

CONFIDENTIAL OFFERING MEMORANDUM

FOR SALE

DOLLAR GENERAL PLUS

DONNELLSON, IL

ONE HOUR NORTHEAST OF ST. LOUIS



BLUE
WEST
CAPITAL

REPRESENTATIVE PHOTO



**DOLLAR
GENERAL**

DOLLAR GENERAL PLUS

200 Washington Street

Donnellson, IL 62019

DEAL TEAM

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INVESTMENT HIGHLIGHTS

- Rare Dollar General Plus location featuring a larger 10,640 SF prototype
- Long term 15-year lease
- Brand-new construction build-to-suit (2022)
- Located one hour northeast of St. Louis
- Absolute triple net lease with no landlord responsibilities
- Located along Illinois Route 127, the primary thoroughfare in the trade area connecting Donnellson to Hillsboro to the north (10 miles) and to Greeneville to the south (10 miles)
- Minimal competition in the surrounding area
- Average annual household incomes within one mile are approximately \$90,000
- 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



INVESTMENT OVERVIEW

DOLLAR GENERAL



DOLLAR GENERAL PLUS
200 WASHINGTON STREET
DONNELLSON, IL 62019

\$1,643,000

PRICE

5.20%

CAP RATE

\$85,444

NOI

2022

YEAR BUILT

2.14 AC

LAND SIZE

10,640 SF

BUILDING SIZE

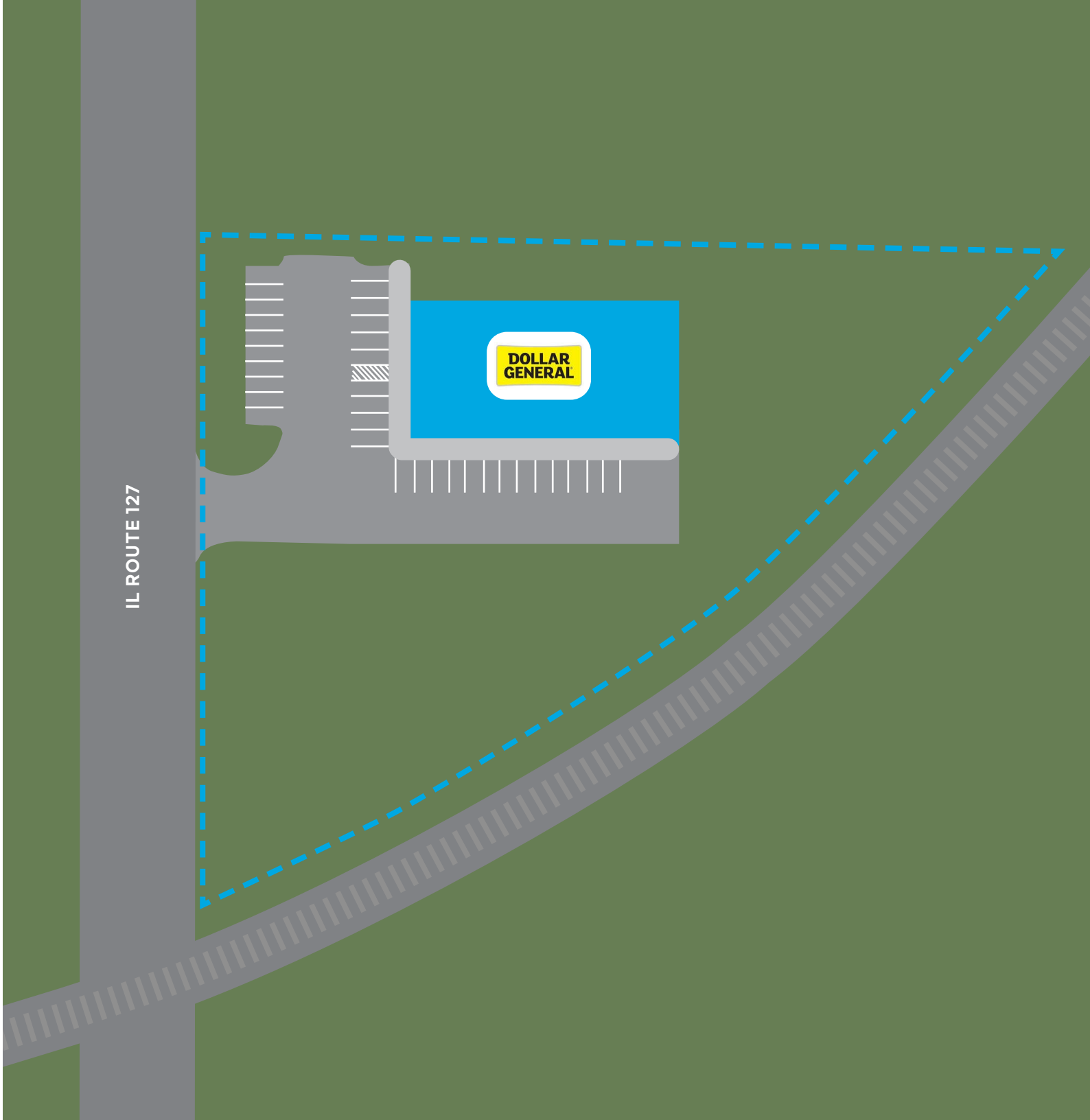
LEASE OVERVIEW

RENT COMMENCEMENT	January 2022
LEASE EXPIRATION	January 2037
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	\$85,444	Primary Term	-
JANUARY 2037	\$93,988	Option 1	10.0%
JANUARY 2042	\$103,387	Option 2	10.0%
JANUARY 2047	\$113,726	Option 3	10.0%

