

CONFIDENTIAL OFFERING MEMORANDUM

FOR SALE

DOLLAR GENERAL

(INTERSTATE 70 LOCATION)

POCAHONTAS, IL



BLUE
WEST
CAPITAL



**DOLLAR
GENERAL**

DOLLAR GENERAL
200 West Johnson Street
Pocahontas, IL 62275

DEAL TEAM

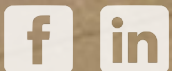
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INVESTMENT HIGHLIGHTS

- Long term lease with over 13 years remaining
- New construction build-to-suit (2020)
- Absolute triple net lease with no landlord responsibilities
- Located directly off Interstate 70
- Affluent area with average annual household incomes in excess of \$100,000 within seven miles
- Positioned forty miles east of St. Louis
- Dollar General is an investment grade rated company (S&P: BBB)
- Located next to the Phillips 66, BP, Powhatan Motel & Restaurant, Pocahontas Grade School, and the USPS
- 10% rental increases in each renewal option period
- Dollar General is a best-in-class operator that is an e-commerce resistant and recession-proof company

This property may be purchased individually or as part of a two-property portfolio with a new construction Dollar General located in Danville, IL (OM Link)



INVESTMENT OVERVIEW

DOLLAR GENERAL | POCAHONTAS, IL

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DOLLAR GENERAL
200 WEST JOHNSON STREET,
POCAHONTAS, IL 62275

**DOLLAR
GENERAL**

\$1,630,000

PRICE

5.25%

CAP RATE

\$85,560

NOI

2020

YEAR BUILT

1.35 ACRES

LAND SIZE

9,100 SF

BUILDING SIZE

LEASE OVERVIEW

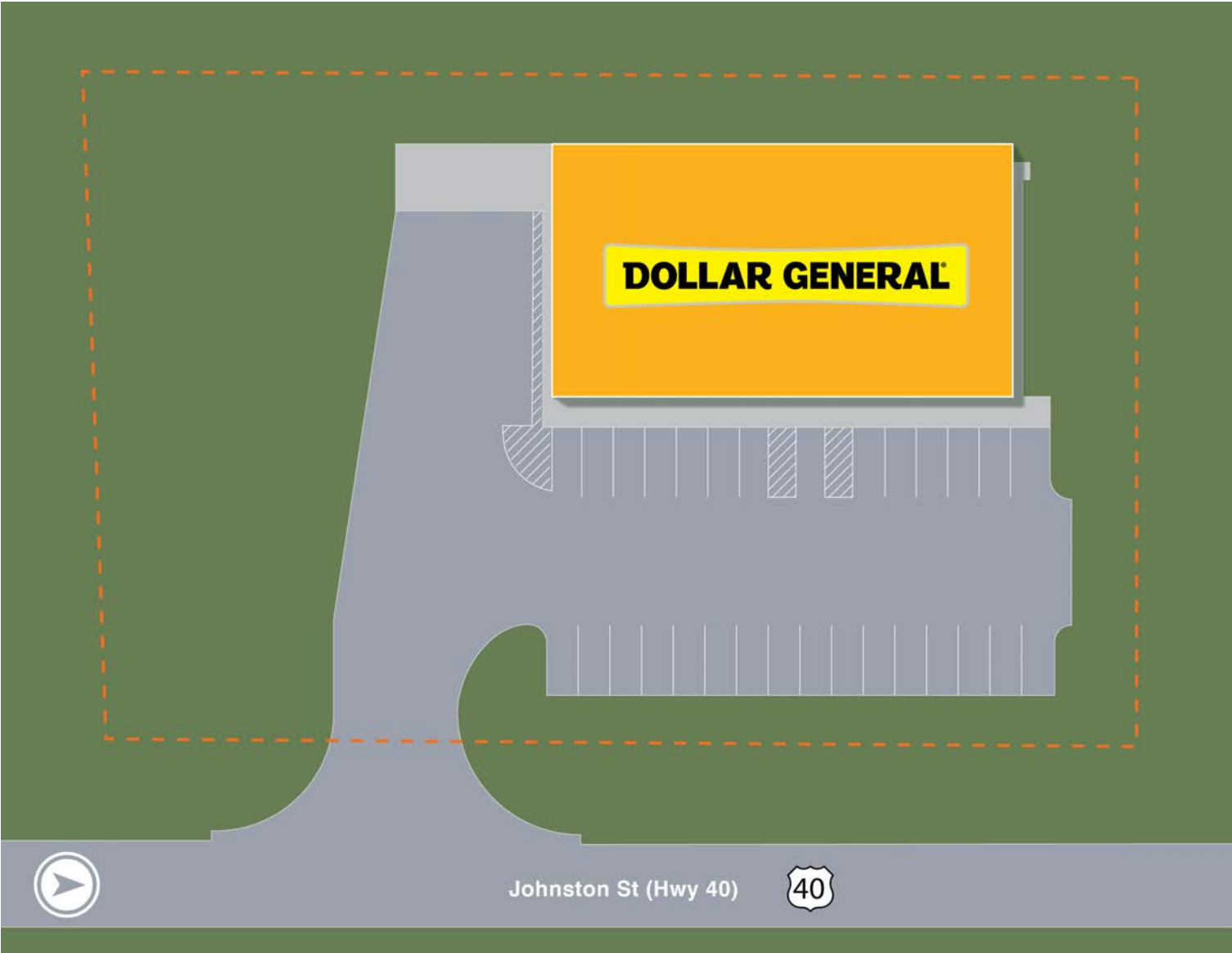
RENT COMMENCEMENT	February 23, 2020
LEASE EXPIRATION	February 28, 2035
RENTAL ESCALATIONS	10% in Each Option
RENEWAL OPTIONS	Three 5-Year
TENANT	Dollar General
CREDIT RATING	S&P: BBB (Investment Grade)
LEASE TYPE	Absolute Triple Net
LANDLORD RESPONSIBILITIES	None

