

OFFERING MEMORANDUM

BROOKPORT, IL DOLLAR GENERAL MARKET

OHIO STREET

Brookport, IL 62910

PRESENTED BY:

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BROKER OF RECORD:

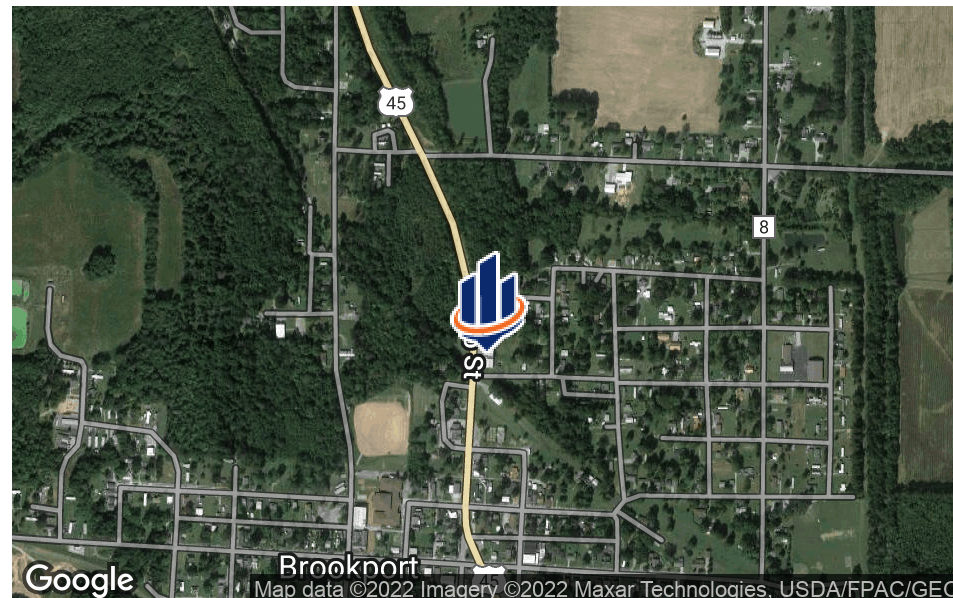
SHARI NEVELS

IL #47100017482



Representative Photo

PROPERTY SUMMARY



SALE PRICE

\$1,793,728

OFFERING SUMMARY

BUILDING SIZE:	12,688 SF
LOT SIZE:	1.77 Acres
PRICE / SF:	\$141.37
CAP RATE:	5.15%
NOI:	\$92,377
YEAR BUILT:	2022

PROPERTY HIGHLIGHTS

- Dollar General Market – Larger Footprint
- Absolute NNN Lease - No Landlord Responsibilities
- 15 Years Remaining on Current Lease Term – Est. Delivery Oct. 2022
- Five [5] Year Options to Renew
- 10% Base Rent Increases at Each Option

DEMOGRAPHICS

	3 MILES	9 MILES	15 MILES
TOTAL HOUSEHOLDS	2,421	29,973	42,112
TOTAL POPULATION	5,526	69,435	99,855
AVERAGE HH INCOME	\$45,494	\$51,059	\$55,090

