



REPRESENTATIVE



OFFERING MEMORANDUM

DOLLAR GENERAL

Hutchinson (Minneapolis-Saint Paul MSA), MN

Marcus & Millichap

OFFERING SUMMARY

DOLLAR GENERAL

225 MN-7 W Hutchinson, MN 55350

PRICE	\$1,855,000		
CAP RATE	4.85%		
NOI	\$89,920		
RENTABLE SQ FT.	9,026		
PRICE/SF	\$205		
YEAR BUILT	2021		
LOT SIZE	1.94 AC		
TENANT TRADE NAME	Dollar General		
LEASE GUARANTOR	Corporate		
LEASE TYPE	Absolute Net		
ROOF & STRUCTURE	Tenant		
RENT COMMENCEMENT DATE	February 2021		
LEASE EXPIRATION DATE	February 2036		
TERM REMAINING ON LEASE	14 Years		
INCREASES	10% Increases During Options		
OPTIONS	Four, 5-Year Options		
BASE RENT	Years 1-15	\$89,920	
OPTION RENT	Years 16-20	(Option 1)	\$100,802
	Years 21-25	(Option 2)	\$108,803
	Years 26-30	(Option 3)	\$119,683
	Years 31-35	(Option 4)	\$131,652
TENANT RESPONSIBILITIES	Taxes, Insurance, CAM, Roof & Structure		
LANDLORD RESPONSIBILITIES	100% No Landlord Responsibilities		



INVESTMENT HIGHLIGHTS

2021 BUILD TO SUIT DOLLAR GENERAL

- The subject property is a 9,026 SF BTS Dollar General.
- The property was built in 2021 and sits on 1.94 acres of land.

HUTCHINSON, MN

- Nearby national retailers include ALDI, Target, Harbor Freight Tools, Menards, and more.
- This Dollar General is located less than 2 miles from a 3M Co. Factory with over 2,900 employees.
- Hutchinson is home to Ridge Water College (5,500 Students), Hutchinson High School (927 Students), Maplewood Academy (104 Students) and more.