NOI SCHEDULE

DATE	NOI	PERIOD	INCREASE
CURRENT	\$85,560	Primary Term	-
11/01/2035	\$94,116	Option 1	10.0%
11/01/2040	\$103,527	Option 2	10.0%
11/01/2045	\$113,880	Option 3	10.0%

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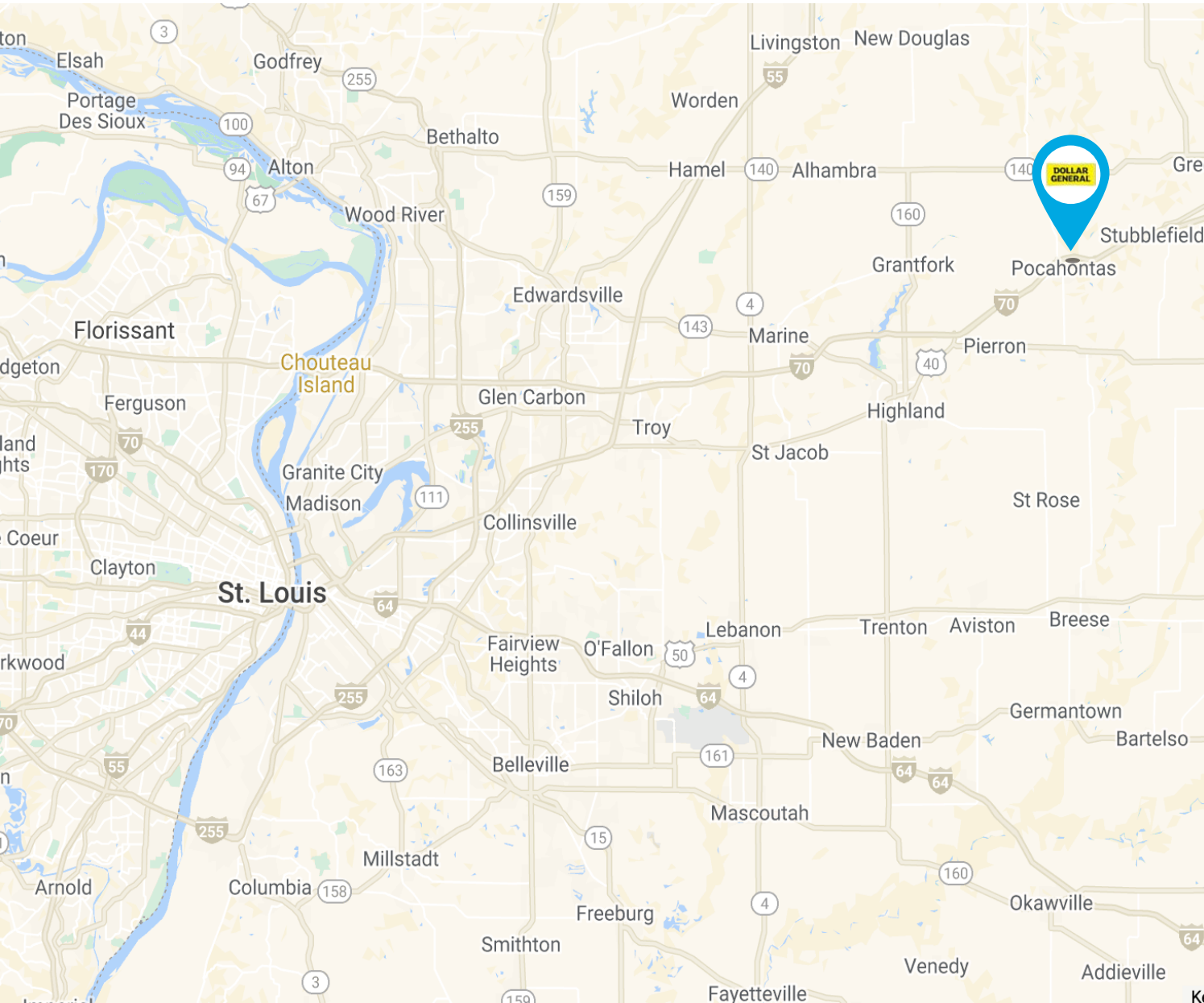
SITE PLAN



