

# DOLLAR GENERAL

MILAN, ILLINOIS



Actual Subject Property

**INVESTMENT GRADE  
CORPORATE TENANT**

**ABSOLUTE TRIPLE-NET  
LEASE STRUCTURE**

**DAVENPORT, IOWA  
MSA LOCATION**

**Marcus & Millichap**  
THE KLINK GROUP

# OFFERING MEMORANDUM





# CONFIDENTIALITY & DISCLOSURE

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

## SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.



# PRESENTED BY THE KLINK GROUP OF MARCUS & MILLICHAP

## Agent Contact Information

### Jordan Klink

Senior Vice President of Investments  
Senior Director, Net-Leased Properties Group  
Phone: 317-218-5316  
Email: [jordan.klink@marcusmillichap.com](mailto:jordan.klink@marcusmillichap.com)

### Ryan Hyatt

Associate  
Net-Leased Properties Group  
Phone: 317-218-5338  
Email: [ryan.hyatt@marcusmillichap.com](mailto:ryan.hyatt@marcusmillichap.com)

Steven Weinstock  
Broker of Record  
One Mid America Plaza, St. 200  
Oakbrook Terrace, IL 60181  
P: (630) 570-2200  
Lic #: 471.011175

## Additional Klink Group Team Members

David Klink  
Senior Associate

Quinn Andrews  
Associate

Richard Niewiadomski  
Financial Analyst

Jason Dean  
Debt Associate

Courtney Wurzelbacher  
Marketing Coordinator

Liz Popp  
Operations Manager

Sidney Bills  
Agent Administrator

Follow us on Social Media



**Marcus & Millichap**  
THE KLINK GROUP



**1111 Coyne Center Road  
Milan, IL 61264**

**\$1,800,000**

**\$92,247**

**5.12%**

ADDRESS			PRICE	CURRENT NOI		CAP RATE
<b>\$200.00</b>	<b>9,002 SF</b>	<b>\$10.25</b>	<b>2016</b>	<b>1.23 Acres</b>	<b>Fee Simple</b>	
PRICE PER SF	GLA	RENT PER SF	YEAR BUILT	LOT SIZE	OWNERSHIP INTEREST	

The Klink Group of Marcus & Millichap, as exclusive advisor, is pleased to present the opportunity to acquire a Dollar General Absolute NNN property located in the Quad-cities region of Illinois-Iowa, in Milan IL. Built in 2016, this location has 9+ years left of its original 15-year term, as well as five five-year renewal options with 10% rent increases with each option. This acquisition is ideal for an investor looking to add a property with an investment grade tenant (NYSE: DG) to their portfolio.

The village of Milan is in the Quad-city region of Illinois-Iowa along the rock river, about 4 miles away from the Mississippi river. The quad cities region of Illinois-Iowa has an MSA population of almost 400,000 and sits about 140 miles west of Chicago. The region is home to several major employers such as: John Deere, which houses its North American Parts Distribution center in Milan, Hy-vee, and Amazon, with the latter opening their distribution center in the spring of 2022.

Dollar General (NYSE: DG) is one of the largest discount retailers in the US with more than 17,000 stores in 46 states and growing. Dollar General's market capitalization is more than \$50 billion and the company has an investment-grade corporate credit rating through the major rating agencies.

## Investment Highlights

- Long-Term Lease with 9+ Years Remaining on Firm Term of Lease
- Absolute Triple-Net Lease with Zero Landlord Responsibilities; Tenant is Responsible for Roof & Structure
- Investment-Grade Corporate Guarantee Tenant (NYSE: DG) . Dollar General is an Essential and Recession-Proof Business
- Five, Five-Year Renewal Options with 10% Rental Escalators at Each Option Renewal



Davenport, IA  
(9 Miles)



Quad Cities  
International Airport  
(5 Miles)