SITE PLAN





JR'S MINI MART
& FAST STOP

UNITED STATES
POSTAL SERVICE®

LOOSE CABOOSE
ANTIQUe STORE

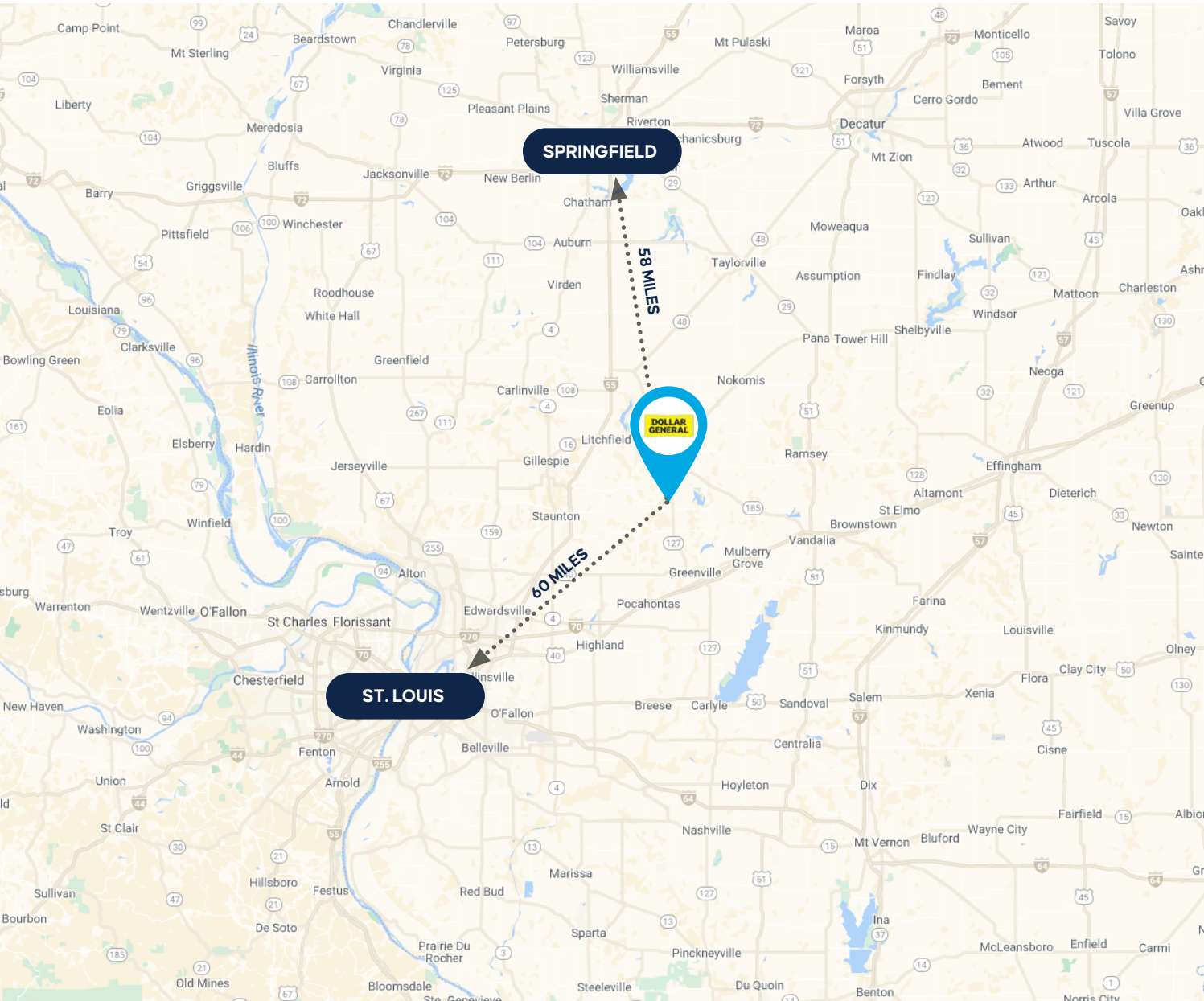
IL ROUTE 127

DRESSLER GRAIN

DOLLAR
GENERAL



MAP & DEMOGRAPHICS



TOTAL POPULATION

3 miles	815
7 miles	6,283
10 miles	14,303



TOTAL HOUSEHOLDS

3 miles	351
7 miles	1,817
10 miles	5,161



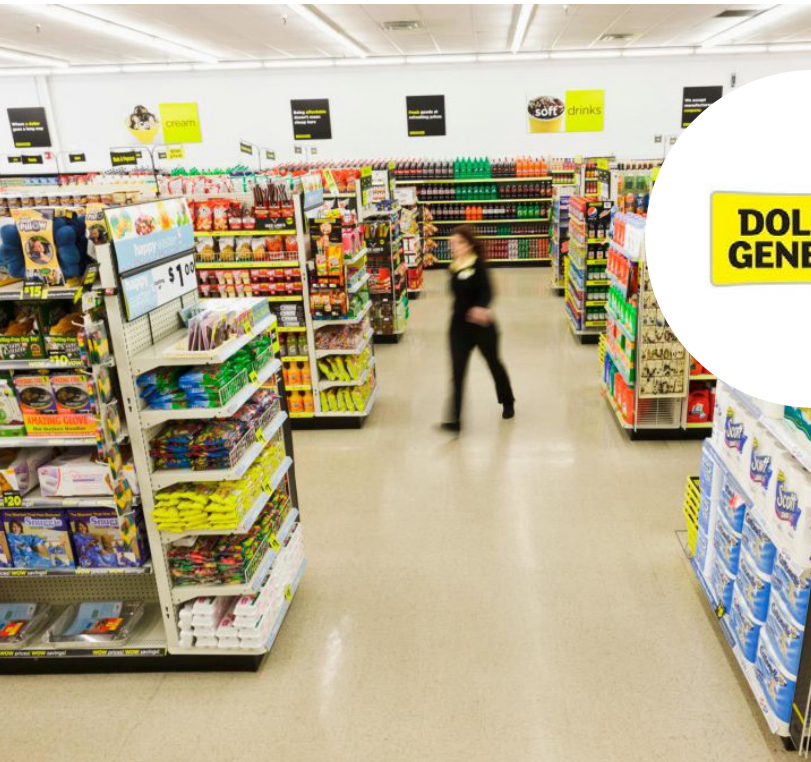
AVERAGE HOUSEHOLD INCOME

3 miles	\$82,075
7 miles	\$70,938
10 miles	\$69,957

TENANT OVERVIEW

DOLLAR GENERAL PLUS | DONNELLSON, 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 17,250 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 ± 17,250

BBB (S&P)

INVESTMENT GRADE
CREDIT RATING

NYSE: DG

STOCK SYMBOL

\$52B

MARKET
CAPITALIZATION

LOCATION OVERVIEW

DONNELLSON, IL

DONNELLSON, ILLINOIS is located about one hour northeast of St. Louis. The town is centrally located on Illinois Route 127 between two larger cities. Hillsboro (the country seat of Montgomery County) is located less than ten miles north and Greenville (the county seat of Bond County) is located approximately 10 miles south. Originally known as "Bear Creek", the name was changed to Donnellson in 1851.



LOCATION OVERVIEW

ST. LOUIS, MO

St. Louis is known as the Gateway to the West. It sits near the confluence of the Missouri and the Mississippi Rivers on the western bank of the latter. As of 2020, the city proper had a population of around 301,500, while the bi-state metropolitan area, which extends into Illinois, had an estimated population of over 2.8 million, making it the largest metropolitan area in Missouri, the second-largest in Illinois, the seventh-largest in the Great Lakes Megalopolis, and the 20th-largest in the United States.