MINNEAPOLIS-SAINT PAUL MSA

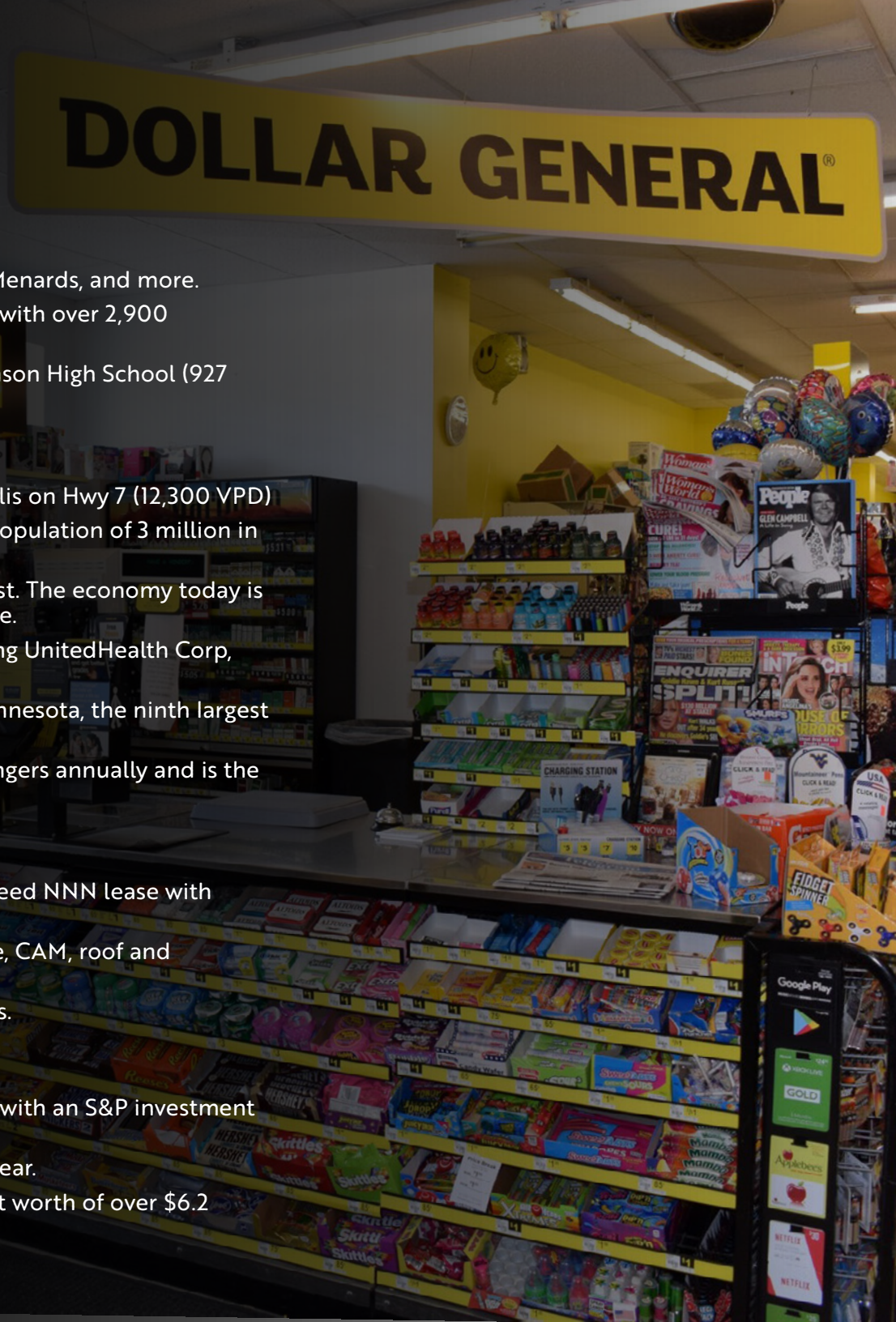
- The subject property is located an hour west of downtown Minneapolis on Hwy 7 (12,300 VPD)
- Minneapolis is the most populous city in the state with a combined population of 3 million in the Minneapolis-Saint Paul Region
- Minneapolis-St. Paul is the 2nd largest economic center in the Midwest. The economy today is based in commerce, finance, rail and trucking services, and health care.
- 18 Fortune 500 companies are headquartered in Minneapolis including UnitedHealth Corp, Target, Best Buy, 3M, and General Mills.
- Home to multiple colleges and universities including University of Minnesota, the ninth largest student body in the US with over 50,000 students.
- Minneapolis-Saint Paul International Airport serves 40 million passengers annually and is the 2nd largest hub for Delta Airlines.

14-YEAR CORPORATE NNN LEASE

- There are 14 years remaining on an original 15-year corporate guaranteed NNN lease with Dollar General.
- Tenant is 100% responsible for all expenses including taxes, insurance, CAM, roof and structure.
- There are 10% rent increases in each of the four, 5-year option periods.

INVESTMENT GRADE TENANT

- Dollar General is a publicly traded (NYSE: DG) Fortune 500 company with an S&P investment grade credit rating of BBB.
- Currently over 18,200 locations and expanding by 1,050 stores each year.
- Dollar General has been in business for 80 years and has a current net worth of over \$6.2 billion.



TENANT SUMMARY

FORTUNE[®]
500

PROVEN MOMENTUM.
ESSENTIAL RETAILER.



