

**PROPOSAL**

# GALENA, MO DOLLAR GENERAL

**31135 STATE HIGHWAY 413**

Galena, MO 65656

**PRESENTED BY:**

**WILL HOLMAN**

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MO #1999033650

**ADDISON LIJEWSKI**

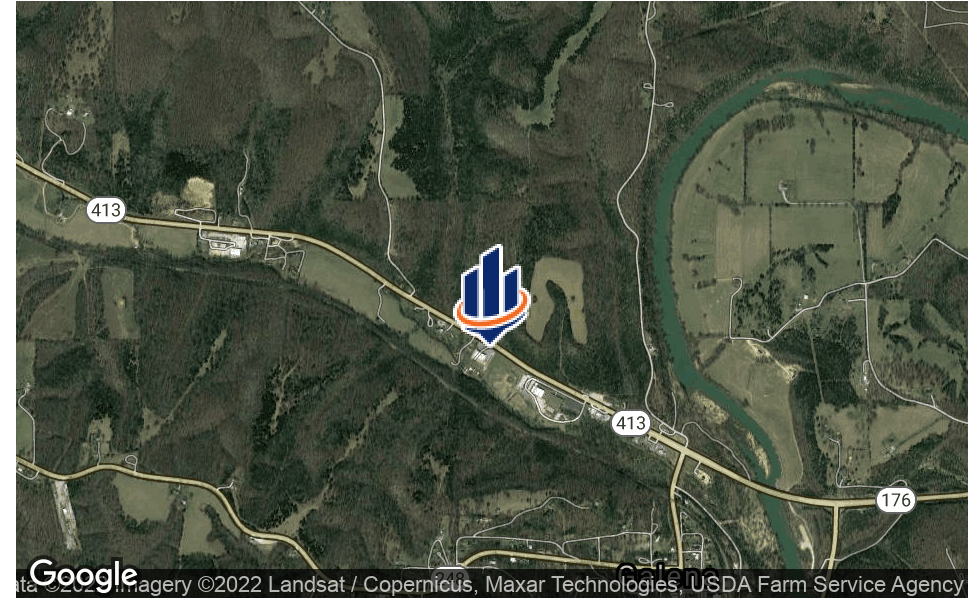
O: 636.628.2111

addison.lijewski@svn.com

MO #2019023222



## PROPERTY SUMMARY



### SALE PRICE

**\$1,412,500**

## OFFERING SUMMARY

BUILDING SIZE:	9,100 SF
LOT SIZE:	1.024 Acres
PRICE / SF:	\$155.22
CAP RATE:	5.6%
NOI:	\$79,100
YEAR BUILT:	2017
APN:	09-1.0-01-000-000-015.000

## PROPERTY HIGHLIGHTS

- Absolute NNN Lease - No Landlord Responsibilities
- 10.5 Years Remaining on Current Lease Term
- Five [5] Year Options to Renew
- 10% Base Rent Increases at Each Option
- 2017 Built-to-Suit

## DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
TOTAL HOUSEHOLDS	1,405	6,047	17,329
TOTAL POPULATION	3,448	14,992	41,877
AVERAGE HH INCOME	\$46,934	\$48,244	\$51,082



