

**DOLLAR
GENERAL**

DOLLAR GENERAL

LYNWOOD, ILLINOIS (CHICAGO MSA)

YURAS
AICALE
FORSYTH
CROWLE

Leased Investment Team

OFFERING MEMORANDUM

\$1,821,000 | 4.85% CAP RATE

- » 15-Year Absolute NNN Lease to Investment Grade Tenant with Strong Financials
 - » Corporate Guaranty (NYSE: "DG")
 - » Dollar General Corporation is Rated "BBB" by S&P
 - » 10% Rental Increases Every Five Years
- » Strategic Location on One of Lynwood's Main Thoroughfares
 - » Signalized Hard-Corner Location at the Intersection of East Glenwood Dyer Road and Vollbrecht Road
 - » Population of 174,986 Within a Five-Mile Radius
 - » Average Annual Household Income of \$85,269 Within One Mile (Projected to Increase 16 Percent by 2026)
- » New 2022 Construction Upgraded With Corner-Entry, Three Sides Plank, Wainscot, and Shutters

REPRESENTATIVE PHOTO

TABLE OF CONTENTS



INVESTMENT SUMMARY	1
AERIALS	2
SITE PLAN	5
TENANT SUMMARY	6
PROPERTY OVERVIEW	7
AREA OVERVIEW	8
DEMOGRAPHIC PROFILE	9

Cushman & Wakefield ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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**YURAS
AICALE
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Leased Investment Team

www.YAFteam.com

INVESTMENT SUMMARY

ADDRESS	1615 Glenwood Dyer Road, Lynwood, IL 60411		
PRICE	\$1,821,000		
CAP RATE	4.85%		
NOI	\$88,308		
TERM	15 years		
RENT COMMENCEMENT	January 28, 2022		
LEASE EXPIRATION	January 31, 2037		
RENTAL INCREASES	10% rental increases in option periods		
	YEAR	RENT	RETURN
	1-15	\$88,308	4.85%
	16-20 (option 1)	\$97,139	5.34%
	21-25 (option 2)	\$106,853	5.87%
	26-30 (option 3)	\$117,538	6.46%
	31-35 (option 4)	\$129,292	7.10%
YEAR BUILT	2022		
BUILDING SF	9,002 SF		
PARCEL SIZE	1.19 acres (51,836 SF)		
LEASE TYPE	Absolute NNN, with tenant responsible for all taxes, insurance, and maintenance, including roof, structure, and parking lot		

NEW 15-YEAR ABSOLUTE NNN LEASE WITH CORPORATE GUARANTY

- » Guaranteed by Dollar General Corporation (NYSE: "DG")
- » Dollar General's annual revenue exceeds \$27.8 billion
- » Dollar General Ranked #119 on Fortune 500 list (11 consecutive years of Fortune 500 ranking growth)
- » Dollar General operates more than 16,350 locations in 45 states and has plans for significant future growth
- » 10% rental increases in initial term and option periods, providing a hedge against inflation
- » No landlord management, with the tenant responsible for taxes, insurance, and all maintenance, including roof, structure, and parking lot
- » Ideal investment opportunity for an out-of-area investor

STRATEGIC LOCATION ON NEWFIELD'S MAIN THOROUGHFARE

- » Easily accessible location from the signalized hard-corner intersection of East Glenwood Dyer Road (11,800 AADT) and Vollbrecht Road
- » Located minutes off State Route 394, Lynwood's primary north-south thoroughfare leading to Downtown Chicago (66,800 AADT)
- » The property serves 174,986 residents within a five-mile radius
- » Average annual household income of \$85,269 within one mile (projected to increase 16 percent by 2026)
- » Five miles from the Illinois/Indiana State Line, attracting significant amounts of commuter traffic to and from the site

NEW 2022 CONSTRUCTION UPGRADED WITH CORNER-ENTRY, THREE SIDES PLANK, WAINSCOT, AND SHUTTERS

- » High-quality construction completed in 2022
- » Ample and easily accessible parking on large 1.19-acre site
- » 21-foot pylon sign at the intersection of East Glenwood Dyer Road and Vollbrecht Road, attracting additional traffic to the site



REPRESENTATIVE PHOTO



UChicago Medicine
Ingalls Memorial
(301 beds)

O'HARE INTERNATIONAL
AIRPORT
(45.3 miles)

DOWNTOWN
CHICAGO
(27.1 miles)

Purdue University
Northwest-Hammond Campus
(9,363 students)

INDIANA/ ILLINOIS
BORDER

LAKE MICHIGAN



Brownell
Woods

South Suburban
College
(11,317 students)



State Route 394
(66,800 AADT)

Vollbrecht Road
(6,159 AADT)

IMR Athletics
Sports Performance
Inc



River Oaks West
Shopping Center



Glenwood-Lynwood
Public Library District

Ho Chunk
Baseball Complex



East Glenwood Dyer Road
(11,800 AADT)



