

SINGLE TENANT NN

Investment Opportunity

**DOLLAR
GENERAL®**

(S&P: BBB)



1185 E Division Steet | Diamond, Illinois

CHICAGO MSA

ACTUAL SITE



NATIONAL
NET LEASE
GROUP

EXCLUSIVELY MARKETING BY

DG

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5

INVESTMENT SUMMARY

Offering Summary
Investment Highlights

9

PROPERTY OVERVIEW

Aerials
Site Plan
Location Map

14

AREA OVERVIEW

Demographics

17

FINANCIALS

Rent Roll
Pricing Summary
Brand Profile

PROPERTY PHOTO





SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a NN leased, investment grade (S&P: BBB), freestanding, Dollar General investment property located in Diamond, Illinois (Chicago MSA). The tenant, DG Retail, LLC, recently extended/renewed their lease for an additional 10 years with 6 (5-year) options to extend, demonstrating their commitment to the site. The lease features 10% rental increases at the beginning of each option period, growing NOI and hedging against inflation. The lease is signed by the corporate entity (S&P: BBB) and is NN with landlord responsibilities limited to roof, structure, and common area maintenance (subject to reimbursement). Dollar General is a nationally recognized, established discount store with more than 16,700 locations.

Dollar General is strategically located at the signalized, hard corner intersection of E. Division Street and S. Berta Road, averaging a combined 12,800 vehicles passing by daily. The site profits from nearby on/off ramp access to Interstate 55 (26,400 VPD), a major commuter highway serving the Chicago MSA that connects major markets from the Great Lakes to the Gulf of Mexico. The property benefits from excellent visibility via significant street frontage and a large pylon sign at both cross-streets. Additionally, the asset is ideally situated as an outparcel to Berta Crossings, a 54,000 SF shopping center that features a variety of local and national tenants including Ace Hardware and Advance Auto Parts. Moreover, there is extremely limited competition in the surrounding trade area, with Dollar General being the only dollar store option for the city of Diamond. This provides the store with a consistent consumer base from which to draw. The 5-mile trade area is supported by nearly 20,000 residents and over 5,500 daytime employees with a healthy average household income of nearly \$90,000.

PROPERTY PHOTOS





OFFERING

Pricing	\$2,175,400
Net Operating Income	\$130,524
Cap Rate	6.00%
Guaranty	Lease Signature is Corporate
Tenant	DG Retail, LLC
Lease Type	NN
Landlord Responsibilities	Roof, Structure, & Common Area Maintenance*
Sales Reporting	No

Note: Common Area Maintenance is subject to reimbursement.

PROPERTY SPECIFICATIONS

Rentable Area	12,324 SF
Land Area	1.90 Acres
Property Address	1185 E. Division Street Diamond, Illinois 60416
Year Built	2000
Parcel Number	09-02-226-042
Ownership	Fee Simple (Land & Building)



Recent 10-Year Lease Extension | Options To Extend | Investment Grade Tenant (S&P: BBB)

- Tenant recently renewed/extended their lease an additional 10 years with 6 (5-year) options to extend, demonstrating their commitment to the site
- Lease features 10% rental increases at the beginning of each option period, growing NOI and hedging against inflation
- Lease is signed by the corporate entity, an investment grade (S&P: BBB), nationally recognized, established discount store with more than 16,700 locations

NN Leased | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, and insurance
- Limited landlord responsibilities
- Ideal, low-management investment for a passive investor

Signalized, Hard Corner Intersection | Quick Access to I-55 | Limited Competition in Trade Area

- Strategically located at the signalized, hard corner intersection of E. Division Street and S. Berta Road, averaging a combined 12,800 vehicles passing by daily
- Nearby on/off ramp access to Interstate 55 (26,400 VPD), a major commuter highway serving the Chicago MSA that connects major markets from the Great Lakes to the Gulf of Mexico
- Limited competition in the surrounding trade area, with Dollar General being the only dollar store option for the city of Diamond
- Limited competition provides the store with a consistent consumer base from which to draw

PROPERTY OVERVIEW



Location



Diamond, Illinois
Grundy & Will County
Chicago MSA

Parking



There are approximately 72 parking spaces on the owned parcel.
The parking ratio is approximately 5.84 stalls per 1,000 SF of leasable area.

