

CONFIDENTIAL OFFERING MEMORANDUM

FOR SALE

DOLLAR GENERAL PLUS

DONIPHAN, MO

OPENED IN APRIL 2022



**BLUE  
WEST**  
CAPITAL

Representative Image



**DOLLAR GENERAL**

**DOLLAR GENERAL PLUS**

1299 State Highway 142 E  
Doniphan, MO 63935

**DEAL TEAM**

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# INVESTMENT HIGHLIGHTS

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- Rare Dollar General Plus location featuring a larger 10,566 SF prototype
- Brand-new Dollar General store that opened in April 2022
- Long term 15-year lease
- Brand-new construction build-to-suit
- Absolute triple net lease with no landlord responsibilities
- Strategically positioned along State Hwy 142, the primary thoroughfare in the area
- Located just south of the Ripley County Fairgrounds
- 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
- Dollar General has a dominating presence in Missouri with approximately 600 locations



# INVESTMENT OVERVIEW



DOLLAR GENERAL

DOLLAR GENERAL  
1299 STATE HIGHWAY 142 E  
DONIPHAN, MO 63935



\$1,781,000

PRICE

2022

YEAR BUILT

5.30%

CAP RATE

2.01 AC

LAND SIZE

\$94,388

NOI

10,566 SF

BUILDING SIZE

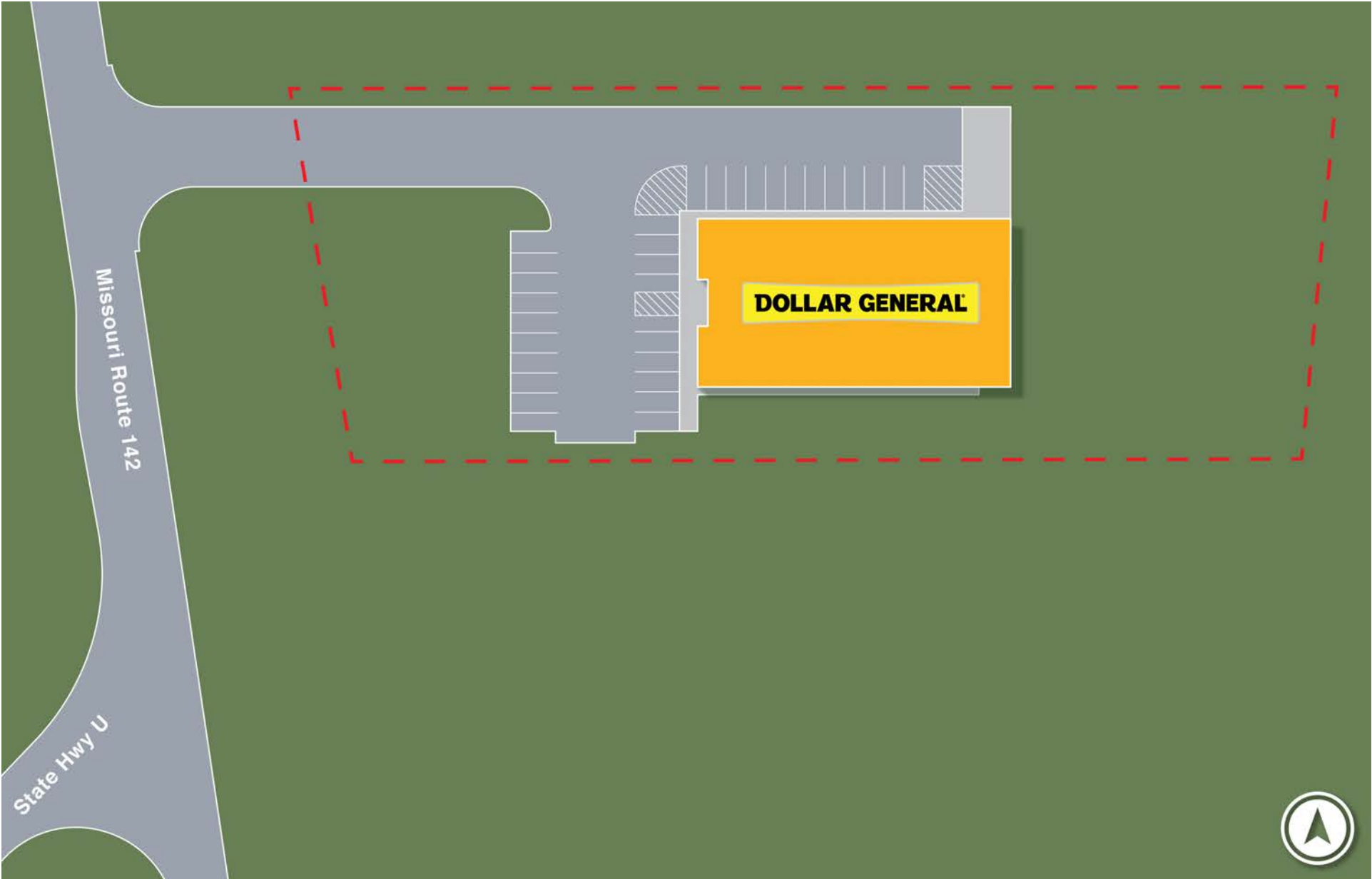
## LEASE OVERVIEW

RENT COMMENCEMENT	April 25, 2022
LEASE EXPIRATION	April 30, 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	\$94,389	Primary Term	-
MAY 2037	\$103,828	Option 1	10.0%
MAY 2042	\$114,210	Option 2	10.0%
MAY 2047	\$125,631	Option 3	10.0%