Franciscan
Health Munster
(63 beds)

Indiana University
Northwest
(17 miles, 6,387 students)

St Mary
Medical Center
(25.4 miles, 460 beds)

LANCING
MUNICIPAL
AIRPORT

INDIANA/ ILLINOIS
BORDER

Sandridge
School District 172
Elementary School
(338 students)

Lynwood
Sport Center

Ho Chunk
Baseball Complex

East Glenwood Dyer Road
(11,800 AADT)

**DOLLAR
GENERAL**

Glenwood-Lynwood
Public Library District

Vollbrecht Road
(6,159 AADT)





Chicago Heights
Country Club

Hollywood Casino
Ampitheatre
(One of the largest music venues in the
Chicago area, with a capacity of up to
28,000 spectators: 11,000 reserved seats
and 17,000 lawn seats)

Franciscan Health
Olympia Fields
(206 beds)

Idlewild
Country Club

Prairie State
College
(5,791 students)

Glenwoodie
Gold Club

30 / Lincoln Highway
(40,872 AADT)

State Route 394
(66,800 AADT)

East Glenwood Dyer Road
(11,800 AADT)

Vollbrecht Road
(6,159 AADT)

**DOLLAR
GENERAL**

Glenwood-Lynwood
Public Library District

SITE PLAN



TENANT SUMMARY



Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee, which has been in expansion mode for several years. Dollar General offers products that are frequently used and replenished—such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, and seasonal items—at low, everyday prices in convenient neighborhood locations. A leading discount retailer, Dollar General operates more than 18,130 stores in 46 states and has plans for significant future growth.

Dollar General entered into the Fortune 100 on the strength of a 21.6% net sales increase in 2021 and will speed up the rollout of a new-format store called Popshelf, aimed at more affluent suburban shoppers. It also plans to open another 1,050 of its traditional Dollar General stores. Dollar General has a credit rating of BBB from Standard & Poor's. According to a recent article published by the Wall Street Journal, "With its convenient locations for frugal shoppers, Dollar General has become one of the most profitable retailers in the United States and a lifeline for lower income customers bypassed by other major chains.

For more information, please visit www.dollargeneral.com.

TICKER	NYSE: "DG"	# OF LOCATIONS	16,368
REVENUE	\$27.8B	EMPLOYEES	143,000+

LEASE ABSTRACT

TENANT	Dolgencorp, LLC		
GUARANTOR	Dollar General Corporation		
ADDRESS	1615 Glenwood Dyer Road, Lynwood, IL 60411		
RENT COMMENCEMENT	January 28, 2022		
LEASE EXPIRATION	January 31, 2037		
RENEWAL OPTIONS	Four (4) five (5) year options		
RENTAL INCREASES	YEAR	RENT	RETURN
	1-15	\$88,308	4.85%
	16-20 (option 1)	\$97,139	5.34%
	21-25 (option 2)	\$106,853	5.87%
	26-30 (option 3)	\$117,538	6.46%
	31-35 (option 4)	\$129,292	7.10%
REAL ESTATE TAXES	Tenant shall pay for all real estate taxes.		
INSURANCE	Tenant is responsible for all insurance costs.		
REPAIR & MAINTENANCE	Tenant is responsible for all maintenance costs.		
UTILITIES	None		
MAINTENANCE BY LANDLORD	None		
RIGHT OF FIRST REFUSAL	None		

PROPERTY OVERVIEW

LOCATION

This Dollar General is easily accessible from the signalized hard-corner intersection of East Glenwood Dyer Road and Vollbrecht Road. The property is strategically located near State Route 394, Lynwood's primary north-south thoroughfare leading to Downtown Chicago (66,800 AADT). The site serves 174,986 residents within a five-mile radius, providing a large and consistent customer base for the site. The average annual household income is \$85,269 within one mile and is projected to increase 16 percent by 2026, poising Lynwood and Dollar General for significant concurrent growth.

ACCESS

Access from East Glenwood Dyer Road and Vollbrecht Road

TRAFFIC COUNTS

East Glenwood Dyer Road: 11,800 AADT
State Route 394: 66,800 AADT

PARKING

31 parking stalls including two (2) handicap stalls

YEAR BUILT

2022

NEAREST INTERNATIONAL AIRPORT

Chicago Midway International Airport (MDW | 25 miles)