Access



E. Division Street: 1 Access Point
S. Berta Road: 1 Access Point

Parcel



Parcel Number: 09-02-226-042
Acres: 1.90
Square Feet: 82,764 SF

Traffic Counts



E. Division Street: 12,800 Vehicles Per Day
Interstate 55: 26,400 Vehicles Per Day

Construction



Year Built: 2000

Improvements



There is approximately 12,324 SF of existing building area

Zoning



B1: Retail Business District

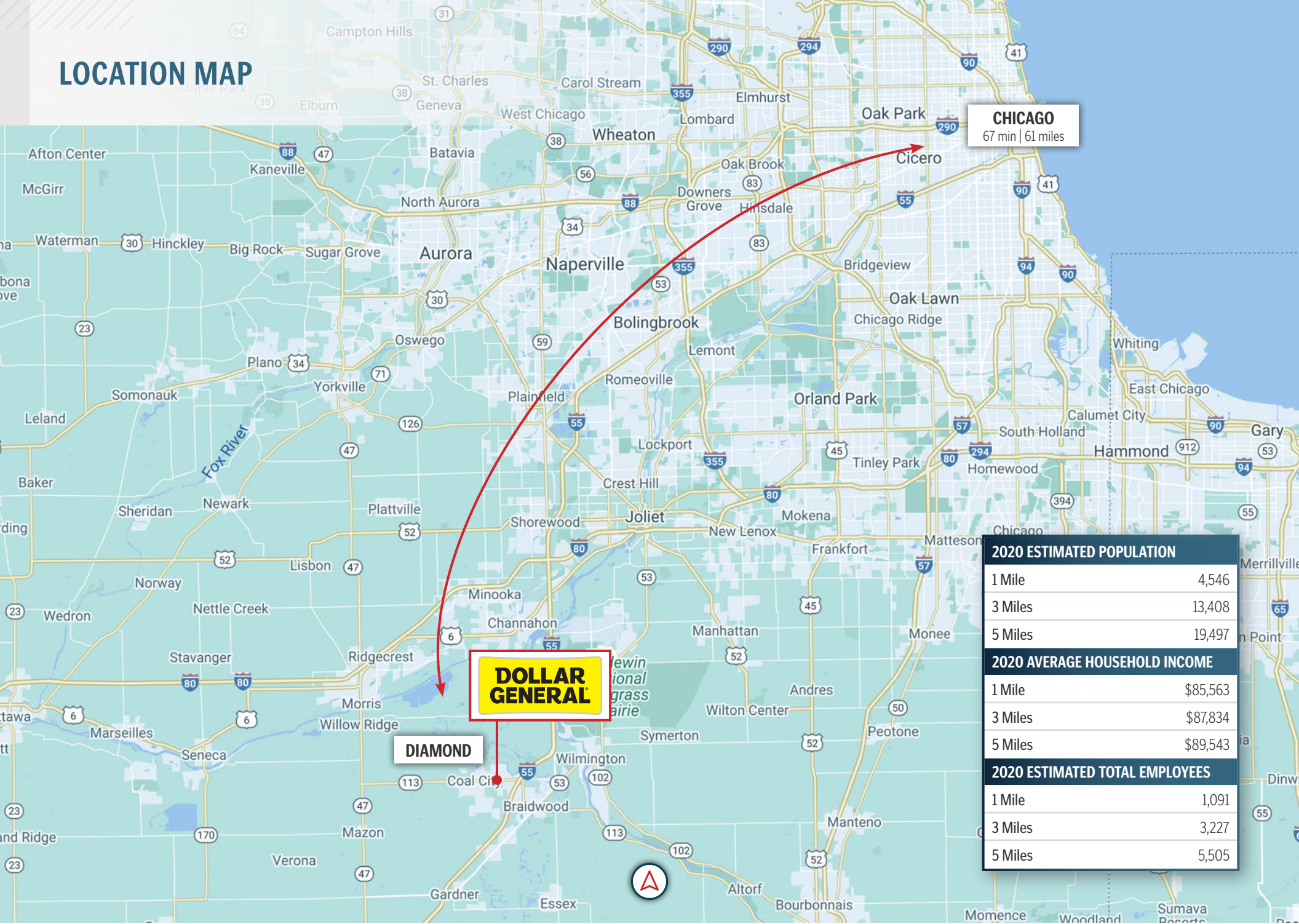




PROPERTY PHOTO



LOCATION MAP



CHICAGO
67 min | 61 miles

**DOLLAR
GENERAL**

DIAMOND

2020 ESTIMATED POPULATION	
1 Mile	4,546
3 Miles	13,408
5 Miles	19,497
2020 AVERAGE HOUSEHOLD INCOME	
1 Mile	\$85,563
3 Miles	\$87,834
5 Miles	\$89,543
2020 ESTIMATED TOTAL EMPLOYEES	
1 Mile	1,091
3 Miles	3,227
5 Miles	5,505

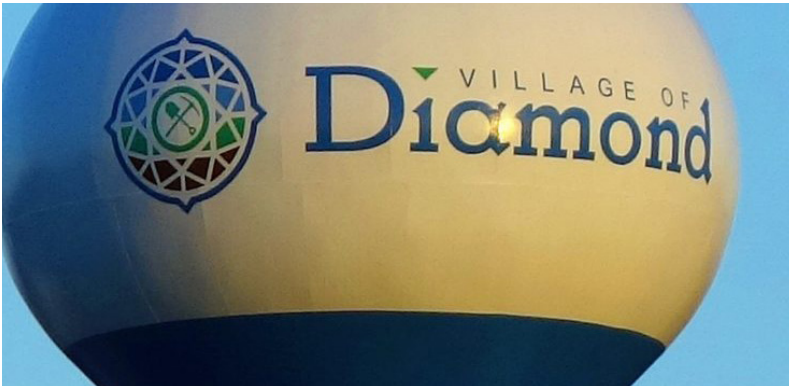


DIAMOND, ILLINOIS

The Village of Diamond is a compact community. The Village is located in both Grundy and Will Counties. The community is located 18 miles southwest of Joliet, and 50 miles southwest of Chicago; along the 1-55 corridor at the Route 113 interchange. Diamond has a 2020 population of 2,492.

The Village of Diamond is primarily a residential community, served by minimal community facilities and commercial uses. Most existing commercial/service uses can be found along Route 113. The largest industries in Diamond, IL are Health Care & Social Assistance, Construction, and Retail Trade, and the highest paying industries are Professional, Scientific, & Technical Services, Construction, and Information.

Diamond is one of several communities located within the Coal City School District. The District encompasses 55 square miles and serves Coal City, Carbon Hill, Goose Lake Township and portions of Braidwood as well. At this time, all District schools are located within the Village of Coal City. The Village is currently served by four parks. Diamond Park is located behind Village Hall. The park encompasses approximately 1.67 acres and serves