## PROPERTY DESCRIPTION



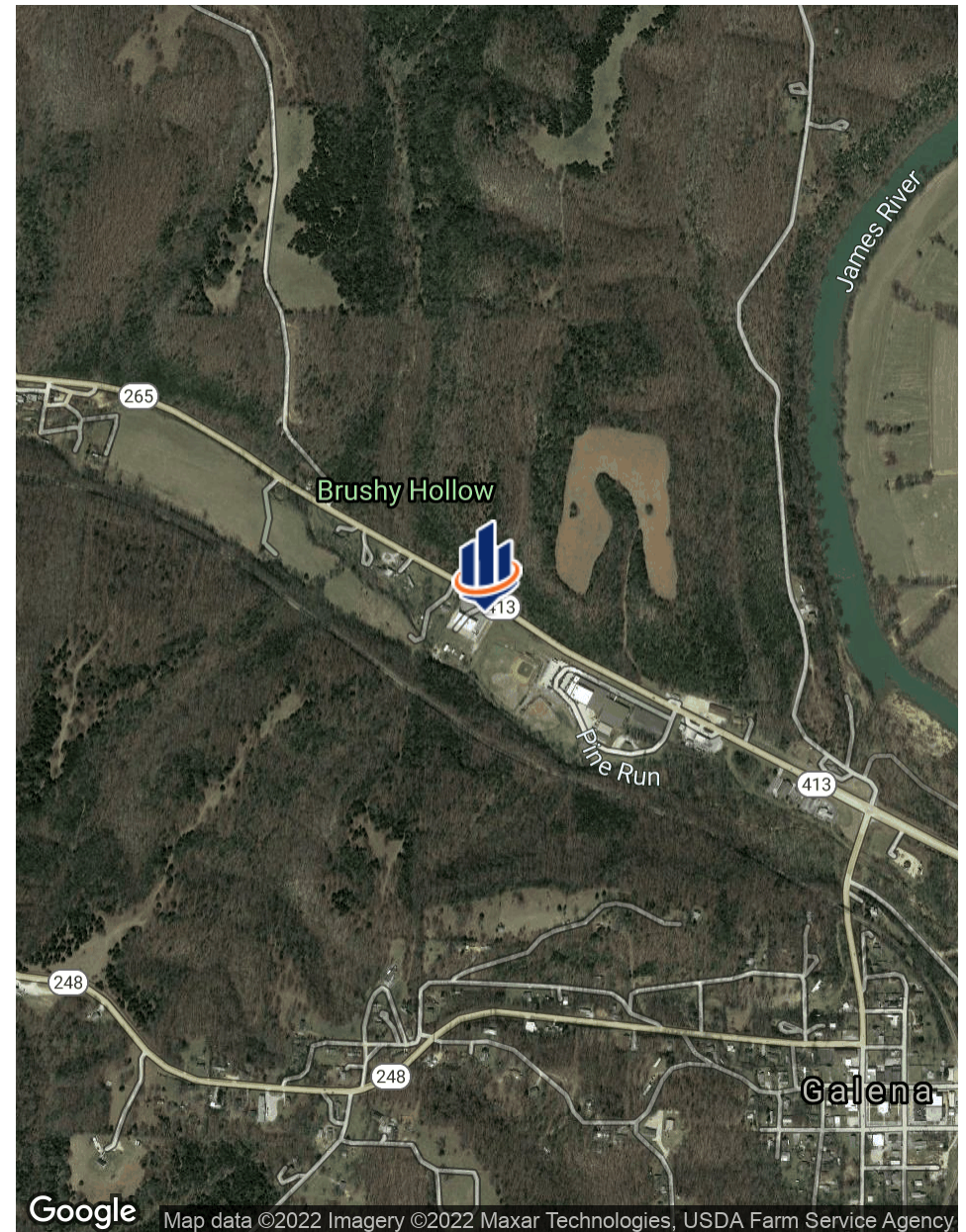
