

DOLLAR GENERAL®

507 N Long St. | Tolono, Il



REPRESENTATIVE PHOTO

DOLLAR GENERAL®

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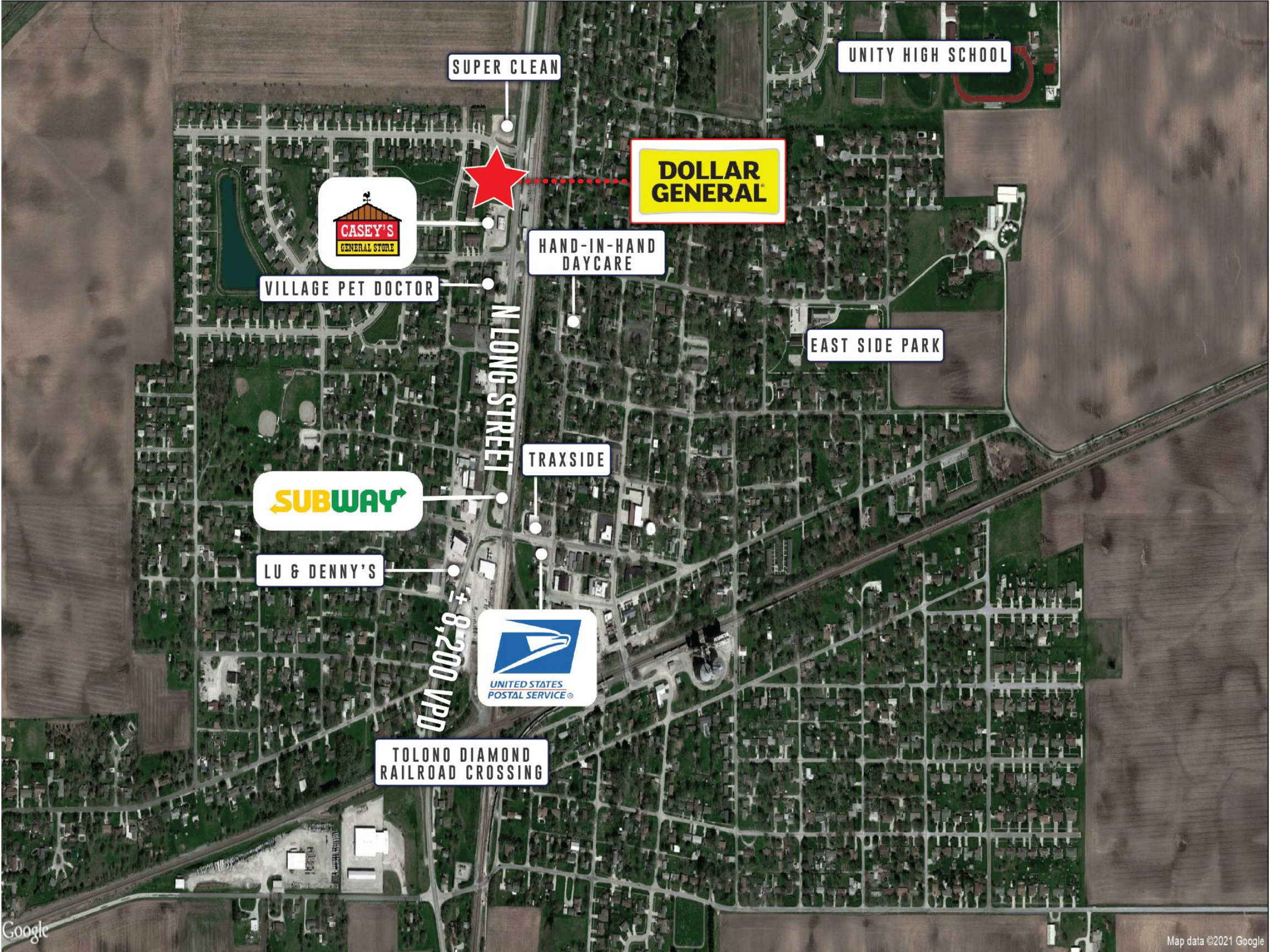
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INVESTMENT HIGHLIGHTS