PROPERTY DESCRIPTION



Representative Photo

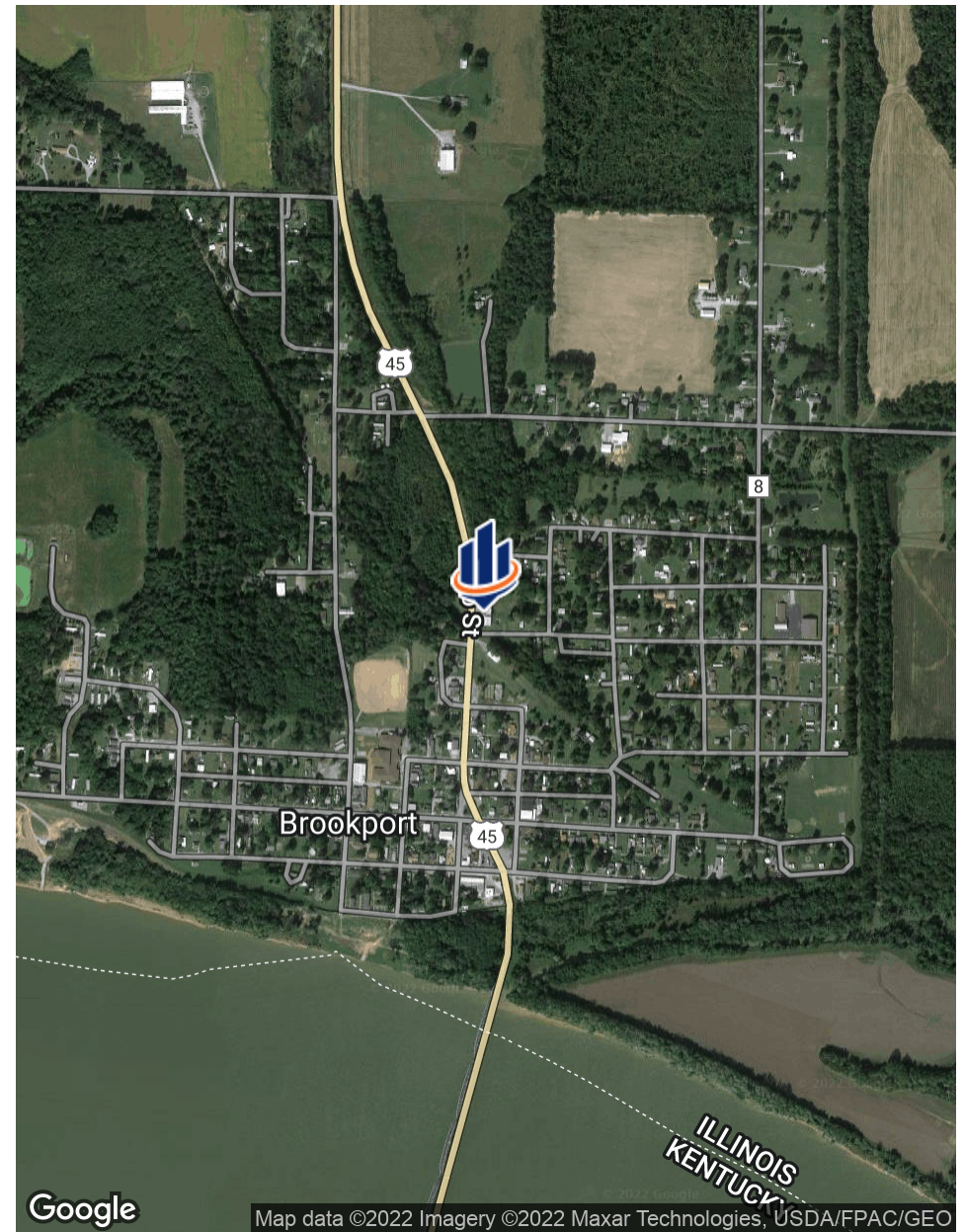
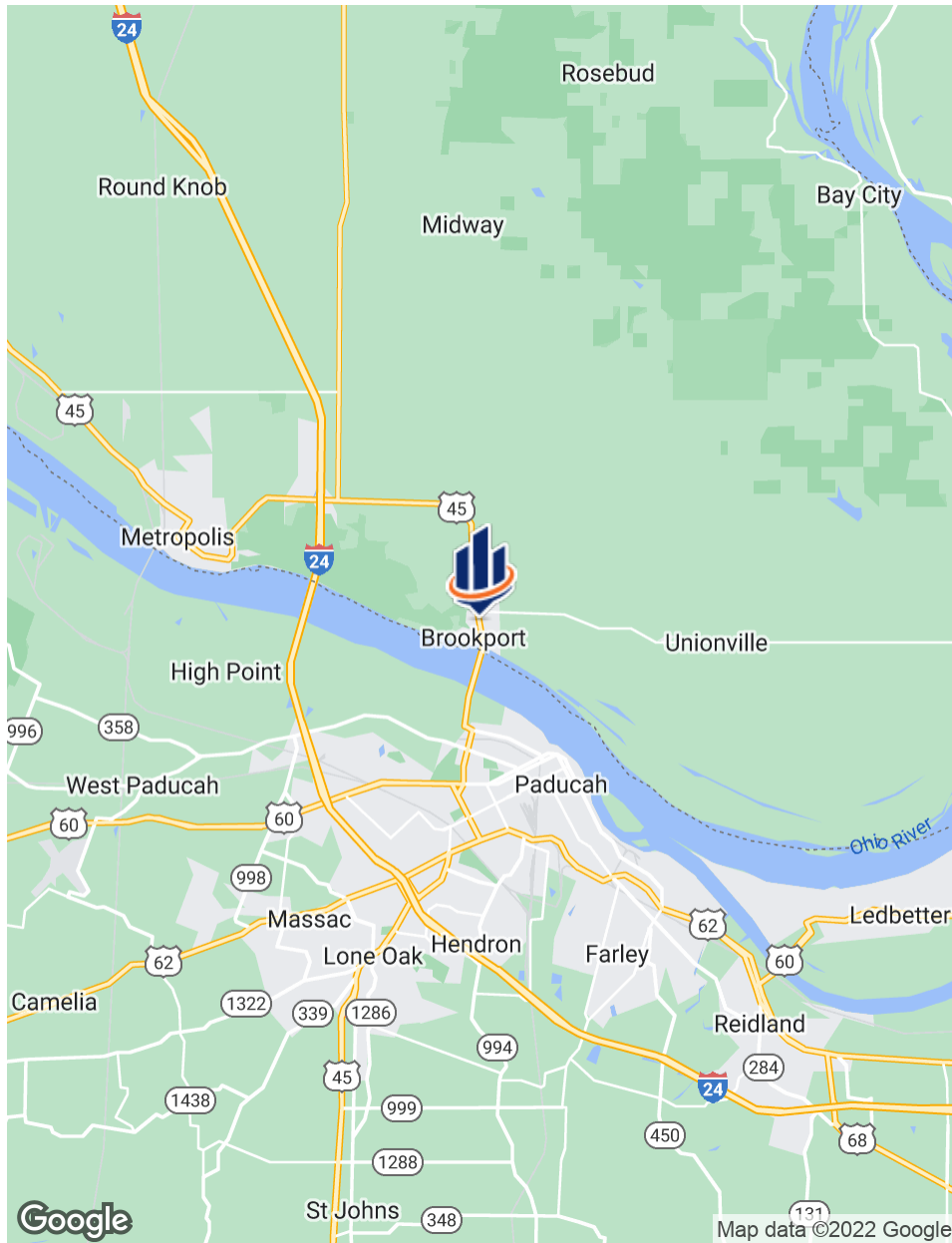
PROPERTY DESCRIPTION

