

OFFERING MEMORANDUM

**SESSER, IL
DOLLAR
GENERAL
MARKET**

HWY 154

Sesser, IL 62884

PRESENTED BY:

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BROKER OF RECORD:

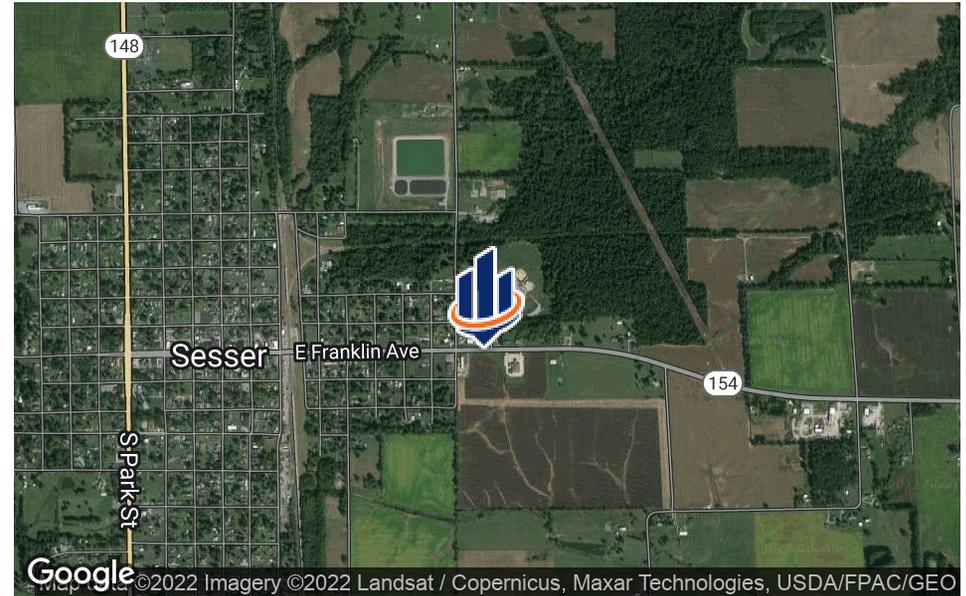
SHARI NEVELS

IL #47100017482



Representative Photo

PROPERTY SUMMARY



SALE PRICE

\$1,993,262

PROPERTY HIGHLIGHTS

- Dollar General Market – Larger Footprint
- Relocation Store – Strong Demand for Dollar General
- 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

OFFERING SUMMARY

BUILDING SIZE:	12,687 SF
LOT SIZE:	1.89 Acres
PRICE / SF:	\$157.11
CAP RATE:	5.15%
NOI:	\$102,653
YEAR BUILT:	2022

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	764	1,842	8,987
TOTAL POPULATION	1,793	4,368	21,728
AVERAGE HH INCOME	\$42,794	\$44,272	\$46,529

