

OFFERING MEMORANDUM

RED BUD, IL DOLLAR GENERAL

MARKET STREET

Red Bud, IL 62278

PRESENTED BY:

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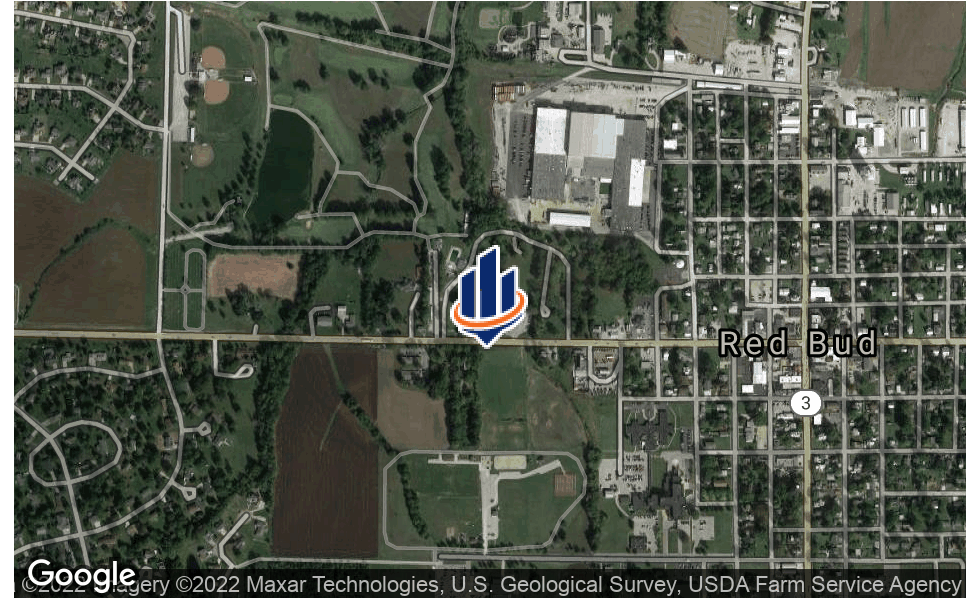
BROKER OF RECORD:

SHARI NEVELS

IL #4710017482



PROPERTY SUMMARY



SALE PRICE

\$1,860,000

OFFERING SUMMARY

BUILDING SIZE:	10,566 SF
LOT SIZE:	1.05 Acres
PRICE / SF:	\$176.04
CAP RATE:	5.0%
NOI:	\$93,000
YEAR BUILT:	2022

PROPERTY HIGHLIGHTS

- Absolute NNN Lease - No Landlord Responsibilities
- 15 Years Remaining on Current Lease Term – Estimated Completion Mar. 2022
- Five [5] Year Options to Renew
- 10% Base Rent Increases at Each Option
- Dollar General PLUS – Larger Prototype

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,080	2,329	7,047
TOTAL POPULATION	2,675	5,806	17,836
AVERAGE HH INCOME	\$62,652	\$63,703	\$68,130

