



Actual Property

## OFFERING MEMORANDUM

# DOLLAR GENERAL - INCREASE IN PRIMARY TERM

198 OAK STREET, DAWSON, MN 56232

**MATTHEW SIMMONS**

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**DOLLAR  
GENERAL**

DAWSON, MN

**\$1,300,000 | 6.16% CAP**

- Dollar General With 7.5+ Years Remaining on Current Term
- NN Lease Requiring Minimal Landlord Responsibilities
- Attractive 10% Rental Increase in 2025
- Situated on Oak Street / US-212 With a Combined Traffic Count of Nearly 4,300 VPD
- Limited Local Retail Competition Store Serves as Primary Source of Goods for Local Residents
- Located in Dawson, MN - In West Central Minnesota, the City Excels With Excellent School and Health Care Systems

**EXCLUSIVELY MARKETING BY:**

**MATTHEW SIMMONS**

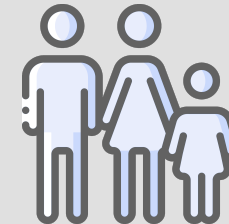
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## INVESTMENT OVERVIEW:

Base Annual Rent:	\$80,037.96
Rent Per SF:	\$9.62
Rent Commencement Date:	6/9/2020
Lease Expiration Date:	6/9/2030
Lease Term Remaining:	7.5+ Years
Lease Type:	NN
Type of Ownership:	Fee Simple



In 2021, Dollar General Plans to Continue Expansion by Opening 1,050 Stores & Remodeling 1,750 Store



Dollar General, an Essential Business, is Located Within 5 Minutes of 75% of the US Population



As a Recession Proof Tenant, Dollar General is #119 on the Fortune 500 List Operating 17,000+ Stores

## PROPERTY DETAILS:

Building Area:	8,320 SF
Land Area:	1.23 AC
Year Built/Renovated:	2015/2020
Guarantor:	Dollar General Corporation (NYSE: DG)
Price Per SF:	\$156.25

# LEASE ABSTRACT

198 OAK STREET | DAWSON, MN

## ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	6/9/2020 - 6/8/2025	\$80,038	\$9.62	6.16%
Primary Term (10% Increase)	6/9/2025 - 6/8/2030	\$88,042	\$10.58	6.77%
Four (4), 5-Year Options 10% Increase	6/9/2030 - 6/8/2035	\$96,846	\$11.64	7.45%
	6/9/2035 - 6/8/2040	\$106,531	\$12.80	8.19%
	6/9/2040 - 6/8/2045	\$117,184	\$14.08	9.01%
	6/9/2045 - 6/8/2050	\$128,902	\$15.49	9.92%



## RESPONSIBILITIES BREAKDOWN

### TAXES & INSURANCE

PAID BY **TENANT**

**Taxes:** Tenant shall pay to Landlord such Real Estate Taxes within 30 days after Tenant's receipt of the applicable tax bill

**Insurance:** Tenant shall at its own cost and expense, pay the insurance provider directly for Landlord's Liability insurance and Property insurance

### PARKING LOT

PAID BY **LANDLORD**

In no event shall tenant be responsible for replacements or for repairs or maintenance which constitute capital expenditures

### ROOF & STRUCTURE

PAID BY **LANDLORD**

Landlord shall, at Landlord's sole cost and expense, maintain in clean condition and good repair items including but not limited to: foundation, roof, gutters and all exterior portions of the building

### HVAC

PAID BY **TENANT/LANDLORD**

Tenant will maintain, repair, and replace the HVAC at its expense amortized over 120 months.

## 5 MILE RADIUS OF SUBJECT PROPERTY

### TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
<b>2010</b> Census	1,352	1,849	2,126
<b>2022</b> Estimated	1,235	1,689	1,939
<b>2027</b> Projected	1,194	1,637	1,884

### HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
<b>Median</b>	\$55,505	\$56,591	\$58,270
<b>Average</b>	\$70,740	\$72,523	\$75,380