31
PARKING
STALLS



2022
YEAR BUILT



**NEAREST
INTERNATIONAL
AIRPORT**
CHICAGO MIDWAY
INTERNATIONAL
AIRPORT

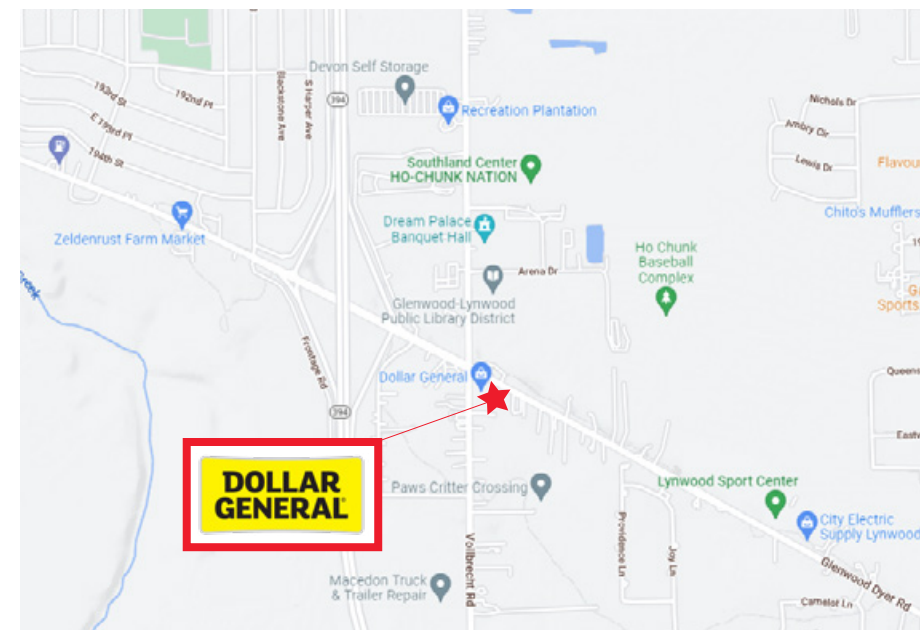
AREA OVERVIEW

Lynwood is a village in Cook County, Illinois, and a suburb of Chicago. Cook County is the most populous county in Illinois and the second-most-populous county in the United States after Los Angeles County in California. As of 2020, the population was 5,275,541 and its county seat is Chicago, the third-most-populous city in the United States. As the largest of 102 counties in the State, Cook County is the economic and cultural hub of the State and is the third-largest metropolitan area in the nation after Los Angeles and New York. Cook County is a diverse industrial center and a leading economic center of the Midwest. Cook County is the preeminent hub of transportation in North America, with multiple transnational interstates. Leading service sector industries in Cook County include health care and related services. Cook County continues to play a leadership role in advancing regional economic resiliency in collaboration with economic development organizations and elected officials. Cook County has also invested in the launch of the Southland Development Authority (“SDA”) to transform the economic trajectory of Chicago’s South Suburbs. The SDA has developed a robust small business development program and innovative initiatives around key industry clusters.

As the center of the Chicago-Naperville-Elgin, IL-IN-WI Metropolitan Statistical Area (MSA), Chicago is an international hub for finance, commerce, industry, technology, telecommunications, and transportation: O’Hare International Airport is the second busiest airport in the world when measured by aircraft traffic; the region also has the largest number of U.S. highways and rail road freight. Chicago has the third largest gross metropolitan product in the United States—about \$670.5 billion according to 2017 estimates. The city has one of the world’s largest and most diversified economies, with no single industry employing more than 16 percent of the workforce. In 2020, Chicago hosted over 55 million international and domestic visitors, a new record for the city, making it one of the top visited cities in the nation. Chicago’s culture includes the visual arts, novels, film, theater, and music. It also has professional sports teams in each of the major professional leagues.

- » Chicago is the third-most populous city in the United States. With over 2.6 million residents, it is the most populous city in the state of Illinois and the Midwestern United States. The Chicago metropolitan area, often referred to as Chicagoland, has nearly 10 million people and is the third largest metropolitan area in the U.S.
- » The Chicago metropolitan area is home to the corporate headquarters of 64 Fortune 1000 companies, including Boeing, McDonald’s, Motorola, Discover Financial Services, United Continental Holdings, Walgreens, and Aon, representing a diverse group of industries.
- » Chicago is a major transportation hub in the United States. It is an important component in global distribution, as it is the third largest inter-modal port in the world after Hong Kong and Singapore.