BBB

S&P CREDIT RANKING
INVESTMENT GRADE

DG

PUBLICALLY
TRADED

\$52 B

TOTAL NET
WORTH

81

YEARS IN
BUSINESS

18,200+

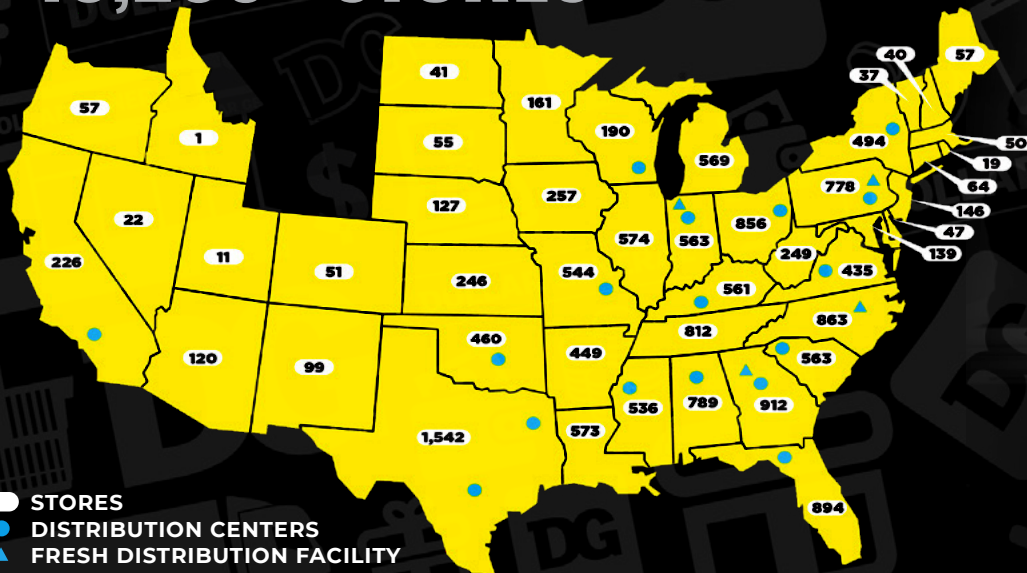
STORES IN
47 STATES

1,050

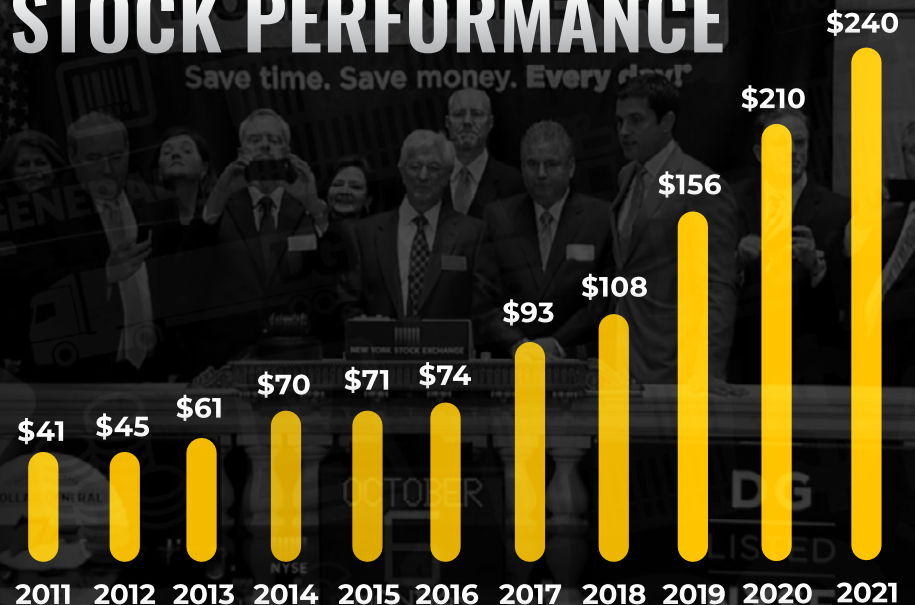
NEW STORES
PLANNED FOR 2022

REPRESENTATIVE

18,200+ STORES IN 47 STATES



STOCK PERFORMANCE





Hwy 15
12,000 VPD



Crow River Golf Club

RIDGEWATER COLLEGE
3,298 students

Walmart

TARGET

PET SMART

O'Reilly AUTO PARTS

MENARDS

DOLLAR TREE

DQ

BUFFALO WILD WINGS

GOODWILL

Great Clips

SUBWAY

Runnings

ALDI

TACO BELL

STARBUCKS COFFEE

Arby's



Meet Minneapolis

City by Nature

Schroeder's County Park

Knapp State Wildlife Management Area

Piepenburg Park

Lake Rebecca Park Reserve

Windsong Farm Golf Club

Burl Oaks Golf Club

Big Stone Mini Golf

Minnesota Landscape Arboretum - Advance Reservations/Tickets