# SITE PLAN









# MAP & DEMOGRAPHICS



## TOTAL POPULATION

3 mile	3,835
5 mile	6,227
7 mile	8,023



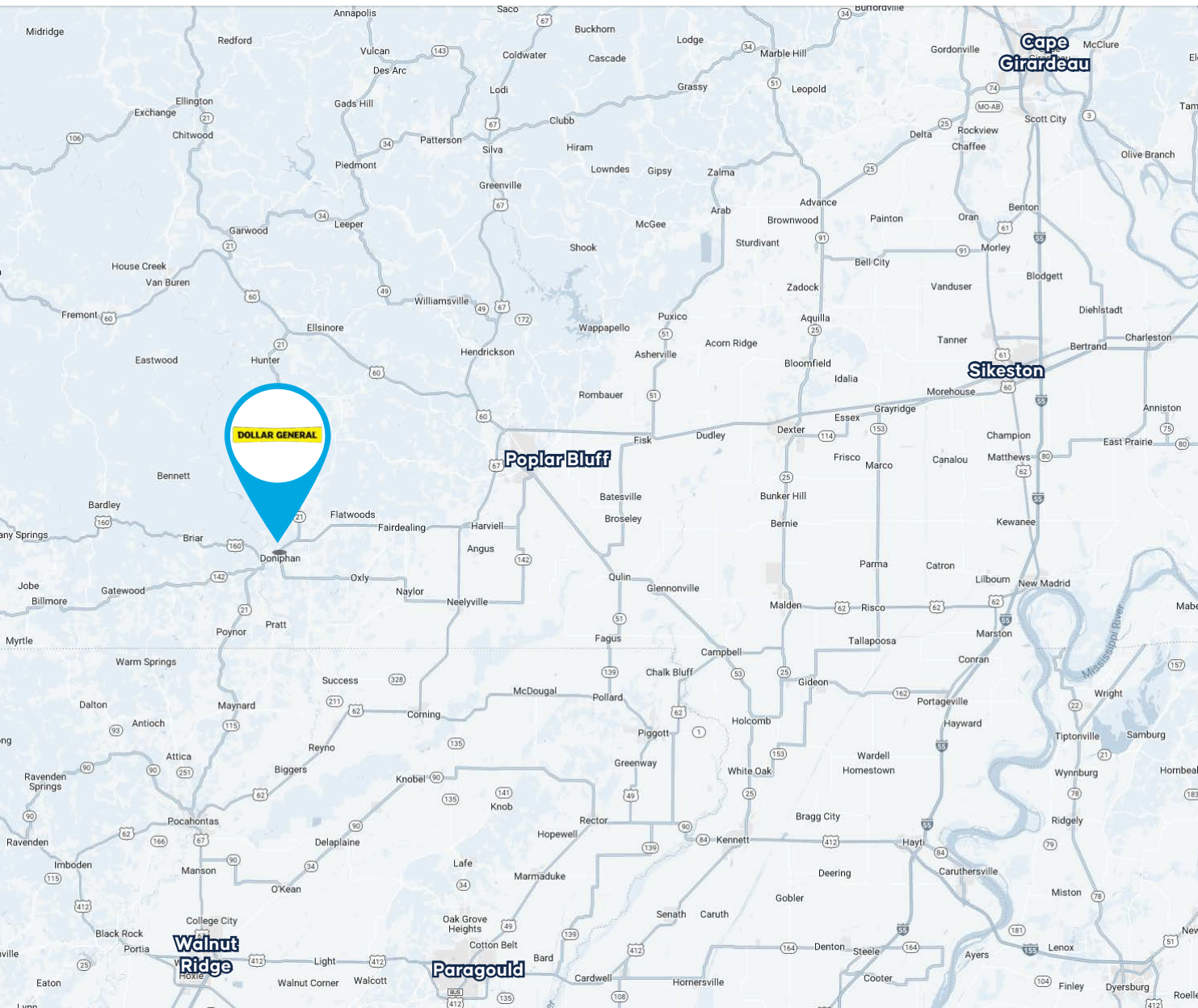
## TOTAL HOUSEHOLDS

3 mile	1,576
5 mile	2,517
7 mile	3,217



## AVERAGE HOUSEHOLD INCOME

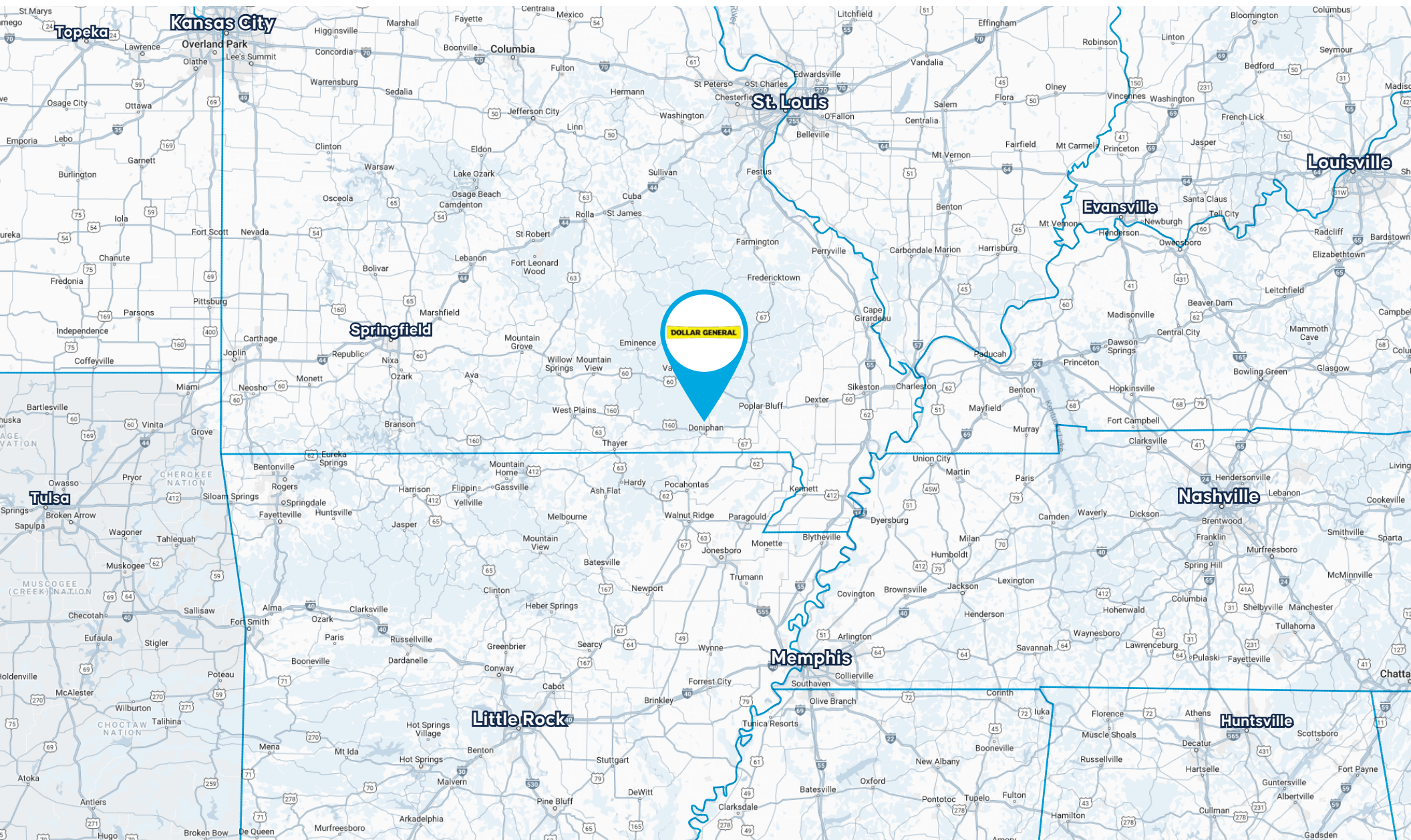
3 mile	\$49,824
5 mile	\$49,071
7 mile	\$48,095





# REGIONAL MAP

## DONIPHAN, MO





# TENANT OVERVIEW

DOLLAR GENERAL PLUS | DONIPHAN, MO

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**DOLLAR GENERAL**

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](http://dollargeneral.com)

HEADQUARTERS [Goodlettsville, TN](#)

LOCATIONS ± 18,000

**BBB (S&P)**

INVESTMENT GRADE  
CREDIT RATING

**NYSE: DG**

STOCK SYMBOL

**\$52B**

MARKET  
CAPITALIZATION

# LOCATION OVERVIEW

## DONIPHAN, MO

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**DONIPHAN** is located near the center of Ripley County on the east bank of the Current River. Doniphan is the county seat of Ripley County, which is located in the Ozark Foothills region of Missouri near the Arkansas border. Ripley County has a population of approximately 11,000 people. The County is bordered by Butler County to the east, Carter County to the north and Oregon County to the west. To the south are the Arkansas counties of Randolph and Clay. Doniphan lies approximately 175 miles south of St. Louis, 30 miles west of Poplar Bluff, MO and 10 miles north of the Arkansas border.

