

Dollar General | Le Roy, MN

515 W MAIN STREET



DOLLAR GENERAL



- *Located in Southeast MN - 40 Miles S of Rochester & 30 Miles SE of Austin*
- *Prime Highway Location - Located Along the Busiest Corridor*
- *Additional Annual Income from Billboard on Property*
- *Very Little Competition in Town*
- *Fills a Void in the Market*

Offering Memorandum



612.413.4200 • brisky.com

PROPERTY INFORMATION



SECTION 1

Property Overview



Address

515 W Main Street
Le Roy, MN 55951

Square Footage

9,100 SF

Acres

1.15

Price

\$1,551,107

Cap

5.6%

Current Term Expiration

09/30/2037

Current Term Remaining

15

Annual Base Rent

\$86,862

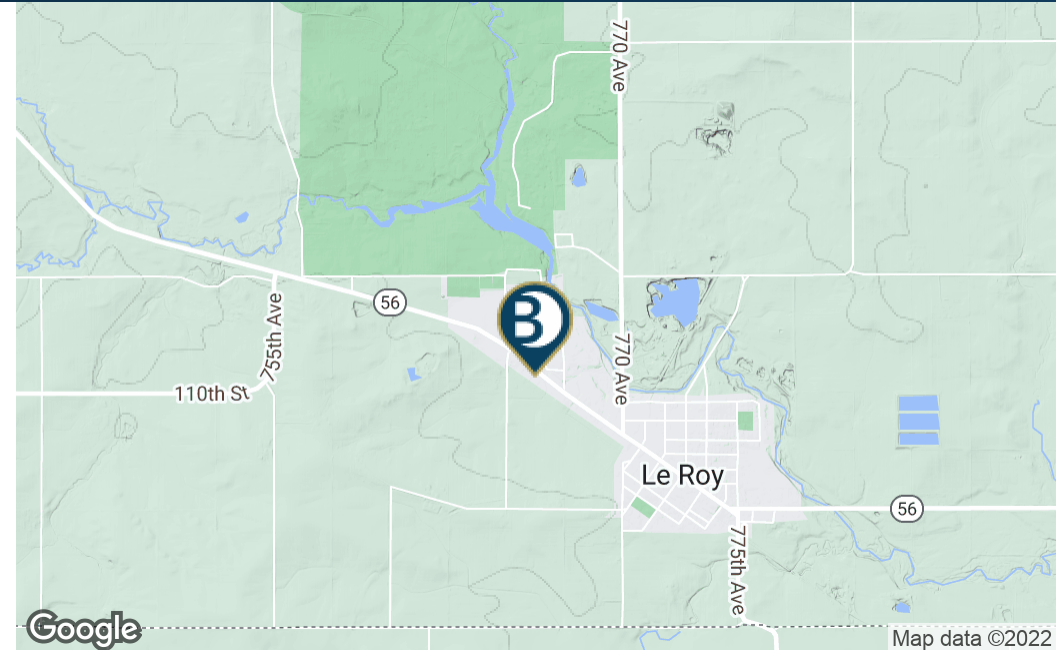
Rent Increases

10% in Each Option

Renewal Options

Four 5-Year Options

Executive Summary



Property Overview

Brisky Net Lease is pleased to offer this new Dollar General, currently under construction, in Le Roy, MN. This Dollar General store has a great location with excellent visibility along Highway 56, the main thoroughfare through town. This NNN single tenant retail property has a new lease with 15 years remaining with zero landlord responsibilities. It offers investors the opportunity to invest in this solid brand that has performed exceptionally well during Covid-19, while being situated in an underserved market.

Le Roy is in Mower County about 40 miles south of Rochester, 30 miles southeast of Austin and located along the Minnesota - Iowa border. Le Roy is a vibrant small town with an active business section, including two banks, bowling alley, restaurants, a lively weekly newspaper and a historic library. The community is part of the LeRoy-Ostrander School District, is serviced full time by the Mower County Sheriff's Department and also has a Volunteer Fire Department. This Dollar General fills a void in this great small town which has limited competition in town.