Dahlgreen Golf Club

Minnesota Valley State Recreation Area

Vermillion Highlands



SAINT PAUL MINNESOTA

UNIVERSITY OF MINNESOTA
Driven to Discover®
13,232 students

us bank stadium

MINNEAPOLIS COMMUNITY & TECHNICAL COLLEGE
7,014 students

SAINT PAUL COLLEGE
A Community & Technical College
6,912 students

UNIVERSITY OF NORTHWESTERN ST. PAUL
3,363 students



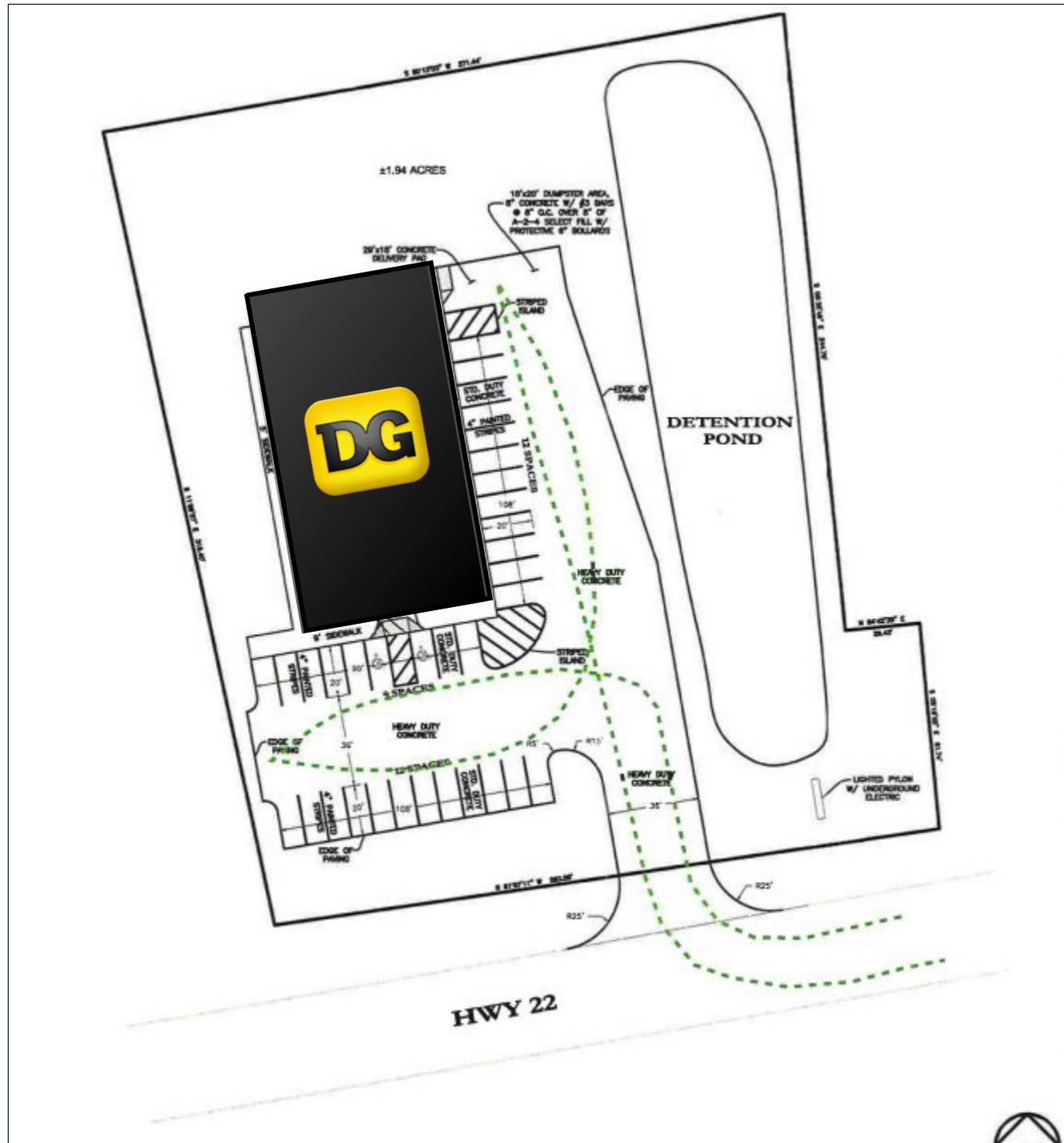
Minneapolis-Saint Paul International Airport

RASMUSSEN UNIVERSITY
15,254 students

COMO PARK ZOO & CONSERVATORY

DEMOGRAPHIC SUMMARY	1-MILE	3-MILE	5-MILE
POPULATION	4,922	14,946	16,636
AVG. HOUSEHOLD INCOME	\$69,550	\$77,597	\$79,264

SITE PLAN



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BROKER OF RECORD | JON RUZICKA | LIC #: 40583288

Marcus & Millichap

TAYLOR MCMINN

RETAIL GROUP

Dated:

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don.mcminn@marcusmillichap.com

Re: 225 MN-7 W – Hutchinson, MN 55350 (Dollar General)

Dear:

Please accept this offer to purchase the above referenced Property. This letter expresses Purchaser's interest in purchasing the Property under the following terms and conditions:

Purchaser _____

**Purchaser's
Address** _____

**Purchaser's
Phone/Fax** _____

**Purchaser's
Email Address** _____

Offer Price _____

Earnest Money \$50,000 earnest money deposit due within forty-eight (48) hours of the Effective Date of the Contract with an additional \$50,000 deposited at the expiration of the Inspection Period (\$100,000 Total). The Earnest Money shall become non-refundable barring any other listed contingencies at the expiration of the Inspection Period.

Inspection Period 21 Calendar Days from the Effective Date, which shall mean the date on which the latter of the parties executes a Contract. All available Due Diligence Documents ("Documents") will be forwarded immediately upon the Effective Date of the Contract.

Purchaser's Initials _____ Seller's Initials _____

Financing Period
(Please Check One)

☐ **All Cash** (No Financing Period)

☐ **Financing:** Purchaser shall have ten (10) days from the Effective Date of the Contract to apply for and obtain a financing commitment. In addition, Purchaser shall have 30 days from the effective date of the contract to complete loan processing. Purchaser shall use its best efforts to secure and obtain a new first mortgage loan in the amount of \$_____ on terms which are acceptable to Purchaser.

Closing Date

Existing Property Within 10 Calendar Days after the expiration of the Inspection Period (or Financing Period if applicable).

Closing Costs

Seller shall pay for the transfer tax. Buyer shall pay for Title. Purchaser and Seller shall each bear its own attorneys expenses. All other Closing Costs shall be split 50-50 between Buyer and Seller.

Property Condition

Property is being sold "AS IS" with Seller making representations or warranties concerning the property.

**Contract within
10 days:**

Within Ten (10) Calendar Days of the Effective Date of this Letter of Intent, Purchaser and Seller shall enter into a binding Contract (the "Contract"). Seller will Draft the Contract and Failure to reach an agreement will allow the Seller to consider this agreement void and accept offers from other parties.

Broker Commission

Purchaser acknowledges that Purchaser has employed _____, ("Purchaser's Brokers") to represent them in this transaction. Any commissions due the Purchaser's broker (if applicable) shall be paid by the Seller directly.

1031 Exchange

Purchaser ☐ is / ☐ is not (check one) completing an IRS 1031 Tax Deferred Exchange, to which the Seller agrees to cooperate providing there is no cost or expense to Seller. Purchaser has \$_____ in an exchange account from a transaction which closed escrow on _____. Purchaser will provide Seller, upon request, proof of such funds.

Confidentiality

Purchaser and Purchaser's agents and representatives hereby covenant with Seller that Purchaser and Purchaser's agents and representatives shall not, without the prior written consent of Seller (which consent may be withheld in Seller's sole and absolute discretion), disclose to any other person (other than Purchaser's accountants and attorneys) or entity by any means whatsoever: (i) any information pertaining to the Documents; (ii) any information pertaining to the Contract; or (iii) any information or documentation

Purchaser's Initials _____ Seller's Initials _____

(written or oral) provided by Seller or Seller's agents and representatives concerning Seller, Seller's business, Tenant, Tenant's business or the Property.

This Letter of Intent is contingent upon the prospective Purchaser's willingness to execute Seller's standard Purchase Agreement as well as review and approval of the details of the transaction proposed above by the appropriate principal parties of the Seller.

It is understood and agreed that the foregoing constitutes a *Letter of Intent* setting forth the major business points from our discussions. It is further understood that neither party intends to create any contractual rights or obligations as a result of entering into this *Letter of Intent*. No binding agreement or rights or obligations shall arise as the result of executing this letter or with respect to the proposed transactions, unless and until we execute definitive documentation incorporating the above provisions and other appropriate terms.

If the foregoing accurately reflects our discussions, please acknowledge same by returning a signed copy of this letter. Execution of this Letter of Intent by the undersigned agent in no way binds or obligates the Seller or any of its principals.

Agreed and Accepted | Purchaser

By: _____

Printed: _____

Dated: _____

Agreed and Accepted | Seller

By: _____

Printed: _____

Dated: _____