St. Louis has a diverse economy with strengths in the service, manufacturing, trade, transportation, and tourism industries. It is home to nine of the ten Fortune 500 companies based in Missouri. Major companies headquartered or with significant operations in the city include Enterprise Rent-A-Car, Ameren Corporation, Peabody Energy, Nestlé Purina PetCare, Anheuser-Busch, Wells Fargo Advisors, Stifel Financial, Square, Inc., U.S. Bank, Anthem BlueCross and Blue Shield, Federal Reserve Bank of St. Louis, U.S. Department of Agriculture, Centene Corporation, and Express Scripts.

Major research universities located in St. Louis include Saint Louis University and Washington University in St. Louis, which is the fourteenth highest ranked university by US News. The Washington University Medical Center in the Central West End host an agglomeration of medical and pharmaceutical institutions, including Barnes-Jewish Hospital.

St. Louis is home to two professional sports teams, the world champion St. Louis Blues and world champion St. Louis Cardinals. Among the city's notable sights is the 630-foot Gateway Arch. St. Louis is also home to the St. Louis Zoo and the Missouri Botanical Garden, which has the second-largest herbarium in North America.

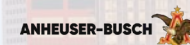
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PROFESSIONAL
SPORTS TEAMS



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FORTUNE 500
COMPANIES



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 80+ 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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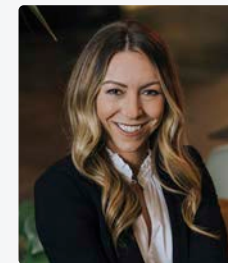


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\$1,643,000

FOR SALE

\$85,444

NOI

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