Coyne Center Road





Coyne Center Road





DOLLAR GENERAL

Coyne Center Road



## LEASE SUMMARY

<b>Tenant:</b>	Dollar General
<b>Guaranty:</b>	Corporate
<b>Lease Start Date:</b>	July 27, 2016
<b>Lease End Date:</b>	July 31, 2031
<b>Lease Type:</b>	Absolute Net
<b>Remaining Firm Lease Term:</b>	9+ Years
<b>Options:</b>	Five, Five-Year with 10% Increases
<b>Roof &amp; Structure</b>	Tenant Responsible

## RENT SCHEDULE

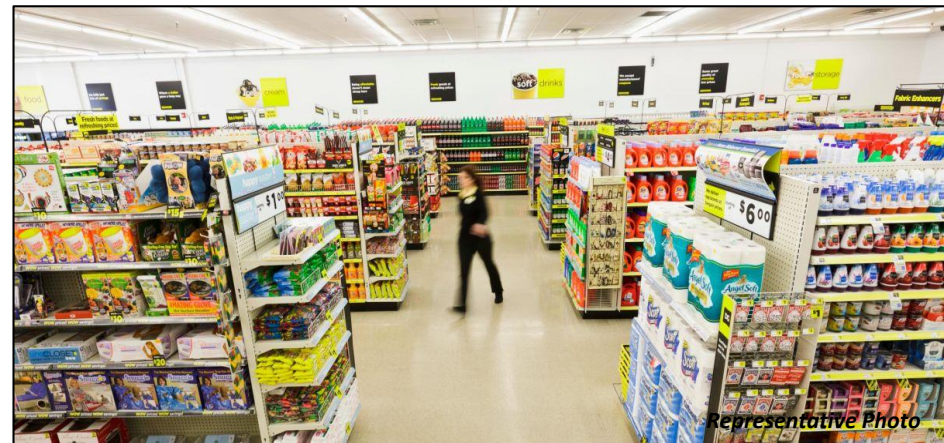
Lease Term	Annual Rent	Cap Rate
Current – July 31, 2031	\$92,247	5.12%
Option 1 (5 Years)	\$101,471	5.64%
Option 2 (5 Years)	\$111,619	6.20%
Option 3 (5 Years)	\$122,781	6.82%
Option 4 (5 Years)	\$135,059	7.50%
Option 5 (5 Years)	\$148,564	8.25%



Representative Photo



Representative Photo



Representative Photo



# DOLLAR GENERAL

Dollar General operates a chain of over 17,000 discount stores in 46 states, primarily in the Southern and Eastern US, the Midwest, and the Southwest. The company offers basic household supplies including cleaning supplies, health and beauty aids, food and apparel. Most of the merchandise which is carried in the Dollar General stores is priced between \$1 and \$35. It generates about 75 of sales from consumables and another 10 percent from seasonal items.



