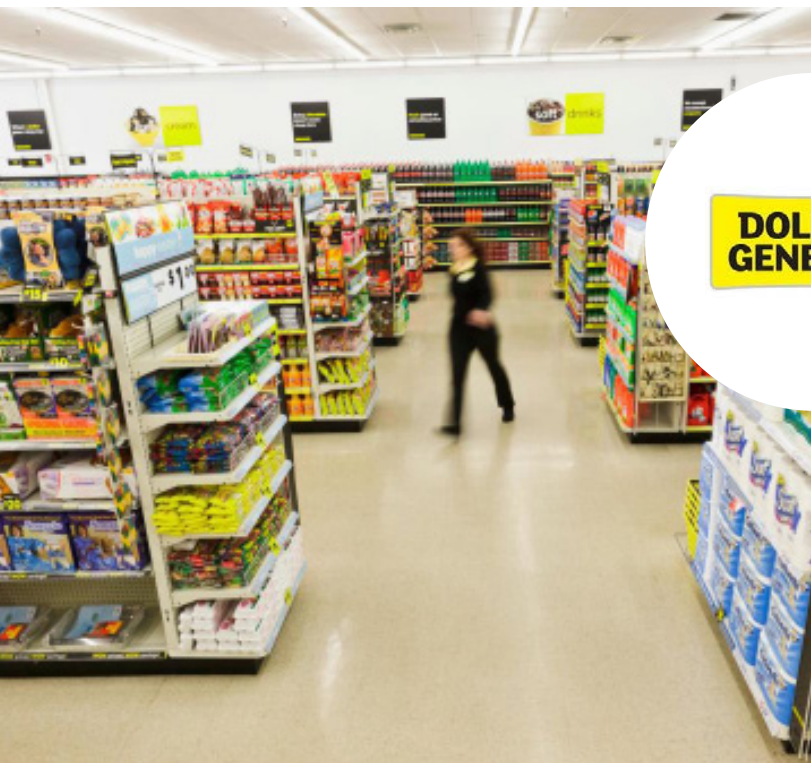


# REGIONAL MAP

## HAMILTON, IL



# TENANT OVERVIEW



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 18,000 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 publicly traded on the New York Stock Exchange as DG with a market capitalization of approximately \$52 billion.

WEBSITE [dollargeneral.com](http://dollargeneral.com)

HEADQUARTERS [Goodlettsville, TN](#)

LOCATIONS [± 18,000](#)

**BBB (S&P)**

INVESTMENT GRADE  
CREDIT RATING

**NYSE: DG**

STOCK SYMBOL

**\$52B**

MARKET  
CAPITALIZATION



# LOCATION OVERVIEW

## HAMILTON, IL

**HAMILTON** is located in Hancock County, IL. It is the largest city in Hancock County and sits directly across the Mississippi River from Keokuk, Iowa. Hamilton is located along the Western boarder of Illinois near the Iowa-Missouri boarder. Hamilton and Keokuk share Lock & Dam 19 which has the highest fall of any on the Mississippi River. The powerhouse supplies the majority of the electricity for St. Louis, MO.

Keokuk is the county seat of Lee County, IA and is Iowa's southernmost city. It is positioned at the junction of U.S. Routes 61, 136 and 218. Keokuk is a principal city of the Keokuk-Fort Madison Micropolitan Area. Known locally as the "Tri-State" area, it consists of three counties – one in southeast Iowa, one in northeast Missouri, and one in west central Illinois. The Micropolitan Area has a population of over 62,000 people.

## HAMILTON

LARGEST COMMUNITY IN  
HANCOCK COUNTY



62,000 PEOPLE LIVING WITHIN THE  
TRI-STATE MICROPOLITAN AREA



LOCK & DAM 19 SUPPLIES THE  
MAJORITY OF ELECTRICITY FOR  
ST. LOUIS, MO



# ABOUT US

## BLUE WEST CAPITAL

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, Colorado.



### NATIONWIDE REACH

Net lease investors across the US

**70+**  
YEARS

### EXPERIENCE TEAM

of dedicated net lease professionals



### UNPARALLELED BROKER COOPERATION

Split fees 50-50 with all cooperating brokers



### SHARED DATABASE

Collaborative proprietary national database

**#1**

### ROCKY MOUNTAIN REGION LEADER

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

## OUR TEAM



**Robert Edwards**

Managing Partner | Investment Sales

720.966.1630

[Robert@BlueWestCapital.com](mailto:Robert@BlueWestCapital.com)



**Tom Ethington**

Managing Partner | Investment Sales

720.966.1624

[Tom@BlueWestCapital.com](mailto:Tom@BlueWestCapital.com)



**Zach Wright**

Director & Partner | Investment Sales

720.966.1628

[Zach@BlueWestCapital.com](mailto:Zach@BlueWestCapital.com)



**Carly Kelly**

Director | Investment Sales

720.828.6290

[Carly@BlueWestCapital.com](mailto:Carly@BlueWestCapital.com)



**Brandon Gayeski**

Associate Director | Investment Sales

720.966.1627

[Brandon@BlueWestCapital.com](mailto:Brandon@BlueWestCapital.com)



**Shawn Dickmann**

Associate | Investment Sales

720.828.8310

[Shawn@BlueWestCapital.com](mailto:Shawn@BlueWestCapital.com)



**Brandon Wright**

Associate | Investment Sales

720.828.7457

[Brandon.Wright@BlueWestCapital.com](mailto:Brandon.Wright@BlueWestCapital.com)



**Josh Lorenzen**

Analyst

720.821.2520

[Josh@BlueWestCapital.com](mailto:Josh@BlueWestCapital.com)



**Melanie Williford**

Director | Operations

303.916.0148

[Melanie@BlueWestCapital.com](mailto:Melanie@BlueWestCapital.com)



**Krissy Simmons**

Director | Marketing

720.966.1631

[Krissy@BlueWestCapital.com](mailto:Krissy@BlueWestCapital.com)





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**FOR SALE**

**\$79,485**

**NOI**

## CONTACT US

### ZACH WRIGHT

Director & Partner

720.966.1628

Zach@BlueWestCapital.com

### BRANDON WRIGHT

Associate

720.828.7457

Brandon.Wright@BlueWestCapital.com



**720.989.1031**

**BLUEWESTCAPITAL.COM**

400 S Colorado Blvd, Suite 590 | Denver, CO 80246

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