Dollar General is the nation's largest small-box discount retailer! Dollar General operates 18,190 stores in 46 states, 18 traditional distribution centers and 10 DG Fresh cold storage facilities as of February 25, 2022. In fiscal year 2021, Dollar General had \$34.2 billion in sales, opened 1,050 new stores, remodeled 1,752 stores and relocated 100 stores. Dollar General has had 31 consecutive years of same-store sales growth through FY 2020. As a result of the unusually high sales results experienced in 2020, Dollar General did not achieve positive same-store sales growth in 2021.

Property Highlights

- Located in Southeast MN - 40 Miles S of Rochester & 30 Miles SE of Austin
- Prime Highway Location - Located Along the Busiest Corridor
- Additional Annual Income from Billboard on Property
- Very Little Competition in Town
- Fills a Void in the Market

FINANCIAL ANALYSIS



SECTION 2

Offering Summary



\$1,551,107

PRICE



\$86,862

NET OPERATING INCOME



5.6%

CAP RATE



15

TERM REMAINING

Address:

515 W Main Street
Le Roy, MN 55951

Lease Type:

Absolute NNN

Tenant:

Dollar General

Tenant Type:

Retail - Dollar General

Commencement:

Est. Sept. 2022 (Delivery to Tenant Sept. 2022)

Expiration Date:

09/30/2037

Options:

Four 5-Year Options

Increases:

10% in Each Option

LL Responsibilities:

None

Guaranty:

Dollar General Corporation

Tenant Profile

About Dollar General

Dollar General Corporation has been delivering value to shoppers for over 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 low everyday prices in convenient neighborhood locations. Dollar General is the nation's largest small-box discount retailer!

Dollar General is the nation's largest small-box discount retailer! Dollar General operates 18,190 stores in 46 states, 18 traditional distribution centers and 10 DG Fresh cold storage facilities as of February 25, 2022. In fiscal year 2021, Dollar General had \$34.2 billion in sales, opened 1,050 new stores, remodeled 1,752 stores and relocated 100 stores. Dollar General has had 31 consecutive years of same-store sales growth through FY 2020. As a result of the unusually high sales results experienced in 2020, Dollar General did not achieve positive same-store sales growth in 2021.

*From Dollar General.com

Tenant Highlights

- \$34.2B billion in sales in fiscal 2021
- 18,190 stores in 46 states as of February 25, 2022
- 28 traditional and DG Fresh distribution centers
- More than 163,000 employees
- Ranked #91 on the Fortune 500 list as of June 2021
- Included on Fortune's 2020 World's Most Admired Companies list
- Awarded Mass Market Retailer's 2020 Retailer of the Year Award
- Recognized by Forbes magazine among its Top 25 Corporate Responders to COVID-19