SVN | Holman Partners is pleased to present a 100% fee simple interest in a Dollar General Market property located on Ohio Street in Brookport, IL. The 12,688 SF DG Market is scheduled to open at the end of October 2022 and 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 decision to build a Dollar General Market shows DG's confidence and need for this location. 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. DG Market stores offer a wider variety of groceries and perishables in addition to the general merchandise selections at a typical Dollar General store.

LOCATION DESCRIPTION

Brookport, IL is a city in Massac County, Illinois. The city, founded in 1855, is part of the Paducah, KY-IL Micropolitan Statistical Area. The city is located on the north bank of the Ohio River, directly across the river from Paducah, KY. Paducah is the largest city in the region, halfway between St. Louis, MO and Nashville, TN. US Route 45 [Ohio Street] is a main thoroughfare in Brookport, connecting it with Paducah and connects to Interstate 24 and Metropolis to the northwest. The subject property is located along Ohio Street [US Route 45], with a traffic count of 5,819 vehicles per day. This location will be a Dollar General Market store, which provides a larger selection of groceries and perishable items than the typical Dollar General store. This demonstrates Dollar General's confidence in the area and a need for their services. Dollar General has a strong service area of 9.25 miles to the North, 6.5 miles to the East, 2.75 miles to the West, and 1.5 miles to the South. This location will service much of the southern and eastern most tip of Illinois. This location will fit perfectly within Dollar General's key demographics. All of this combines to make a great location for Dollar General.

LOCATION MAP



RETAILER MAP



LEASE TERMS & OPTIONS

LEASE TERM	LEASE START	LEASE END	MONTHLY RENT	ANNUAL RENT
INITIAL TERM	October 2022	October 2037	\$7,698	\$92,378
OPTION 1	October 2037	October 2042	\$8,467	\$101,615
OPTION 2	October 2042	October 2047	\$9,314	\$111,777
OPTION 3	October 2047	October 2052	\$10,246	\$122,954
OPTION 4	October 2052	October 2057	\$11,270	\$135,250
OPTION 5	October 2057	October 2062	\$12,397	\$148,775