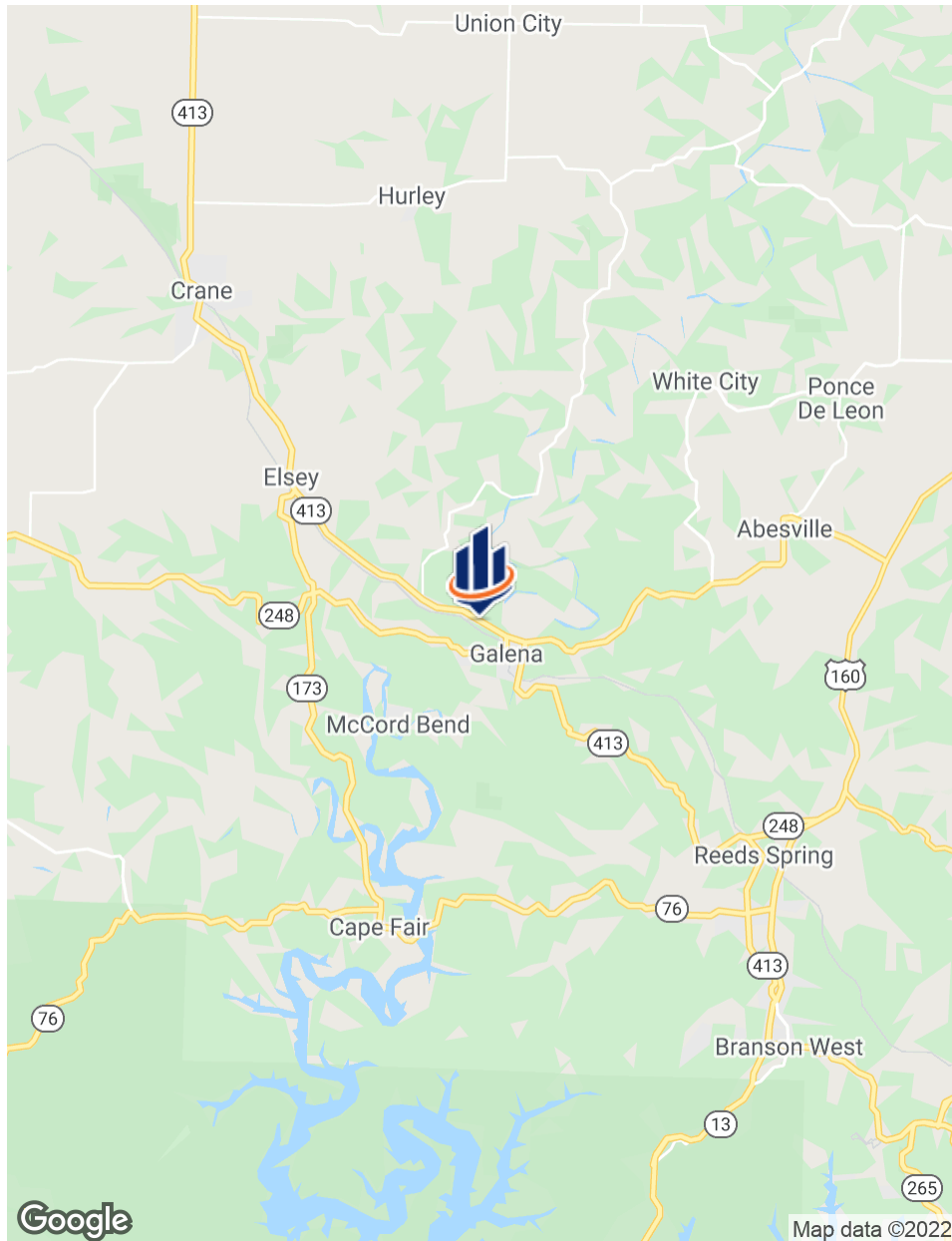
## PROPERTY DESCRIPTION