PROPERTY DESCRIPTION



Representative Photo

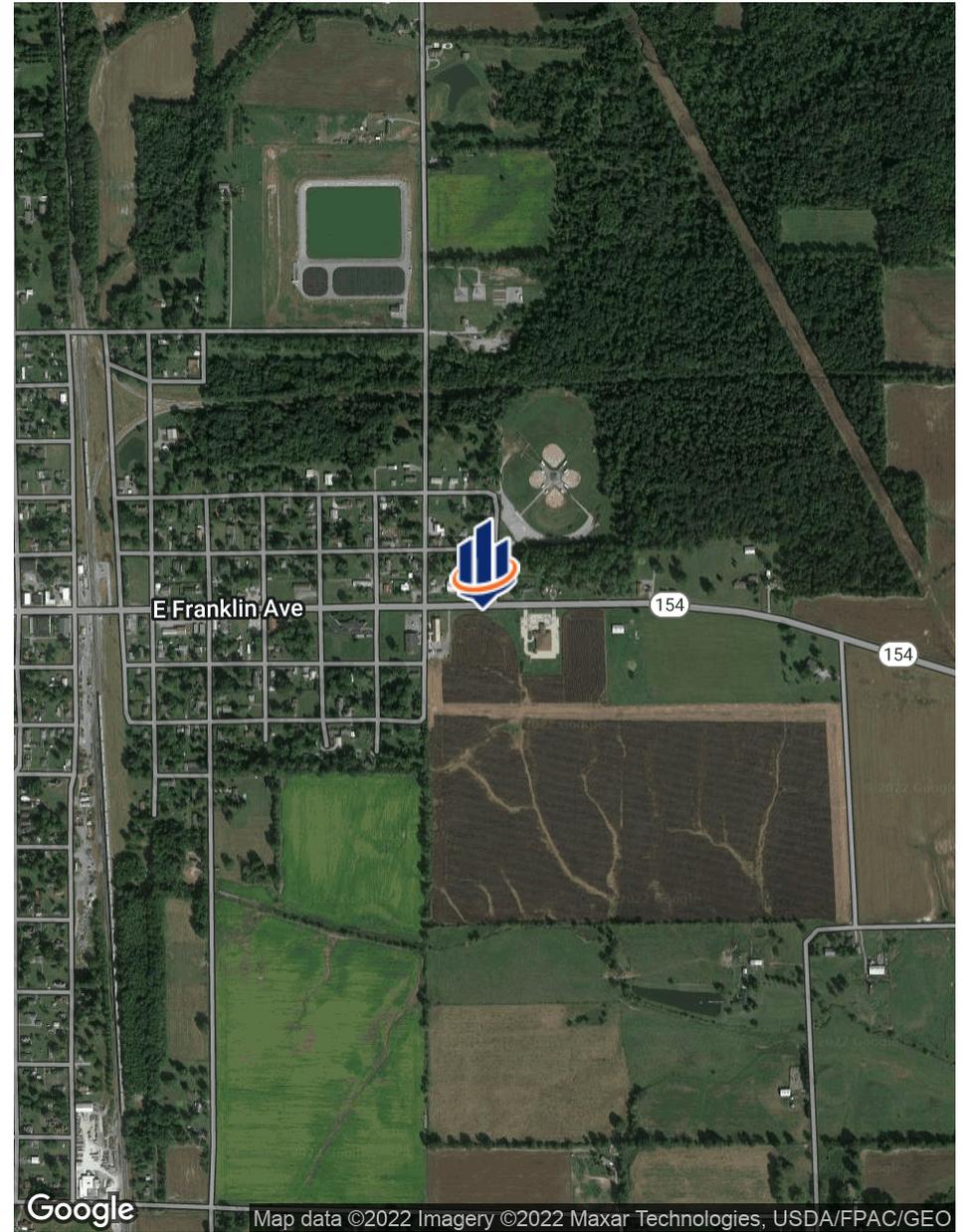