DOLLAR GENERAL®

COMPANY
DOLLAR GENERAL
CORPORATION

FOUNDED
1939

LOCATIONS
18,190

HEADQUARTERS
GOODLETTSVILLE
TENNESSEE

WEBSITE
DOLLARGENERAL.COM

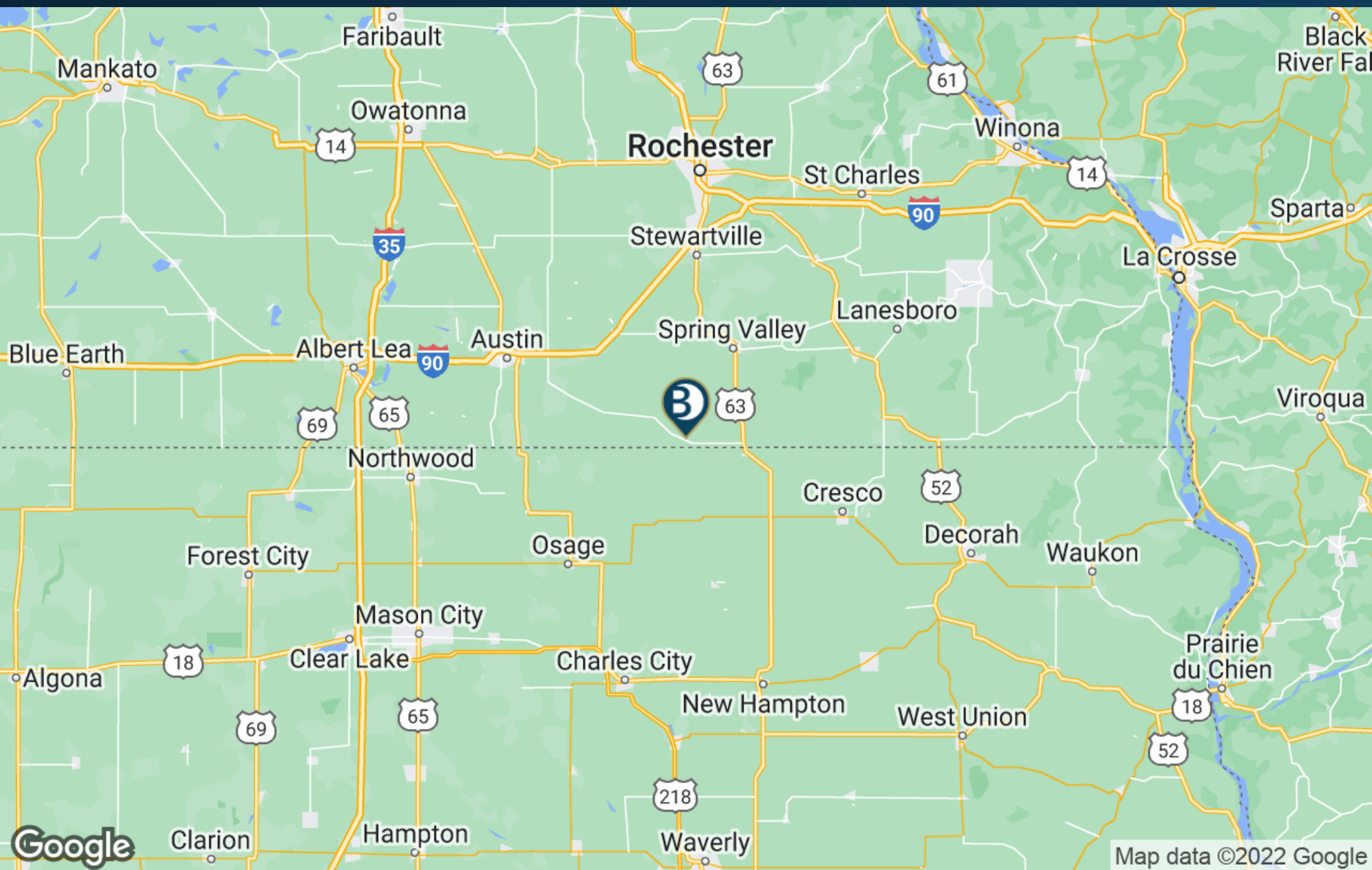
OWNERSHIP
PUBLIC
NYSE: DG

LOCATION INFORMATION



SECTION 3

Regional Map



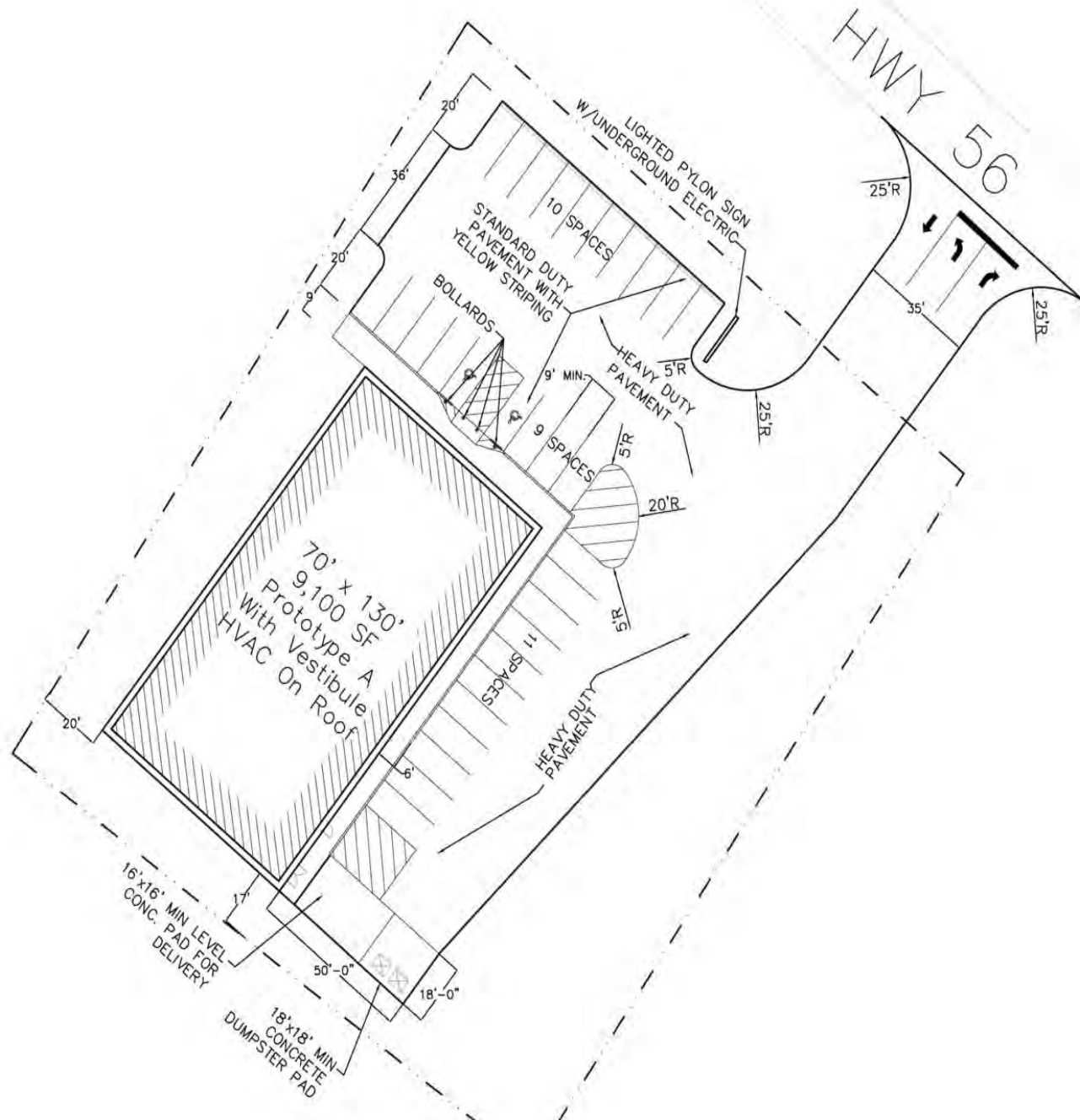
Retail Map





Map data ©2022 Imagery ©2022 , Maxar Technologies