as the central gathering place for Village residents. It includes playground equipment, basketball courts, and open fields. The community is also served by nearby regional open space and recreational opportunities outside the Village. Not only do these areas serve as a means of recreation and enjoyment of nature but provide a very positive environmental and ecological message. The closest major airport to Diamond, Illinois is Chicago Midway International Airport. This airport is in Chicago, Illinois and is 53 miles from the center of Diamond, IL.





CHICAGO, ILLINOIS

Chicago, also known as “the windy city”, is the third largest city in the United States with a population well over 2,740,225 as of July 1, 2020. Chicago is also the largest inland city in the United States. It is located in northeast Illinois, on the southwestern banks of Lake Michigan. The Chicago metropolitan area has a population in excess of nine million people.

The City of Chicago covers an area of 60,000 hectares and sits 176 meters (578 feet) above sea level on the southwestern shore of Lake Michigan. At 190 km wide and 495 km long, its the 5th largest body of fresh water in the world. The city is traversed by the Chicago and Calumet rivers. Chicago’s extensive parklands, including 3,000 hectares of city parks attract an estimated 86 million visitors annually. As a multicultural city that thrives on the harmony and diversity of its neighborhoods, Chicago today embodies the values of America’s heartland-integrity, hard work and community and reflects the ideals in the social fabric of its 77 distinct neighborhoods. Chicago is recognized across the United States as a very passionate sports town.

Chicago is a leader in reforming public schools, enhancing public safety and security initiatives, providing affordable housing in attractive and economically sound communities, ensuring accessibility for all and fostering, social, economic and environmental sustainability.