PROPERTY DESCRIPTION



RED BUD, IL DOLLAR GENERAL Market Street Red Bud, IL 62278

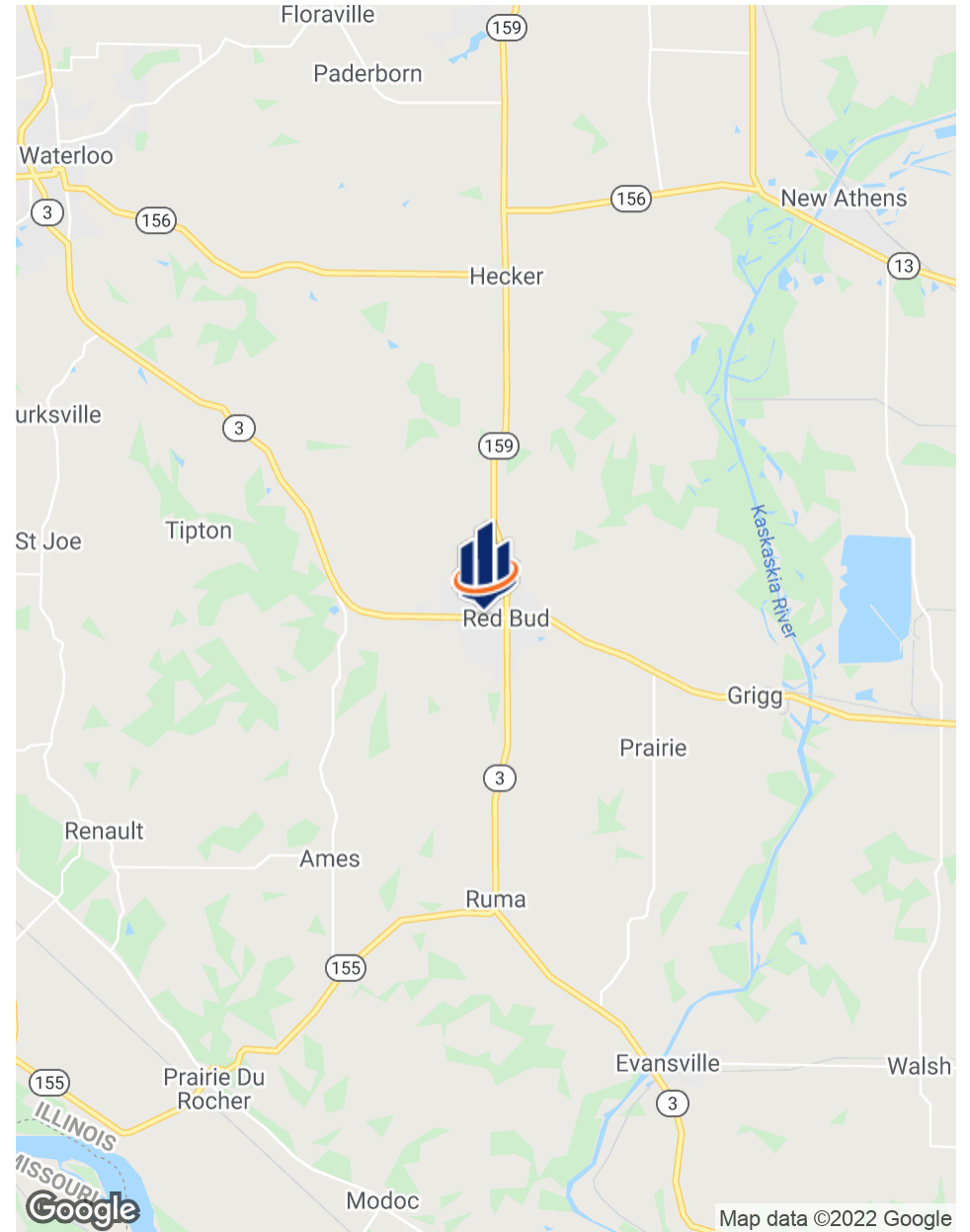
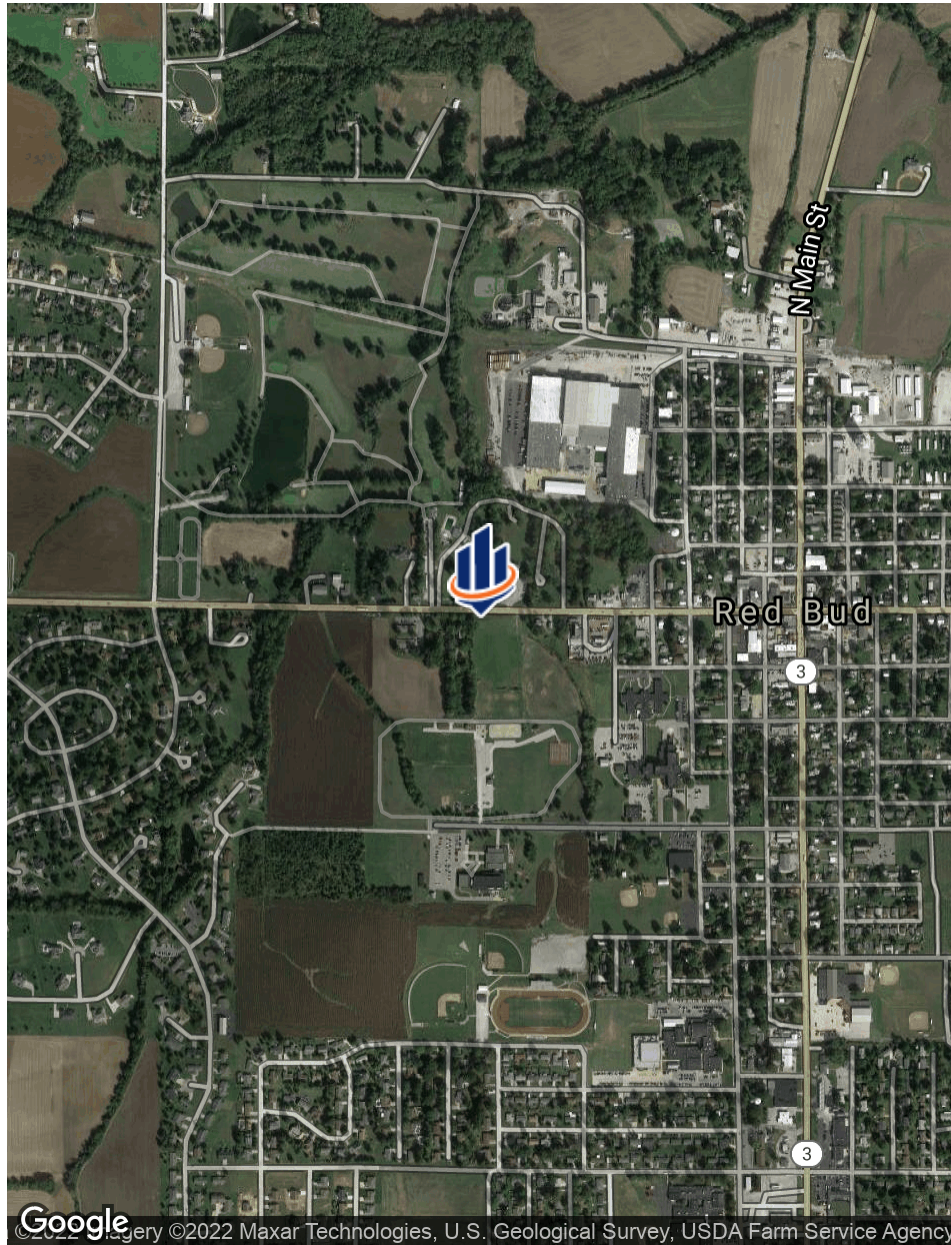
PROPERTY DESCRIPTION