- **Double Net Lease (NN)** – Minimal Landlord Responsibilities
- **Corporate Guarantee** – Investment Grade Tenant – S&P Rated: BBB|NYSE: DG
- **Recent Lease Extension** – Having a successful operating history at this property, Dollar General recently executed a lease extension showing their commitment to the location
- **Bite sized deal** – Sub \$1,000,000 purchase price





SUPER CLEAN

UNITY HIGH SCHOOL

**DOLLAR
GENERAL**



VILLAGE PET DOCTOR

HAND-IN-HAND
DAYCARE

EAST SIDE PARK

N LONG STREET

TRAXSIDE



LU & DENNY'S



8,200 VPD

TOLONO DIAMOND
RAILROAD CROSSING

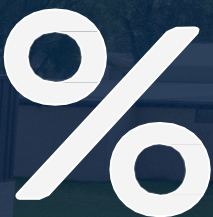
FINANCIAL OVERVIEW



\$788,571
LIST PRICE



\$55,200
NOI



7%
CAP RATE

BUILDING INFO

Address

507 N Long St
Tolono, IL

GLA of Building

± 7,040 SF

Lot Size

± 1.17 ACRES

TENANT SUMMARY

Tenant Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN
Roof and Structure	Landlord Responsible
Term Remaining	± 8.67 Years
Original Lease Term	10 Years
Lease Expiration Date	5/31/2030
Increases	\$3,600 Increase Beginning of Each Option
Options	5 x 5
Parking Spaces	25
Annual Rent	\$55,200
Landlord Responsibilities	Major Repairs, Insurance, Taxes
Tenant Responsibilities	Utilities, Insurance, HVAC, Minor Repairs
Tenant Reimbursements	Taxes, LL Insurance, Snow Removal
Monthly Parking Lot Reimbursement	\$150.23

TENANT OVERVIEW

COMPANY NAME

Dollar General Corporation

OWNERSHIP

Public

INDUSTRY

Dollar Stores

HEADQUARTERS

Goodlettsville, TN

NO. OF EMPLOYEES

± 157,000

REPRESENTATIVE PHOTO

DOLLAR GENERAL®

Dollar General is the fastest-growing retailer which currently boasts roughly 17,500 neighborhood general stores in 46 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 75% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies.

Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others. Over the past few years, Dollar General has started to introduce alcohol and tobacco products such as cigarettes into their product mix, which has further driven revenue and increased profitability.

With its small-box store model typically measuring ± 9,100 sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than supersized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value-conscious has paid off big, both during and after the recession. The discount retailer boosted its expectation of 29 consecutive years of same-store sales growth in December 2018, attributable to its value and convenience proposition, along with strong consumables and seasonal goods sales.