AERIAL SURROUNDING AREA



MAP & DEMOGRAPHICS



TOTAL POPULATION

5 mile	3,343
7 miles	6,238
10 miles	26,693



TOTAL HOUSEHOLDS

5 mile	1,328
7 miles	2,362
10 miles	10,068



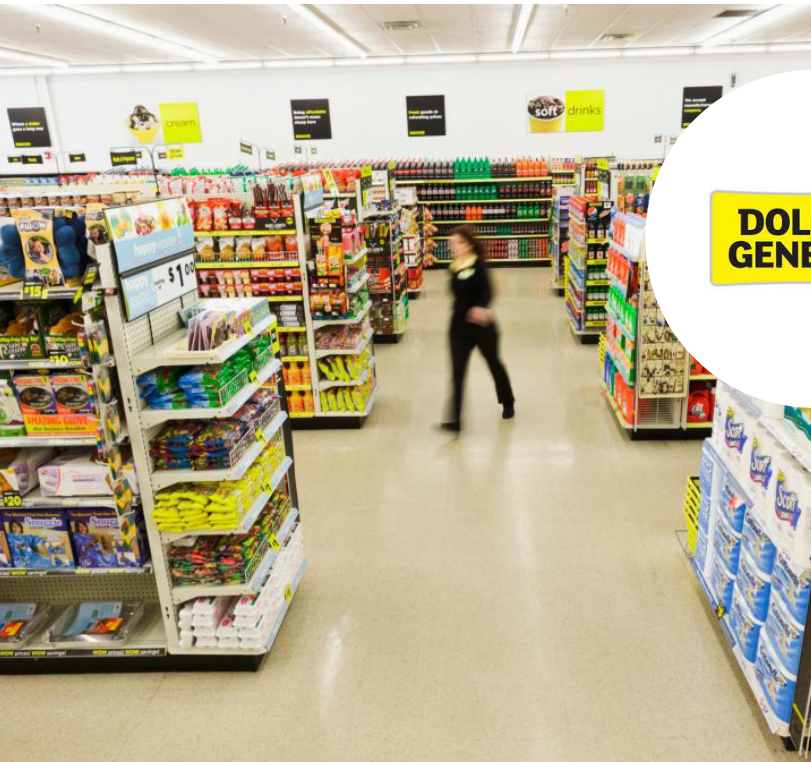
AVERAGE HOUSEHOLD INCOME

5 mile	\$85,538
7 miles	\$100,775
10 miles	\$88,796

TENANT OVERVIEW

DOLLAR GENERAL | POCAHONTAS, IL

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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 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

HEADQUARTERS [Goodlettsville, TN](#)

LOCATIONS ± 18,000+

BBB (S&P)

INVESTMENT GRADE
CREDIT RATING

NYSE: DG

STOCK SYMBOL

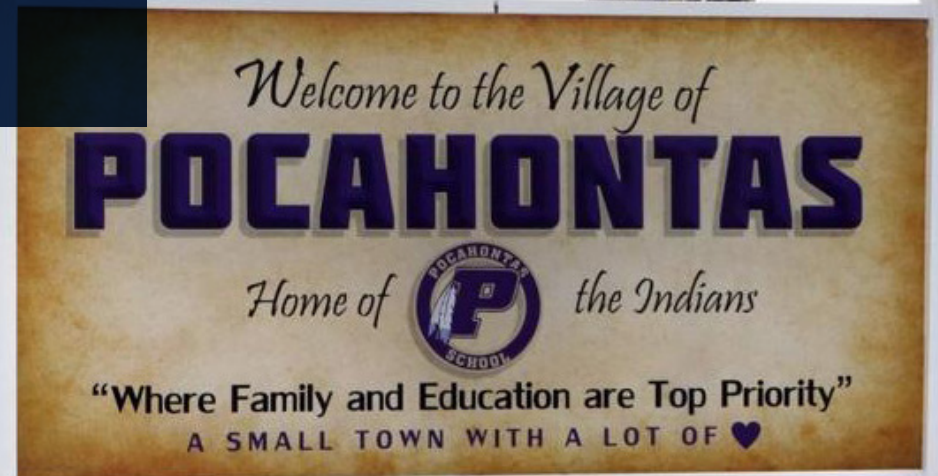
\$52B

MARKET
CAPITALIZATION

LOCATION OVERVIEW

POCAHONTAS, IL

POCAHONTAS is located in Bond County, IL. Pocahontas is located along Interstate 70 approximately forty miles east of St. Louis. The town has grown around country music as the famous singer and Grammy-Award winning, Gretchen Wilson, was born and raised here. The small downtown includes historic buildings as well as newer retailers. The citizens pride themselves on maintaining a tightly knit, peaceful community. Recreational activities include local country concerts and art festivals.



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



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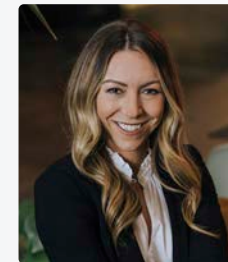


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\$1,630,000

FOR SALE

\$85,560

NOI

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This confidential Offering Memorandum, has been prepared by Blue West Capital, LLC ("Blue West Capital") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Blue West Capital recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as Dollar General (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Blue West Capital or its brokers.

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