DEMOGRAPHICS MAP & REPORT

POPULATION

3 MILES 9 MILES 15 MILES

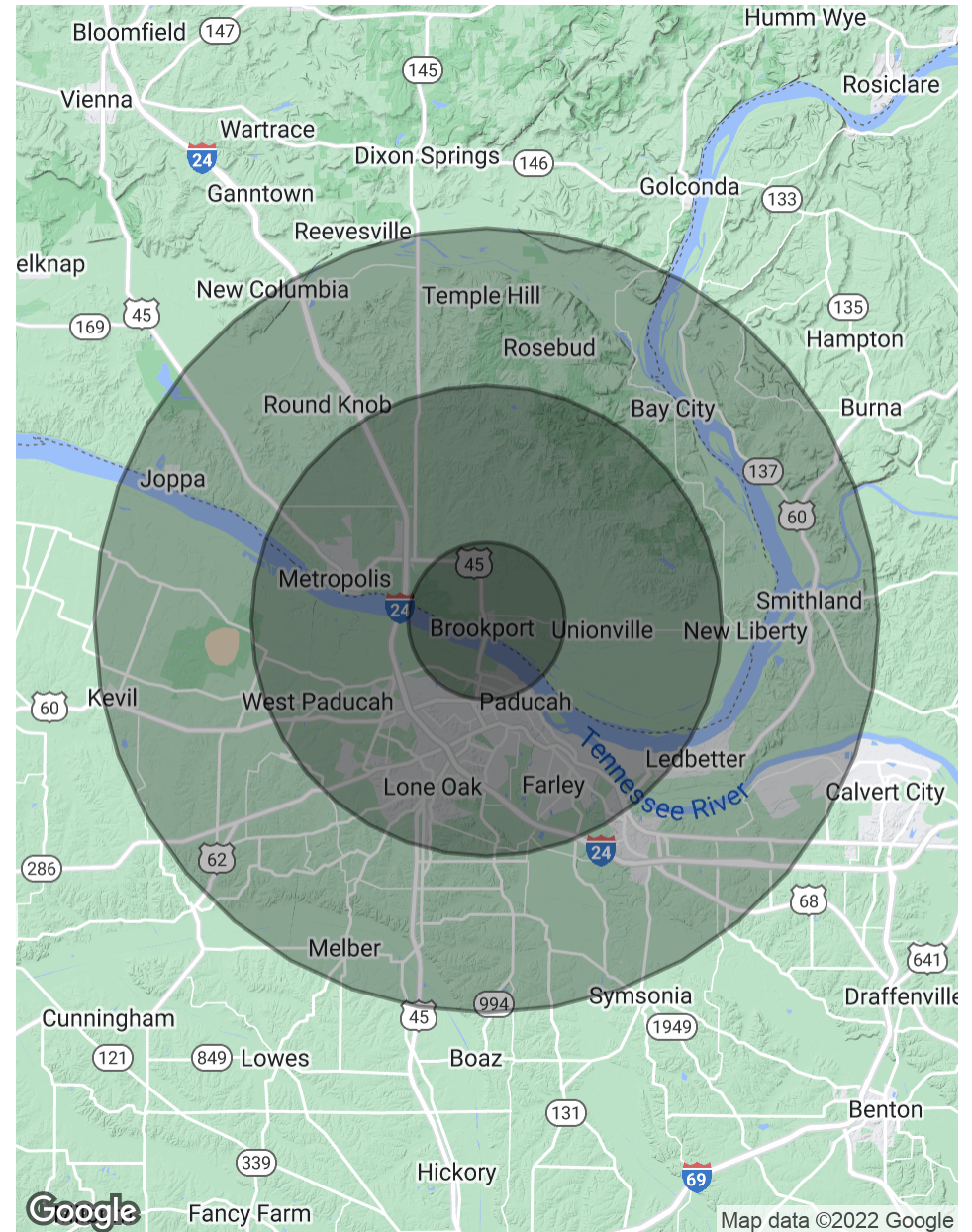
TOTAL POPULATION	5,526	69,435	99,855
AVERAGE AGE	40.6	41.4	41.8
AVERAGE AGE (MALE)	36.6	38.1	39.6
AVERAGE AGE (FEMALE)	43.0	43.8	43.4

HOUSEHOLDS & INCOME

3 MILES 9 MILES 15 MILES

TOTAL HOUSEHOLDS	2,421	29,973	42,112
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$45,494	\$51,059	\$55,090
AVERAGE HOUSE VALUE	\$170,043	\$160,214	\$155,623

* Demographic data derived from 2020 ACS - 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

MEET THE TEAM

Biography



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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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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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

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