Demographic data provided by CoStar

**DOLLAR  
GENERAL**

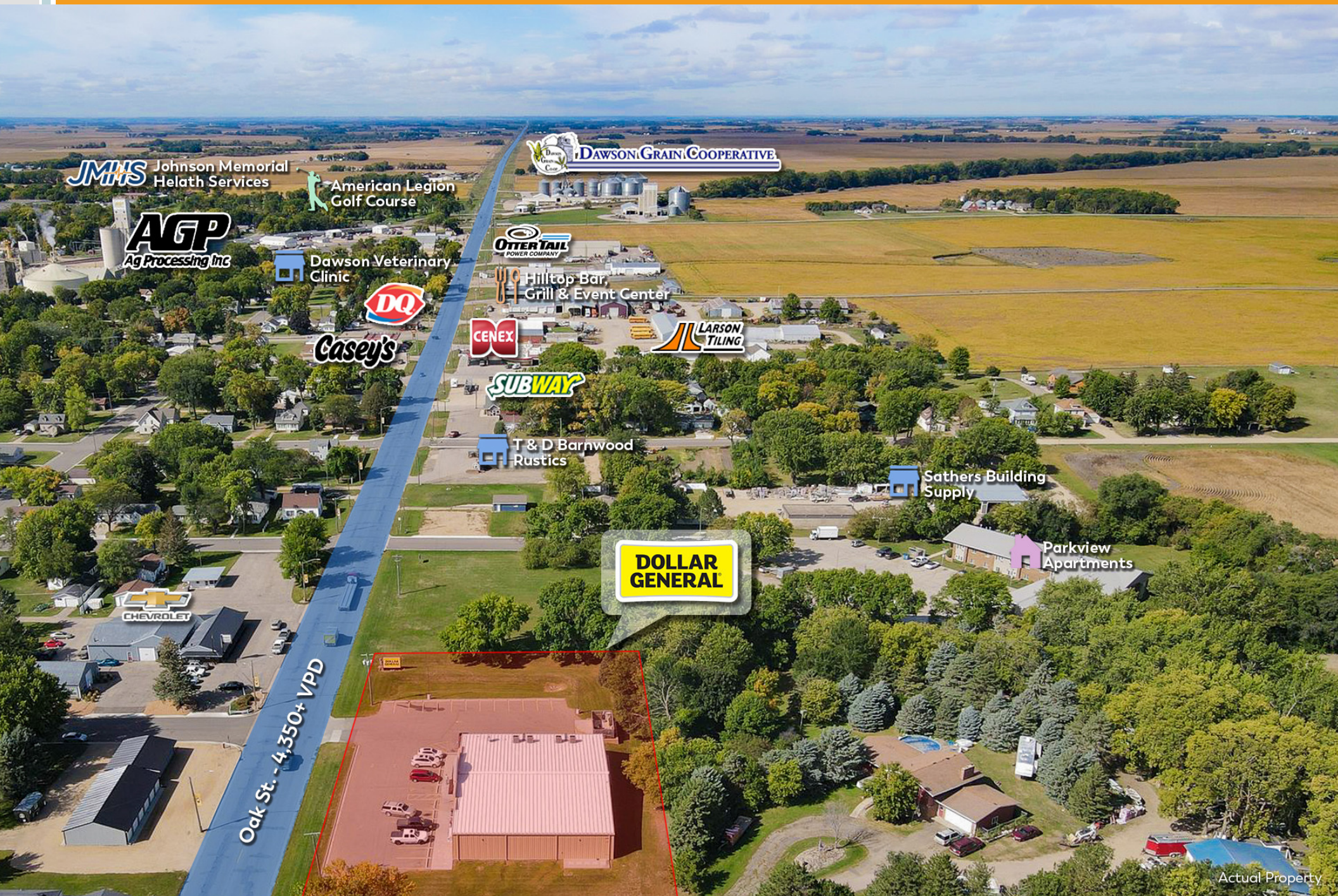


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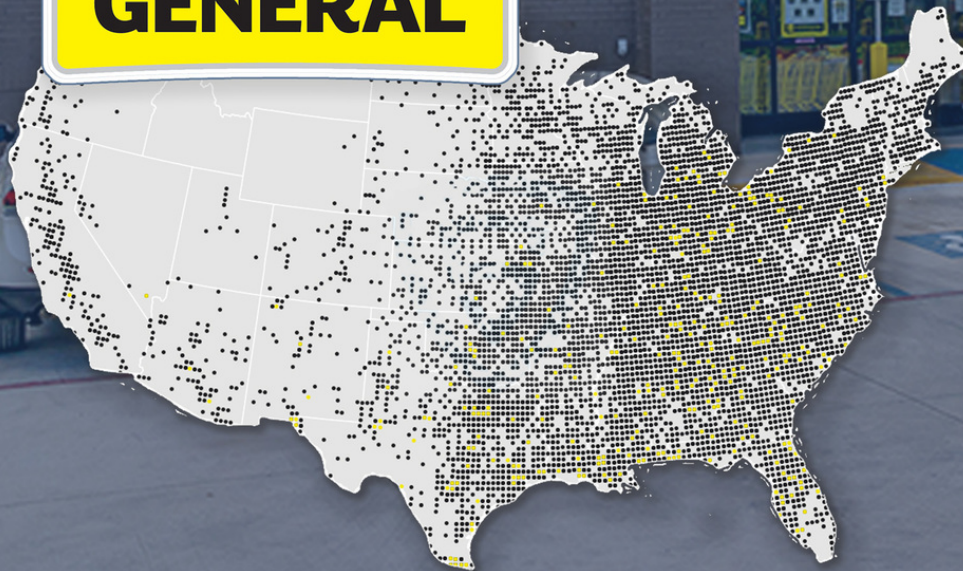
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**DOLLAR  
GENERAL®**



**82 Years  
of Success**



**Publicly  
Traded Co.**  
NYSE: DG



**BBB  
S&P Rated**



**\$49B  
Market Cap**



**17,500+  
Locations**

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Trinity Real Estate Investment Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Trinity Real Estate Investment Services does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

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# INFORMATION ABOUT BROKERAGE SERVICES

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### **A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION: AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## **TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 / 11-2-2015



## REAL ESTATE INVESTMENT SERVICES

### EXCLUSIVELY MARKETING BY

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**BROKER OF RECORD**

**BRIAN BROCKMAN**

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