Site Plan



DEMOGRAPHICS



SECTION 4

Demographics



Population

1 Mile

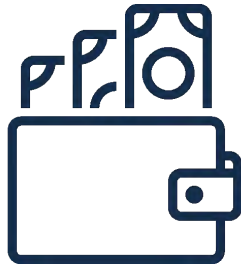
1,140

5 Miles

1,723

10 Miles

3,822



Average Household Income

1 Mile

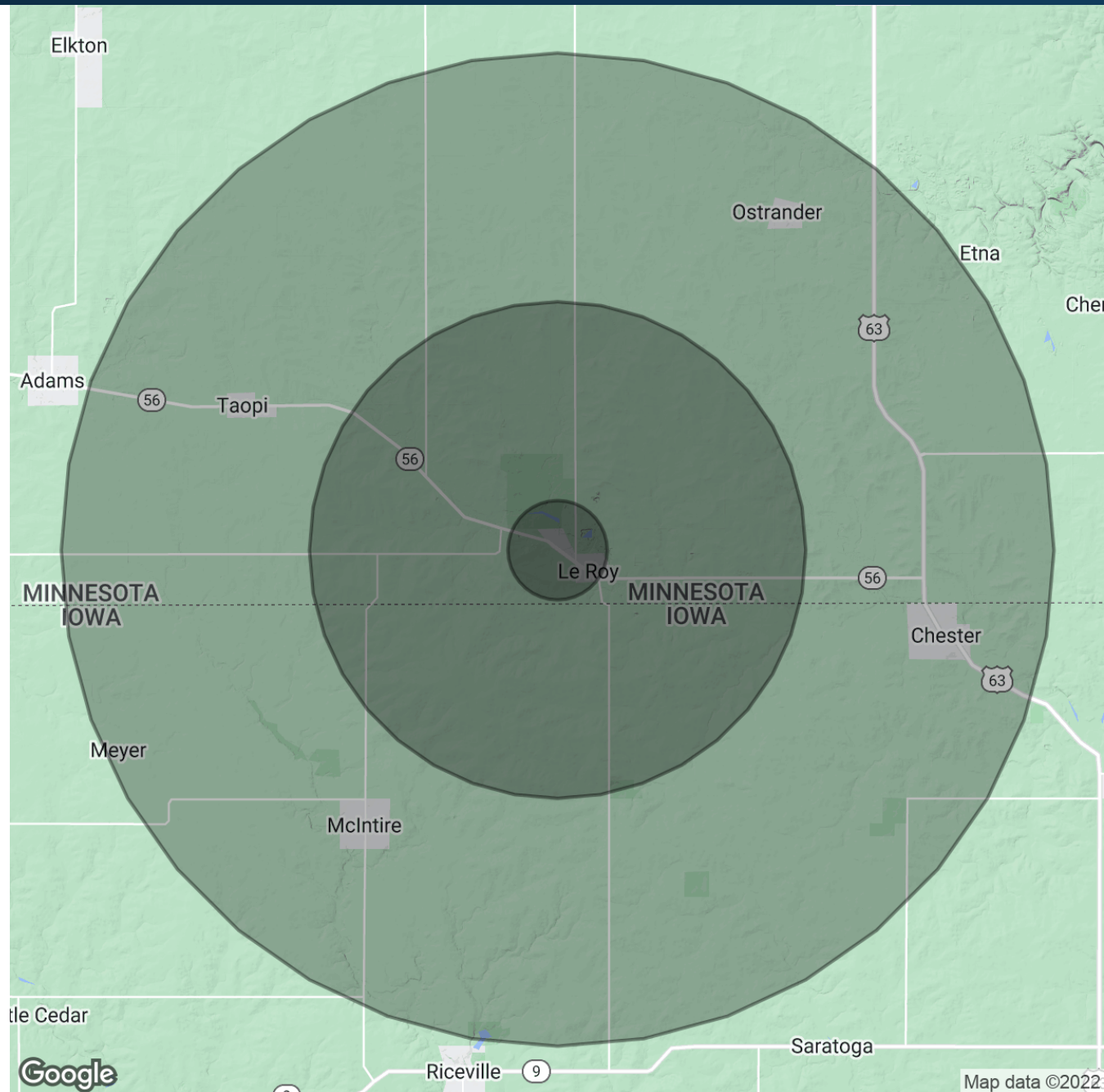
\$69,400

5 Miles

\$74,652

10 Miles

\$76,439





About Us

Brisky Focuses on Net Lease Properties and Investment Real Estate Nationwide

Our dynamic team of industry experts follows a results-driven approach to bring together buyers and sellers for investment real estate. From market research and industry knowledge to analytics, underwriting, and negotiating, Brisky has the proven track record and longstanding experience to meet your goals and expectations.