**PUBLIC**

COMPANY TYPE

**\$33.75 B (2021)**

▲ **+22% (2019)**

SALES VOLUME

**BBB**

S&P CREDIT RATING

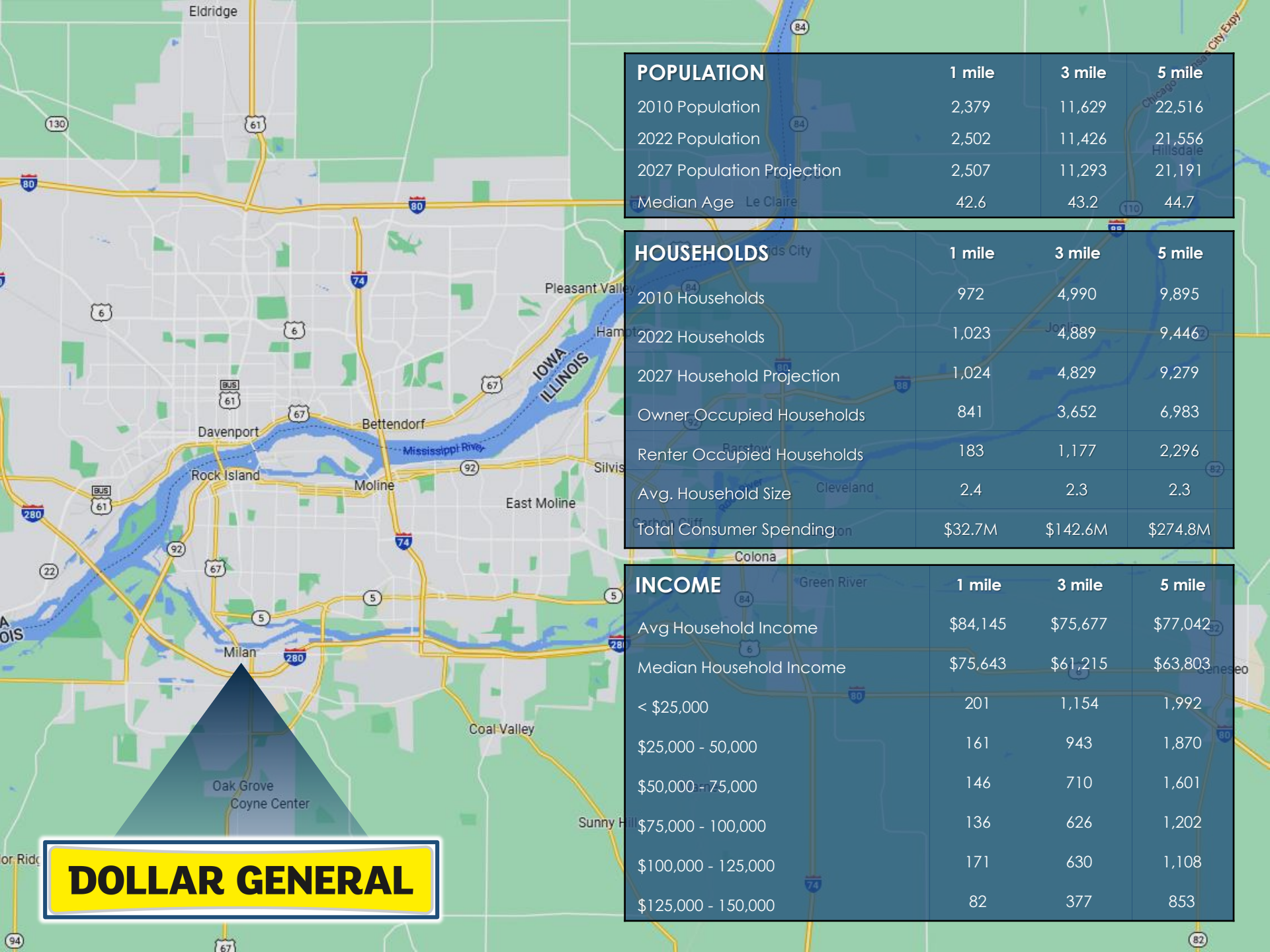
**17,000+**

LOCATIONS

**GOODLETTSVILLE, TN**

HEADQUARTERS





## POPULATION

	1 mile	3 mile	5 mile
2010 Population	2,379	11,629	22,516
2022 Population	2,502	11,426	21,556
2027 Population Projection	2,507	11,293	21,191
Median Age	42.6	43.2	44.7

## HOUSEHOLDS

	1 mile	3 mile	5 mile
2010 Households	972	4,990	9,895
2022 Households	1,023	4,889	9,446
2027 Household Projection	1,024	4,829	9,279
Owner Occupied Households	841	3,652	6,983
Renter Occupied Households	183	1,177	2,296
Avg. Household Size	2.4	2.3	2.3
Total Consumer Spending on	\$32.7M	\$142.6M	\$274.8M

## INCOME

	1 mile	3 mile	5 mile
Avg Household Income	\$84,145	\$75,677	\$77,042
Median Household Income	\$75,643	\$61,215	\$63,803
< \$25,000	201	1,154	1,992
\$25,000 - 50,000	161	943	1,870
\$50,000 - 75,000	146	710	1,601
\$75,000 - 100,000	136	626	1,202
\$100,000 - 125,000	171	630	1,108
\$125,000 - 150,000	82	377	853