SVN | Holman Norden is pleased to present a 100% fee simple interest in a Dollar General property located at 31135 State Highway 413, Galena, MO 65656. The 9,100 SF store, opened in September 2017, is operated on a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. Included with the 10.5+ years remaining on the initial lease term is Five (5) Year Options to Renew, with 10% base rent increases at each. The subject property is strategically located along State Highway 413, one of the main thoroughfares of Galena. Dollar General is the largest discount retailer in the United States by the number of stores with over 17,100 neighborhood stores in 46 states. Not to mention they are among the largest retailer of top-quality products made by America's most trusted manufacturers such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg, General Mills, Nabisco, PepsiCo, and Coca-Cola.

## LOCATION DESCRIPTION

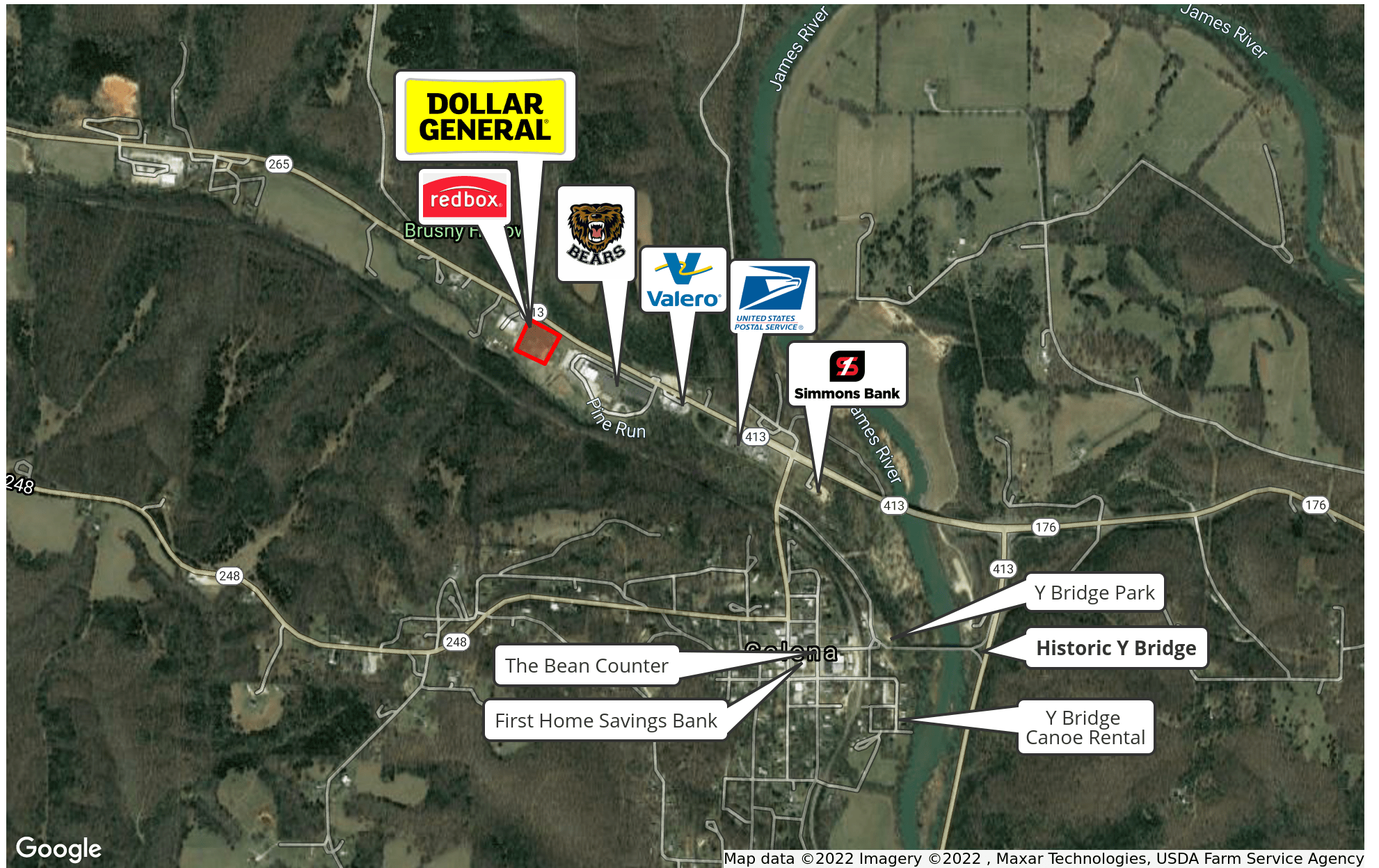
Galena, MO is a city in and the county seat of Stone County, Missouri. Galena is part of the Branson, MO Micropolitan Area. Galena is the meeting of three state highways: Missouri 413, Missouri 248, and Missouri 176. Missouri 176 connects Galena to Branson which is only 15 miles away. Additionally, Galena is less than 20 miles from Table Rock Lake, a major attraction in the state of Missouri. The James River in Galena is connected to the northernmost arm of Table Rock and is a prime canoe spot for both residents and visitors. The Historic Y-Bridge is a bridge over the James River in Galena and was opened 1927. The bridge is named for its y-shape and originally built to connect Missouri 413 and 248, but is now closed to vehicles and is on the National Register of Historic Places. Foot traffic is allowed on the Y-Bridge and is an attraction for Galena. The subject property is strategically located along State Highway [Missouri] 413, one of the main thoroughfares in Galena and is also located directly next to the Galena Junior/Senior High School, which educates approximately 500 students. Dollar General has a service area of 4+ miles in every direction, servicing a population of over 2,200. All of this combines to make an extremely strong location for Dollar General.

## LOCATION MAP





## RETAILER MAP



LEASE TERMS & OPTIONS

LEASE TERMS	UNIT SIZE (SF)	LEASE START	LEASE END	MONTHLY RENT	ANNUAL RENT
CURRENT TERM	9,100	Sep. 1, 2017	Aug. 31, 2032	\$6,591	\$79,100
OPTION 1	9,100	Sep. 1, 2032	Aug. 31, 2037	\$7,250	\$87,010
OPTION 2	9,100	Sep. 1, 2037	Aug. 31, 2042	\$7,975	\$95,711
OPTION 3	9,100	Sep. 1, 2042	Aug. 31, 2047	\$8,773	\$105,282
OPTION 4	9,100	Sep. 1, 2047	Aug. 31, 2052	\$9,650	\$115,810
OPTION 5	9,100	Sep. 1, 2052	Aug. 31, 2057	\$10,615	\$127,391