We want to be the link between commercial real estate buyers and sellers, forging successful relationships and results through innovative technology, experience, and continual growth. Our industry is constantly shifting and changing, and so are we. Brisky has been a driving force nationally for investment real estate. And we aim to be the successful partner who grows alongside you.



Brian Brisky

President & Principal Broker

brian@brisky.com

Direct: 612.413.4200 x102

Cell: 715.529.4441

MN #40546562

Confidentiality & Disclaimer

The following notices are provided by Brisky Enterprises MN Inc. dba Brisky Net Lease and/or Brisky Commercial Real Estate.

DISCLAIMER - The information contained herein was obtained from sources believed reliable, however, Brisky Net Lease makes no guarantees, warranties, or representations as to the completeness or accuracy thereof, including age and square footage information. Brisky Net Lease has not researched the income or expenses of the property herein, and this brochure is not intended to project future financial performance. Brisky Net Lease does not warrant the property herein is free of harmful or contaminating substances. The presentation of this property is submitted subject to errors, omission, change of price or other conditions, prior sale or lease, or withdrawal without notice. Buyer is strongly encouraged to verify information and seek out the assistance of other professionals as needed in determining if the property marketed herein meets Buyer's needs.

CONFIDENTIALITY - This brochure and any attachments is privileged and confidential. It is intended only for the use of the designated recipient(s). Do not share this brochure, directly or indirectly, without the written consent of Brisky Net Lease.

NON-ENDORSEMENT NOTICE - Brisky Net Lease is not sponsored or endorsed by, nor affiliated with, any commercial tenant(s) or lessee(s) provided in this Brochure. Logos and company names are provided for potential Buyers to assist in research of the property marketed herein.

NET-LEASED DISCLAIMER - Please be advised the property herein is a Net Leased property. This means the following: It is Buyer's responsibility to verify the information provided herein, and not Brisky Net Lease. Any projections or estimates utilized in this Brochure do not represent current or future financial performance. Independent research by Buyer and a tax professional and/or legal professional to determine if this property meets Buyer's needs is highly recommended. Brisky Net Lease does not guarantee financial performance of the property described herein. Brisky Net Lease shall NOT be responsible for any costs or expenses associated with the research Buyer deems necessary to make a determination regarding purchasing the property herein.

REPRESENTATION - Brisky Net Lease is representing the Owner in this transaction. Should Buyer desire representation, they are encouraged to research and secure their own, independent financial and/or legal representation.

AMERICANS WITH DISABILITIES ACT - The United States Congress enacted the Americans with Disabilities Act, in part, to ensure business establishments are equally accessible to persons with disabilities. Modifications to real property may be required to stay in compliance. State and local laws may mandate additional modifications. Neither the Owner nor Brisky Net Lease are qualified to advise Buyer as to what, if any, changes may be required now, or in the future. Buyer should consult with attorneys, and qualified design professionals for additional information.

REMEDIES - If there is a breach or threatened breach of any of the foregoing, Owner and/or Brisky Net Lease shall be entitled to seek remedies through court proceedings via an injunction restraining Buyer. Brisky Net Lease and/or Owner are not required to prove actual damages or monetary damages. Nothing herein shall be construed as prohibiting Owner and/or Brisky Net Lease from pursuing remedies available as a matter of law or in equity. Should Owner and/or Brisky Net Lease prevail in litigation against Buyer, Buyer shall be liable for payment of Owner's and/or Brisky Net Lease's reasonable attorney fees, court costs, and related expenses incurred in litigation in addition to any relief the court may order at its discretion.

© Brisky Enterprises MN, Inc. All rights reserved.