**DOLLAR GENERAL**



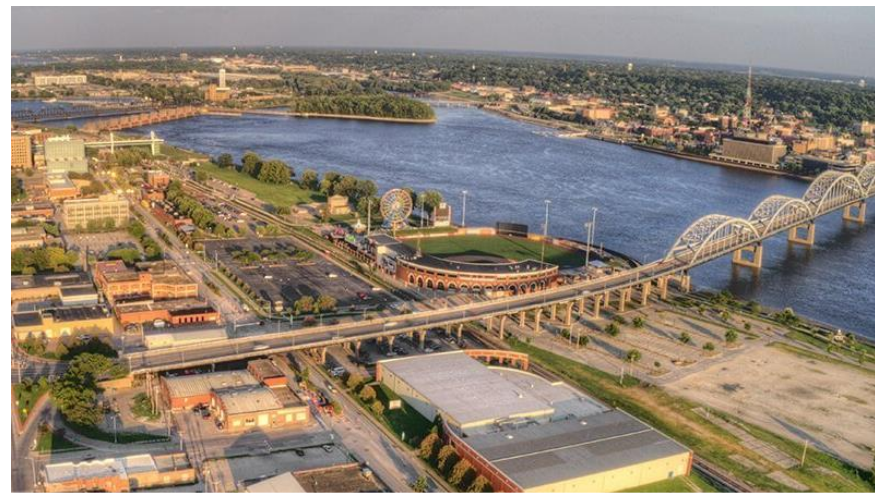
# Location Overview

The Village of Milan Illinois is small community in Rock Island County IL, in the quad-cities region of Illinois-Iowa. Milan's population sat at 5,001 during the 2020 census with the quad city region having a population of almost 400,000. Located at the confluence of the rock and Mississippi rivers, approximately 140 miles west of Chicago, the region forms the largest metro area along the Mississippi between the Minneapolis-Saint Paul and the St. Louis metro. In Moline IL, sits the Quad-Cities international airport, named the 3<sup>rd</sup> busiest airport in Illinois, behind Chicago's O'Hare and Midway.

Across the Mississippi sits Davenport, Iowa. Davenport's population sits at around 102,000 and offers aggressive incentives to small business owners to fuel local growth, as well as property tax incentives. A one such incentive is the economic development loan for larger manufacturing projects which offers up to \$30,000 for each new full- time job created. Davenport is the economic workhorse of the quad-cities region that is home several successful fortune 500 companies including Kraft-Heinz, Sterilite Corporation, Nestle-Purina, Sears Manufacturing and John Deere.

The Quad Cities Region economy is based on the five target industries of Advanced Metals, Materials, Agricultural Innovation, Corporate Operations, Defense and Logistics. Major employers in the area are John Deere, Rock Island Arsenal, Genesis Health System, Hy-Vee, Tyson Fresh Meats, and Amazon which just opened its new distribution center in the spring of 2022. The area is home to numerous institutes of higher education including but not limited to: Augustana College, Upper Iowa University, and Western Illinois University.

The Quad Cities region lies within a 300-mile radius of 37 million people with close access to major markets like Chicago, Minneapolis-St. Paul, Des Moines, Omaha, Kansas City and Indianapolis. Over the last five years the area has experienced a 5.2% increase in economic strength, including \$1.5 billion in total capital investment, plus the creation of 4,500 new jobs.





# DOLLAR GENERAL

MILAN, ILLINOIS



Actual Subject Property

**INVESTMENT GRADE  
CORPORATE TENANT**

**ABSOLUTE TRIPLE-NET  
LEASE STRUCTURE**

**DAVENPORT, IOWA  
MSA LOCATION**

**Marcus & Millichap**  
THE KLINK GROUP

# OFFERING MEMORANDUM