## DEMOGRAPHICS MAP & REPORT

### POPULATION

### 5 MILES 10 MILES 15 MILES

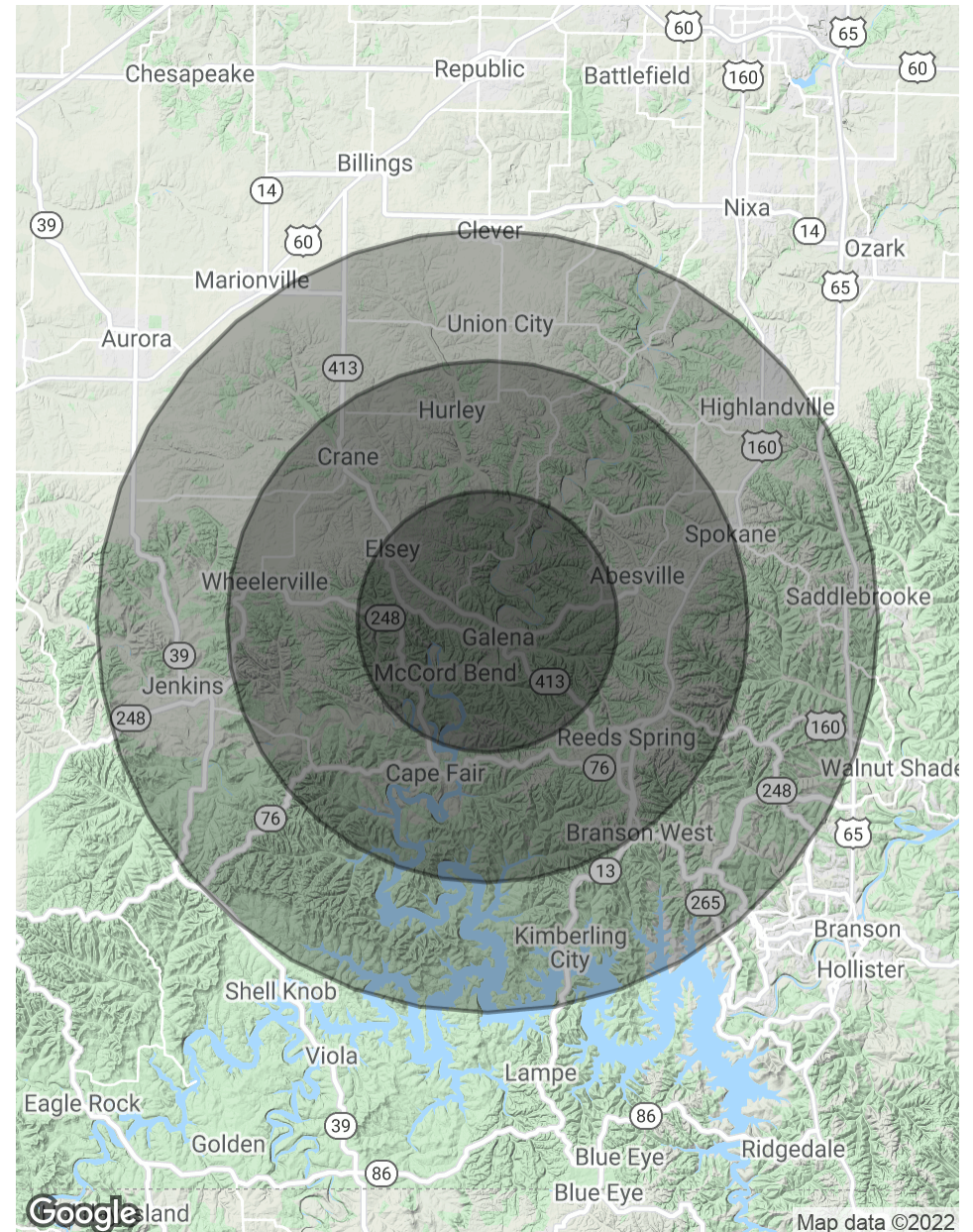
TOTAL POPULATION	3,448	14,992	41,877
AVERAGE AGE	43.4	42.7	45.1
AVERAGE AGE (MALE)	43.1	43.2	45.2
AVERAGE AGE (FEMALE)	45.0	43.0	45.4

### HOUSEHOLDS & INCOME

### 5 MILES 10 MILES 15 MILES

TOTAL HOUSEHOLDS	1,405	6,047	17,329
# OF PERSONS PER HH	2.5	2.5	2.4
AVERAGE HH INCOME	\$46,934	\$48,244	\$51,082
AVERAGE HOUSE VALUE	\$143,463	\$141,964	\$152,508