Chicago continues to enjoy one of the most diverse economies in the nation, with no single sector employing more than 13 percent of the City’s workforce. This diversity provides fiscal stability from mature industries in business and financial services, manufacturing, transportation and warehousing, education and healthcare, and enables the City to promote the growth of emerging industries in technology, tourism, biotech, and life sciences. More than 400 major corporate headquarters (with at least 1,000 employees) are in the Chicago metropolitan area, including 36 in the Fortune 500 and 29 S&P 500 companies.

AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2020 Estimated Population	4,546	13,408	19,497
2025 Projected Population	4,625	13,560	19,773
2010 Census Population	4,412	13,330	19,387
Projected Annual Growth 2020 to 2025	0.35%	0.23%	0.28%
Historical Annual Growth 2010 to 2020	0.31%	0.07%	0.07%
HOUSEHOLDS & GROWTH			
2020 Estimated Households	1,767	5,138	7,567
2025 Projected Households	1,803	5,221	7,719
2010 Census Households	1,691	5,013	7,353
Projected Annual Growth 2020 to 2025	0.40%	0.32%	0.40%
Historical Annual Growth 2010 to 2020	0.45%	0.26%	0.30%
RACE & ETHNICITY			
2020 Estimated White	96.52%	97.28%	97.21%
2020 Estimated Black or African American	0.92%	0.66%	0.62%
2020 Estimated Asian or Pacific Islander	0.59%	0.54%	0.50%
2020 Estimated American Indian or Native Alaskan	0.33%	0.27%	0.26%
2020 Estimated Other Races	2.13%	1.66%	1.53%
2020 Estimated Hispanic	7.72%	6.81%	6.13%
INCOME			
2020 Estimated Average Household Income	\$85,563	\$87,834	\$89,543
2020 Estimated Median Household Income	\$73,833	\$75,372	\$75,129
2020 Estimated Per Capita Income	\$33,773	\$33,534	\$34,901
DAYTIME POPULATION			
2020 Estimated Total Businesses	138	329	475
2020 Estimated Total Employees	1,091	3,227	5,505



RENT ROLL



LEASE TERM						RENTAL RATES					
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
DG Retail, LLC	12,324	10/27/2009	1/31/2032	Current	-	\$10,063	\$0.82	\$120,756	\$9.80	NN	6 (5-Year)

(Corporate Signature)

10% Increases at
Beg. of Each Option

OPERATING CASH FLOW	IN-PLACE
Potential Rental Revenue	\$120,756
Potential Reimbursement Revenue	\$13,986
Effective Gross Revenue	\$134,742
Less Expenses	(\$4,218)
Net Operating Income	\$130,524

NOTES
1. Tenant pays a fixed CAM contribution of \$13,986 per year. In addition Tenant pays their percentage share for Snow Removal.
2. Operating Expenses of \$4,218 are per 2021 P&L Statement.

PRICING SUMMARY	
Price:	\$2,175,400
Price/SF:	\$177
Net Operating Income:	\$130,524
Cap Rate:	6.00%

PROPERTY SPECIFICATIONS	
Rentable Area:	12,324 SF
Land Area:	1.90 Acres
Address:	1185 E. Division Street Diamond, Illinois 60416
Year Built:	2000



DOLLAR GENERAL

dollargeneral.com

Company Type: Public (NYSE: DG)

Locations: 16,979+

2020 Employees: 143,000

2020 Revenue: \$27.75 Billion

2020 Net Income: \$1.71 Billion

2020 Assets: \$22.83 Billion

2020 Equity: \$6.70 Billion

Credit Rating: S&P: BBB

Dollar General Corporation has been delivering value to shoppers for more than 80 years. Dollar General helps shoppers Save time. Save money. Every day! by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 16,979 stores in 46 states as of October 30, 2020. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo. Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. Dollar General Corporation was founded in 1939.



SRS

NATIONAL
NET LEASE
GROUP

THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS

275+

RETAIL
PROFESSIONALS

25+

OFFICES

#1

LARGEST REAL ESTATE
SERVICES FIRM
in North America
exclusively dedicated
to retail

1.7K+

RETAIL
TRANSACTIONS
company-wide
in 2020

500+

NET LEASE
PROPERTIES SOLD
in 2020

\$1.9B

NET LEASE
TRANSACTION VALUE
in 2020

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