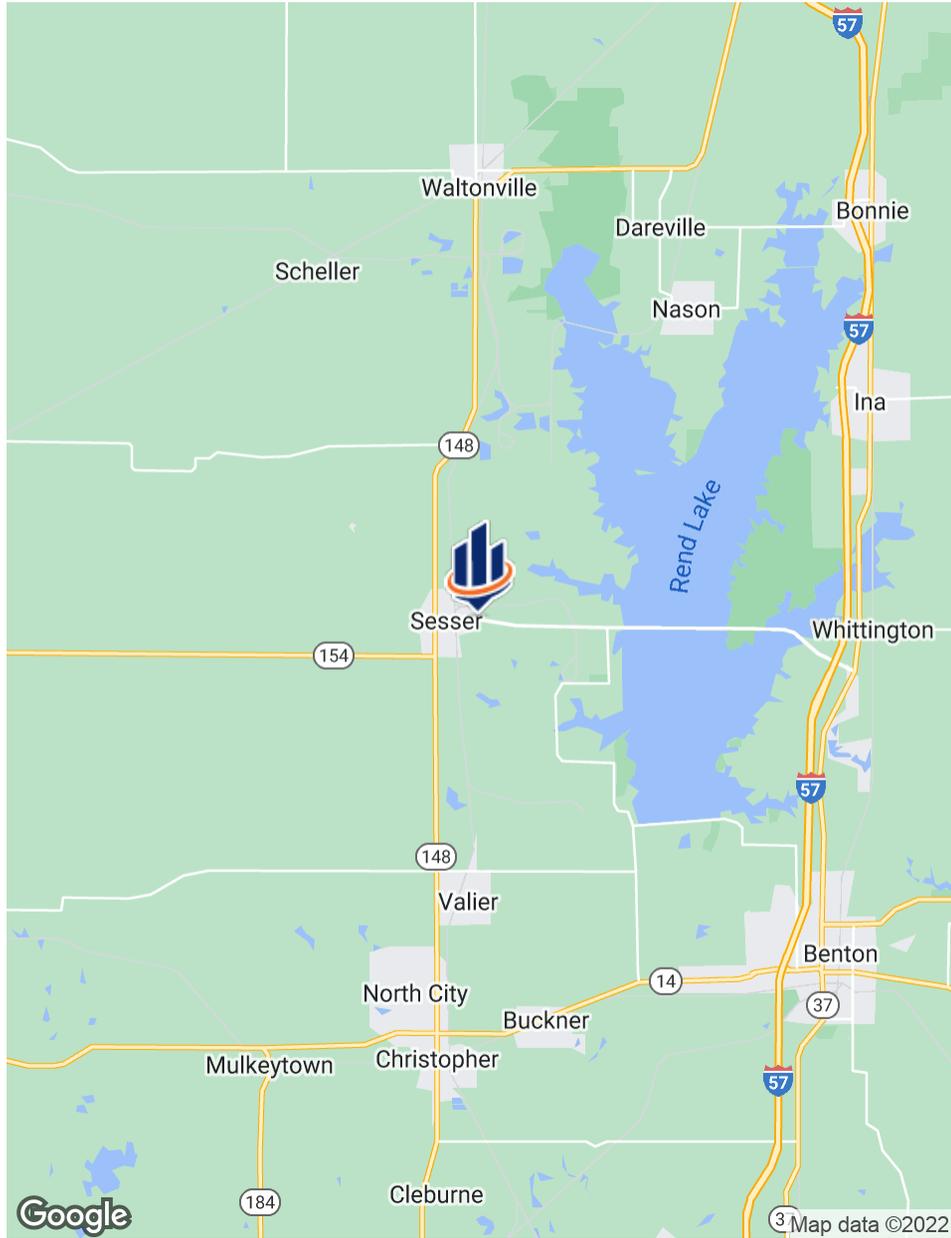
PROPERTY DESCRIPTION