\* Demographic data derived from 2010 US Census



## ABOUT THE TENANT: DOLLAR GENERAL



### TENANT HIGHLIGHTS

- Over 17,100 locations in 46 States as of January 2021
- S&P Credit Rating of BBB
- 31 Consecutive Years of Same-Store Sales Growth
- \$33.7B in Sales in 2020
- Opening 1,000 New Stores in 2021

### DOLLAR GENERAL SUMMARY

DG strives to make shopping convenient and affordable with more than 17,100 locations across 46 states. Their stores deliver everyday low prices on items including food, snacks, health and beauty aids, cleaning supplies, family apparel, housewares, seasonal items, paper products, and much more. Dollar General's successful prototype makes shopping a truly hassle-free experience. They design small neighborhood stores with carefully edited merchandise assortments to make shopping simpler. The average Dollar General customer completes his or her shopping trip in less than 10 minutes, and with 75% of Americans living within 5 minutes of a Dollar General store, convenience has never been this close to home.



### TENANT OVERVIEW

COMPANY:	-Dollar General Corp [NYSE: DG]
FOUNDED:	-1939
LOCATIONS:	-17,100+
TOTAL REVENUE:	-\$33.7B [2020]
NET INCOME:	-\$2.7B [2020]
HEADQUARTERS:	-Goodlettsville, TN
WEBSITE:	-www.dollargeneral.com



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No Broker Co-op  
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- CBRE
- Baum Realty Group
- Newmark Grubb
- Knight Frank
- HFF
- Mid-America

\*Aggregated 3rd Party Research Verified



Will Holman  
Managing Director

Prior to forming SVN® | Holman Norden (SVN | HN), Will has had a successful and diverse career since starting in the Real Estate sales industry in 1984. Growing up in a real estate development and construction family, it only made sense that he chose that as his career. Starting with sales and development of residential product types, Will quickly moved into the commercial arena. Over the decades, his clients were primarily investors and owner/users, but he also assisted landlords and tenants. During this time Will worked with multiple product types including Industrial, Retail, Multi-Family, and Office providing unprecedented experience in which to benefit his clients. Will has participated in over One Billion Six Hundred Million Dollars (\$1,600,000,000) in transactions not only as the Broker as well as a Principal, Developer, and Builder. This gives Will a uniquely beneficial viewpoint and skillset that greatly benefits his Net Leased Investment clients.

During his career, Will has been associated with some of the industry's leading firms. Prior to SVN | HN, Will served as Mid States Sales Manager and Associate Director of the National Retail Group - Marcus & Millichap where he sharpened his National Market Real Estate Investment skills. Just prior to that Will was a Principal, Managing Partner and Broker with Commercial Brokerage Group, Inc., a 22-person full-service Commercial Real Estate, Construction /Development firm, serving the entire St. Louis Regional Market for 8+ years.

Will has since continued to refine and expand his investment brokerage strategies and mentoring skills. His experience and expertise aid owners in developing successful strategies for their Single Tenant Net Leased, Retail, Industrial, and land properties. Since forming SVN | HN and after utilizing the expansive network he has developed Will has been able to expand his client base throughout the 48 states. Focusing his transaction activity on properties in the Midwest, South, and Southeastern area of the country. This expanded territory combined with the ability to mentor and co-broker with agents across the country has brought substantial benefits to his clients.

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Addison Lijewski  
Associate Advisor

At SVN Holman Norden, Addison specializes in Triple Net Investment properties. Addison currently serves in the Greater Midwest market while based in the St. Louis MSA. This central location allows Addison to connect with clients across the country. Addison combines dedication, hard work, and knowledge to best serve her clients.

Prior to joining SVN Holman Norden, Addison grew up in LaSalle-Peru, Illinois where her parents had a portfolio of rental properties which first got her interested in Real Estate. Addison graduated Cum Laude from the University Of Missouri Trulaske College Of Business in May 2019 with a BSBA in Finance & Banking with an emphasis in Real Estate and minor in Economics. While in college, Addison worked within the banking industry for two and half years including a 6-month internship in Commercial Lending. Addison was also fortunate to complete a 6-month internship with a commercial broker in the Columbia, Missouri area which exposed her to the Commercial Real Estate industry. Addison is excited to apply this previous experience to her career with SVN Holman Norden and enjoys working with a great team to help her excel in this industry.

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## MEET THE TEAM

Biography



## DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.