SVN | Holman Norden is pleased to present a 100% fee simple interest in a Dollar General property located on State Route 3 (Market Street) in Red Bud, IL 62278. The 10,566 SF plus-sized store, set to open in March 2022, is operated on a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. Included with the 15 years remaining on the initial lease term is Five (5) Year Options to Renew, with 10% base rent increases at each. The corporate guaranteed lease provides additional security for this investment. 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

Red Bud, IL is a city in Randolph County, Illinois located at the intersections of State Route 3 (Market Street), and State Route 159 (Main Street). The subject property is strategically located along Illinois State Route 3, a main thoroughfare in Red Bud with over 9,100 VPD. This road connects directly to the city of Waterloo, located 13 miles northwest of Red Bud. Red Bud Elementary School, High School, and Regional Hospital can also be found along State Route 3. The Red Bud campus of Southwestern Illinois College offers 150 degree and certificate programs to the area. Dollar General has already been serving the Red Bud community for more than 20 years and is showing strong dedication to the area with the addition of this new plus size store. This store will still have a very large service area of 5+ miles to the east and west, and 3 miles to the north. The demographics for this area show nearly 6,000 people within 5 miles, and an average household income of over \$63,000. This combines to make a very strong location of Dollar General.

LOCATION MAP



RETAILER MAP



LEASE TERMS & OPTIONS

LEASE TERM	LEASE START	LEASE END	MONTHLY RENT	ANNUAL RENT
INITIAL TERM	April 1, 2022	March 31, 2037	\$7,750	\$93,000
OPTION 1	April 1, 2037	March 31, 2042	\$8,525	\$102,300
OPTION 2	April 1, 2042	March 31, 2047	\$9,377	\$112,530
OPTION 3	April 1, 2047	March 31, 2052	\$10,315	\$123,783
OPTION 4	April 1, 2052	March 31, 2057	\$11,346	\$136,161
OPTION 5	April 1, 2057	March 31, 2062	\$12,481	\$149,781