SVN | Holman Norden is pleased to present a 100% fee simple interest in a Relocation Dollar General Market property located on Hwy 154 in Sesser, IL. The 12,687 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 Relocation Dollar General Market shows DG's confidence in this area and large demand for Dollar General. 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.

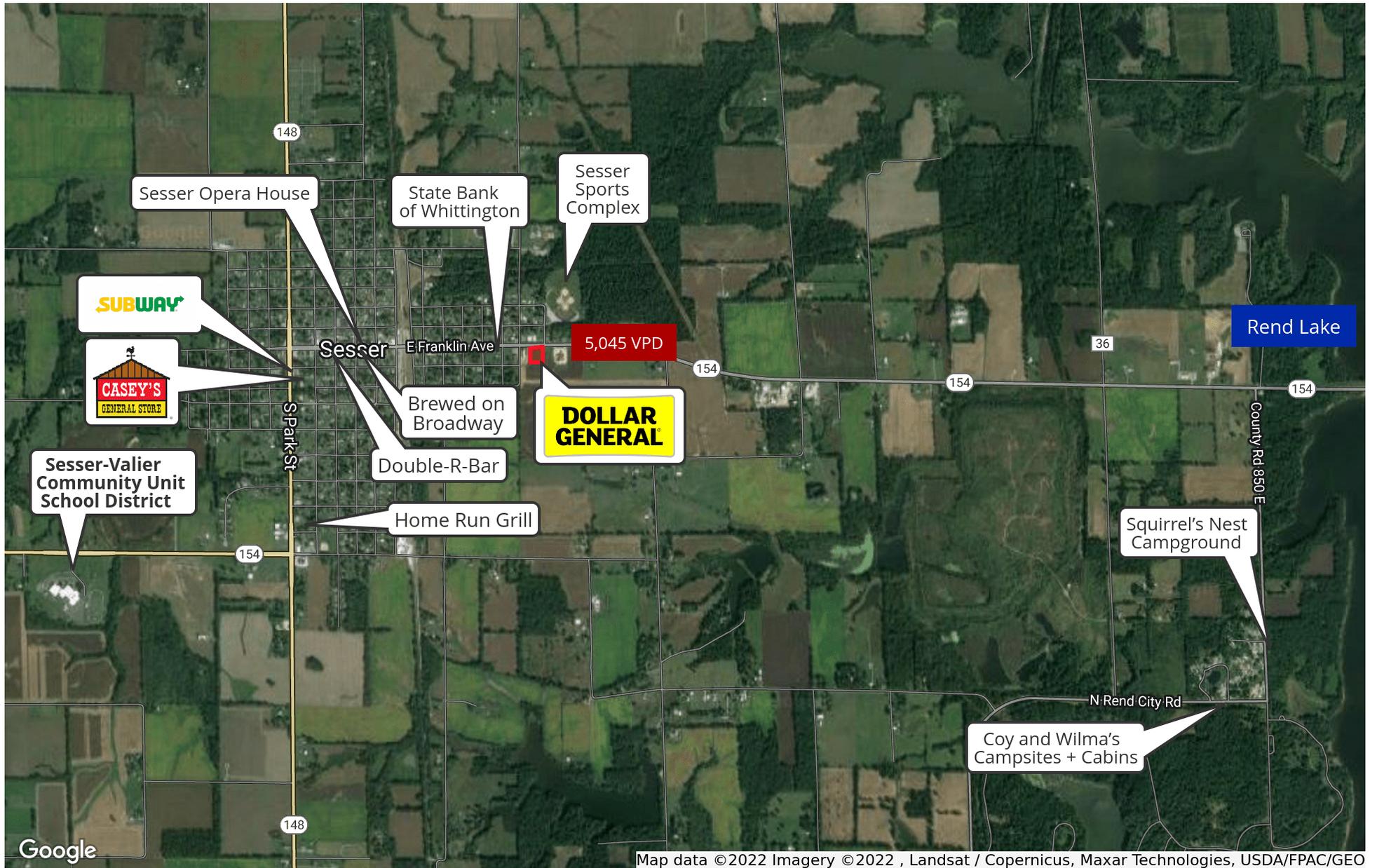
LOCATION DESCRIPTION

Sesser is a city in Franklin County, Illinois. The city was founded in 1904 when coal was discovered in the area, and Chicago, Burlington, and Quincy Railroad extended its lines south to Sesser. Sesser is located in Southern Illinois at the intersection of Highway 154 and 148. The subject property is located along Hwy 154, one of the main thoroughfares in Sesser with a traffic count of 5,045 VPD. Sesser is home to the Wayne Fitzgerald State Park and Rend Lake. The park and lake are known as a paradise for outdoor recreation including hunting, fishing, camping, picnicking, horseback riding, hiking, and other activities. The Sesser Opera House is listed on the National Register of Historic Places. This location is a relocation store, which demonstrates Dollar General's success in Sesser and their need for a larger location. Additionally, it will be a Dollar General Market store, which provides a larger selection of groceries and perishable items than the typical Dollar General store. Dollar General has a strong service area of 4 miles to the East and South, and 6 miles to the West and North. This location will service much of the recreation and tourism from Rend Lake in addition to the residents of Sesser. 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	\$8,554	\$102,653
OPTION 1	October 2037	October 2042	\$9,409	\$112,918
OPTION 2	October 2042	October 2047	\$10,350	\$124,209
OPTION 3	October 2047	October 2052	\$11,385	\$136,630
OPTION 4	October 2052	October 2057	\$12,524	\$150,294
OPTION 5	October 2057	October 2062	\$13,776	\$165,323