17,500+

LOCATIONS



\$33.7B

2020 REVENUE



1939

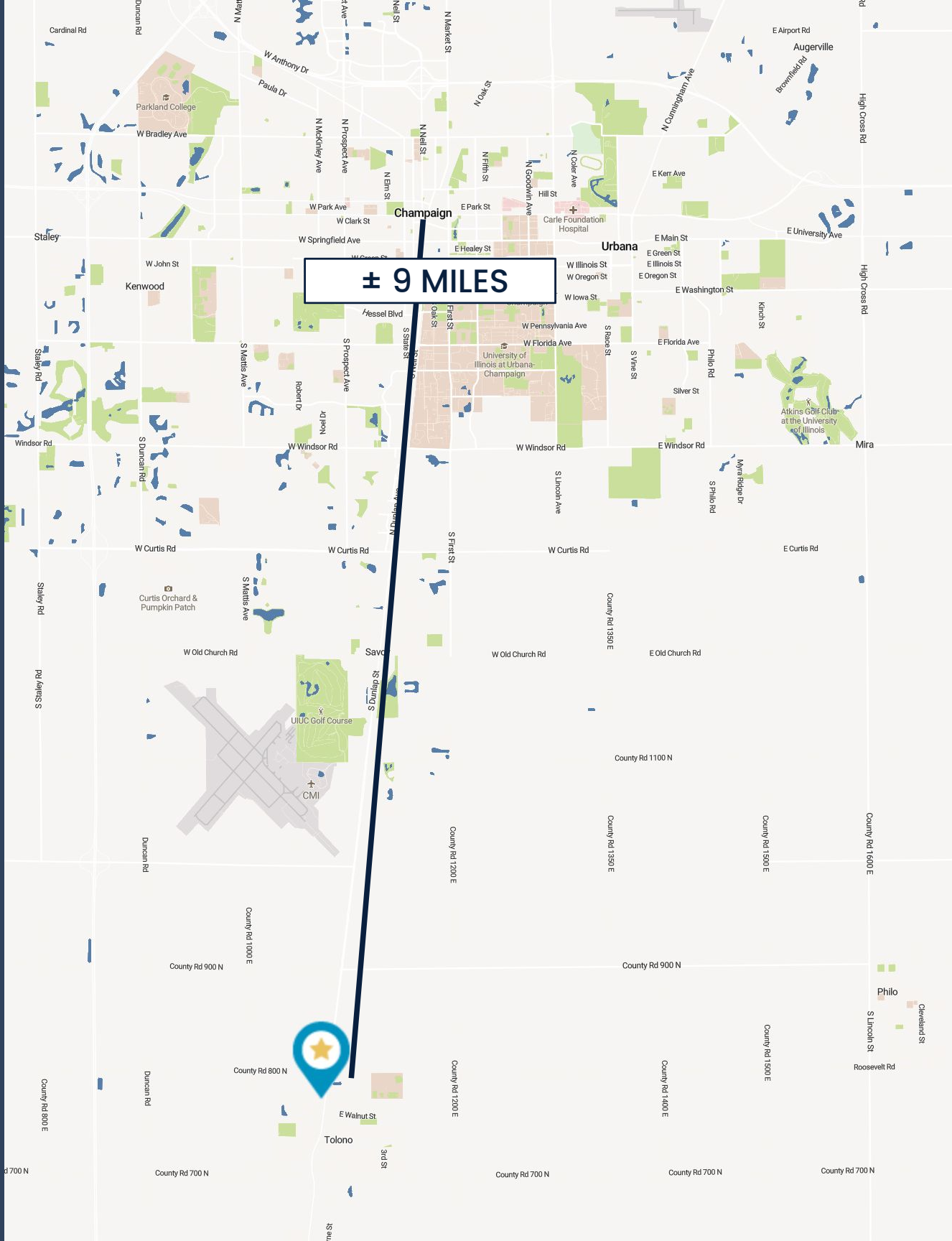
FOUNDED

TOLONO, IL

Tolono is a village in Tolono Township, Champaign County, Illinois. Tolono is located just south of Savoy along Route 45 and home to more than 3,400 people. They are one of five towns in the Unit 7 School District with Unity High School, Unity Jr. High, and Unity West Elementary schools all being located here too. Tolono at one time had two or three companies making tile used to drain the land around the town, resulting in swamps on the east side of the town both on the north and south side of the Wabash Railroad.

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Five Year Projection	10,655	3,774	156,183
Current Year Estimate	10,208	3,736	152,433
2010 Census	8,998	3,779	140,339
Growth Current Year-Five Year	4.38%	1.01%	2.46%
Growth 2010-Current Year	13.45%	-1.14%	8.62%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Five Year Projection	4,604	1,627	66,939
Current Year Estimate	4,363	1,588	64,118
2010 Census	3,691	1,544	56,624
Growth Current Year-Five Year	5.52%	2.49%	4.40%
Growth 2010-Current Year	18.19%	2.86%	13.23%
INCOME	3-MILE	5-MILE	10-MILE