MAJOR EMPLOYERS IN CHICAGO MSA	# OF EMPLOYEES
U.S. GOVERNMENT	42,663
CHICAGO PUBLIC SCHOOLS	35,862
CITY OF CHICAGO	30,754
COOK COUNTY	20,716
ADVOCATE HEALTH CARE	18,930
UNIVERSITY OF CHICAGO	16,374
NORTHWESTERN MEMORIAL HEALTHCARE	15,747
JPMORGAN CHASE & CO.	15,229
UNITED CONTINENTAL HOLDINGS INC.	15,157
STATE OF ILLINOIS	13,524

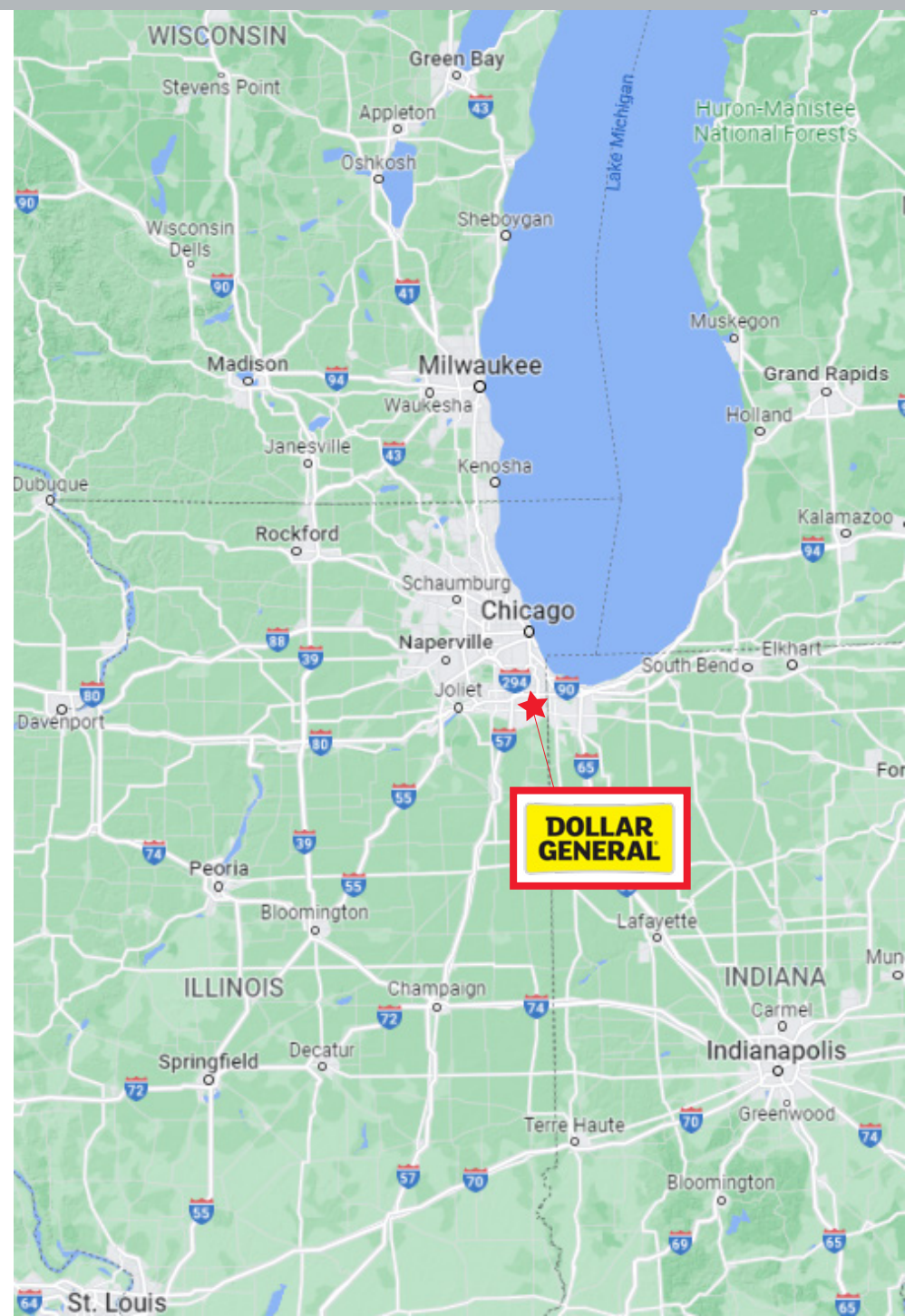


DEMOGRAPHIC PROFILE

2021 SUMMARY	1 Mile	3 Miles	5 Miles
Population	2,621	39,381	174,986
Households	940	14,145	64,041
Families	708	9,956	44,593
Average Household Size	2.74	2.76	2.69
Owner Occupied Housing Units	796	10,282	49,459
Renter Occupied Housing Units	144	3,863	14,581
Median Age	43.9	39.3	40.9
Average Household Income	\$85,269	\$73,895	\$83,920
2026 ESTIMATE	1 Mile	3 Miles	5 Miles
Population	2,647	38,685	171,471
Households	946	13,891	62,845
Families	713	9,763	43,645
Average Household Size	2.75	2.76	2.69
Owner Occupied Housing Units	812	10,278	49,224
Renter Occupied Housing Units	134	3,613	13,621
Median Age	44.4	40.0	41.6
Average Household Income	\$99,063	\$83,356	\$94,082



POPULATION OF 174,986
WITHIN FIVE MILES



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