DEMOGRAPHICS MAP & REPORT

POPULATION

3 MILES 5 MILES 10 MILES

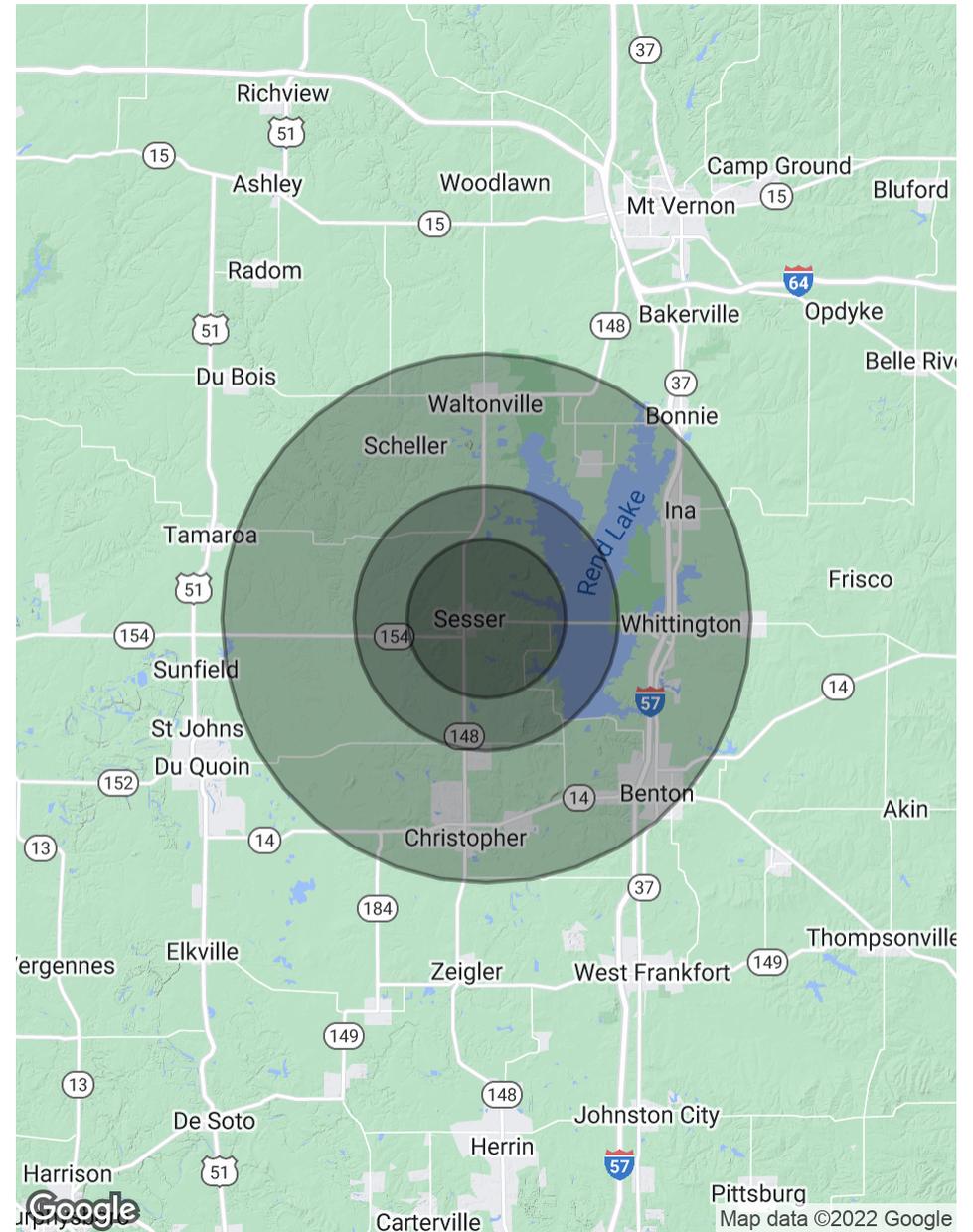
	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	1,793	4,368	21,728
AVERAGE AGE	43.4	43.5	42.1
AVERAGE AGE (MALE)	42.8	43.1	40.3
AVERAGE AGE (FEMALE)	44.2	44.1	44.8

HOUSEHOLDS & INCOME

3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	764	1,842	8,987
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$42,794	\$44,272	\$46,529
AVERAGE HOUSE VALUE		\$130,148	\$88,016

* Demographic data derived from 2020 ACS - US Census



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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DISCLAIMER

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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.