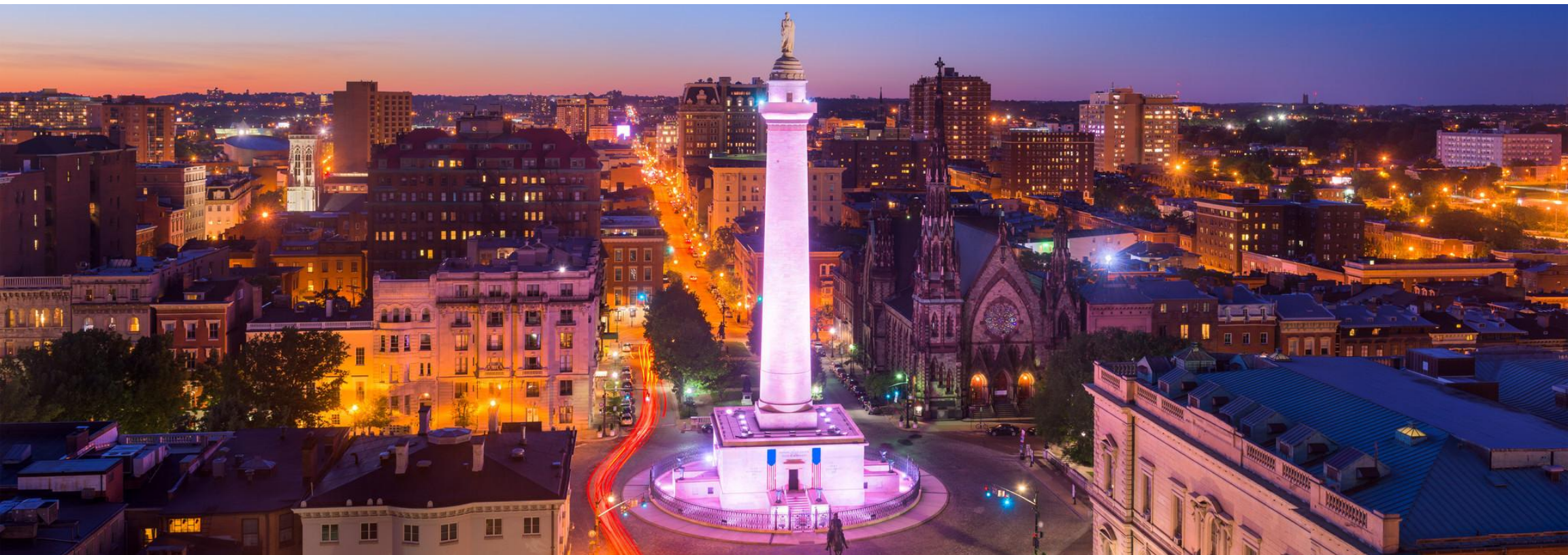
Champaign, IL

Champaign is a city in Champaign County, Illinois. With a city population of over 87,000 residents, Champaign is the ninth-largest city in the state. Champaign is recognized as the home of the University of Illinois at Urbana–Champaign, one of the preeminent research institutions in the world. Champaign is also the home of Parkland College, which serves about 20,000 students annually.

Due to the university and several well-known technology startup companies, it is often referred to as the hub of Silicon Prairie. The local economy of the city is supported by the technology and education industries. The city features a large software industry mostly focusing on the research and development of new technologies. The Research Park, located in southern Champaign and backed by the University of Illinois, is home to many companies, including Riverbed Technology, Citrix Systems, Abbott Laboratories, Dow Innovation Center, Intelligent Medical Objects, Yahoo!, and the State Farm Research Center. Champaign is also home to nationally recognized record labels, artist management companies, booking agencies, and recording studios. Polyvinyl Records, Undertow Music, Great Western Record Recorders, Pogo Studios, and Nicodemus Booking Agency are all based in Champaign. According to Forbes, the gross metro product of Champaign is \$14.8 billion.

Downtown Champaign's entertainment district offers a thriving blend of upscale restaurants, boutiques, nightclubs, and art galleries. Champaign is also home to the Boneyard Arts Festival and Roger Ebert's Overlooked Film Festival, held each spring at the historic Virginia Theatre.

The University of Illinois at Urbana-Champaign has a major impact on the city of Champaign. The campus is known for its landscape and architecture, as well as distinctive landmarks. The campus also has several buildings and sites on the U.S. National Register of Historic Places including Harker Hall, Astronomical Observatory, and Louise Freer Hall. The university has over 50,000 students enrolled and over 13,000 full and part-time employees. The university's mascot, the Fighting Illini, hosts some of the area's top sporting events. Champaign has historic roots in football, basketball, and baseball bringing in a loyal fan base each game. Currently, the University of Illinois football team has 15 Big Ten Championship Football victories with 8 Bowl Game Victories.



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This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General** located at **507 N Long St. Tolono, IL** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner Seller and in part upon financial information obtained from sources the Owner it deems reliable. Owner, nor their officers, employees, or real estate agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its contents, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein. and conduct their own due diligence.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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