Ripley County is not only a great place to visit but a great place to live. It offers all of the small town benefits but is unique in the amount of services it has to offer its residents: A quality public education system, public libraries, museums, parks, numerous outdoor recreational opportunities, public airport, low tax rates and many community clubs, organizations and events.

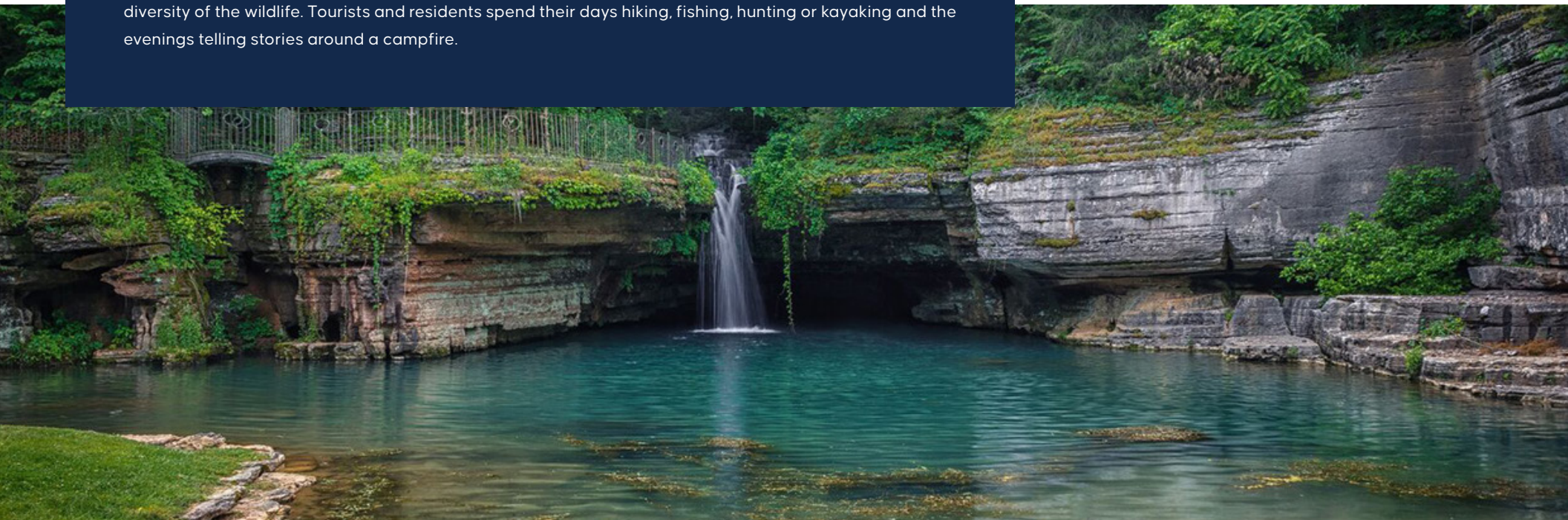
A major draw to this area of the Ozarks is the natural beauty with scenic rivers and forests and the rich diversity of the wildlife. Tourists and residents spend their days hiking, fishing, hunting or kayaking and the evenings telling stories around a campfire.



LOCATED ON THE EAST BANK OF  
THE CURRENT RIVER



SMALL TOWN BENEFITS,  
ENDLESS OUTDOOR RECREATION





# ABOUT US

## BLUE WEST CAPITAL

Blue West Capital is a net lease real estate investment advisory firm focused on the acquisition and disposition of single-tenant net leased properties, retail shopping centers, and commercial investment properties nationwide. We are a team of commercial real estate experts committed to helping our clients achieve their investment goals through a combination of exceptional client communication, professional collaboration, and individual experience. For additional information, please visit [www.bluestcapital.com](http://www.bluestcapital.com).



### NATIONWIDE REACH

Net lease investors across the US

80+  
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

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### ROCKY MOUNTAIN REGION LEADER

A year-over-year investment sales leader in the region

## OUR TEAM



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**\$1,781,000**

**FOR SALE**

**\$94,388**

**NOI**

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