DEMOGRAPHICS MAP & REPORT

POPULATION

3 MILES 5 MILES 10 MILES

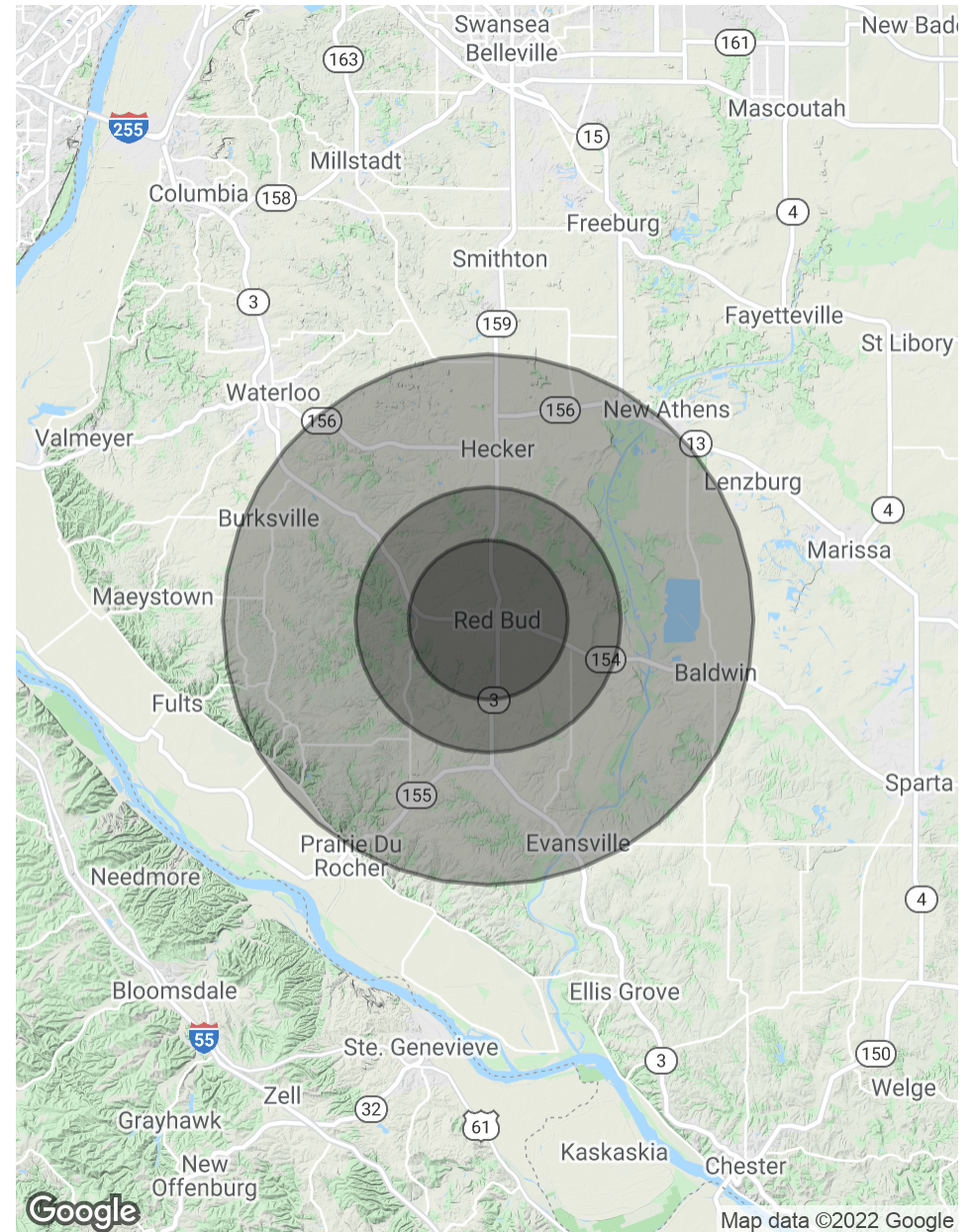
TOTAL POPULATION	2,675	5,806	17,836
AVERAGE AGE	40.7	40.6	41.1
AVERAGE AGE (MALE)	41.4	41.0	40.5
AVERAGE AGE (FEMALE)	39.8	39.9	41.2

HOUSEHOLDS & INCOME

3 MILES 5 MILES 10 MILES

TOTAL HOUSEHOLDS	1,080	2,329	7,047
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$62,652	\$63,703	\$68,130
AVERAGE HOUSE VALUE	\$145,514	\$149,729	\$166,872

* Demographic data derived from 2010 US Census



ABOUT THE TENANT: DOLLAR GENERAL 2021



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



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

Sales with cooperating brokers sell for a **9.6% HIGHER SALE PRICE***

traditional
brokerage model

Pocket Listings
Buyer Pays Their Broker
No Broker Co-op
Limited Market Exposure
Registration for Property Information



VS.



Co-op Fee Offered
Exposure to Market
Maximum Competition
Highest Sale Price

when you hire SVN you are also hiring
the entire brokerage community

- Jones Lang Lasalle
- Cushman & Wakefield
- Colliers International
- Marcus & Millichap
- CBRE
- Baum Realty Group
- Newmark Grubb
- Knight Frank
- HFF
- Mid-America

*Aggregated 3rd Party Research Verified

DISCLAIMER

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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 Offering Brochure 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 Offering Brochure 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.