

OFFERING MEMORANDUM



DOLLAR GENERAL
ROSE HILL, KANSAS



In Association with Brian Brockman & Bang Realty-Kansas, Inc.
A Licensed Kansas Broker #239819



EXCLUSIVELY LISTED BY:

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BRIAN BROCKMAN

Bang Realty-Kansas, Inc.

KS Lic #239819

In Association with Brian Brockman & Bang Realty-Kansas, Inc.
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INVESTMENT SUMMARY



LIST PRICE
\$775,510



PROPERTY ADDRESS
**420 N. ROSE HILL ROAD
ROSE HILL, KS 67133**



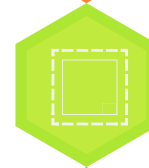
CAP RATE
7.35%



ANNUAL RENT
\$57,000.00



BUILDING SIZE
9,100 SQ. FT.



LAND AREA
1.10 ACRES



OWNERSHIP
FEE SIMPLE



LEASE TYPE
NN



LEASE TERM REMAINING
4.25 YEARS



LEASE EXPIRATION
08/31/2027



RENEWAL OPTIONS
5 - 5 YEAR



RENT INCREASES
**OPT. 1 = 5.50%
OPT. 2-5 = 10%**



PARKING
32 SPACES



YEAR BUILT
2007



PARCEL NUMBER
**008-319-32-0-30-14-
012.01-0**



TRAFFIC COUNTS
8,369 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- ❶ 4.25 Years of Guaranteed Lease Term (Lease Exp: 08/31/2027)
- ❷ 2007 Build to Suit Construction
- ❸ Five (5) - Five (5) Year Option Periods with Rental Increases

NN LEASE:

- ❶ Landlord Responsibilities Limited to Roof, Structure, Parking Lot & HVAC Units
- ❷ Tenant Contributes \$398 Per Month for Parking Lot Maintenance
- ❸ This Location is Part of Dollar General's National Insurance Program

BRAND NEW HVAC UNITS - 2023:

- ❶ All 4 HVAC Units Were Replaced in 2023

LOW RENT:

- ❶ Tenant is Only Paying \$6.26 PSF

WICHITA MSA:

- ❶ One of the Fastest Growing Areas of Kansas (650,039 Population)
- ❷ Major Hub for Aircraft Production, Earning its Name "The Air Capital of the World"

TRADE AREA DEMOGRAPHICS:

- ❶ 1-Mile Population: 3,235 Residents
- ❷ 1-Mile Average Household Income: \$126,085
- ❸ 3-Mile Population: 6,196 Residents
- ❹ 3-Mile Average Household Income: \$128,631
- ❺ 5-Mile Population: 9,393 Residents
- ❻ 5-Mile Average Household Income: \$126,125
- ❼ 7-Mile Population: 30,811 Residents
- ❽ 7-Mile Average Household Income: \$120,856

PROXIMITY FROM ROSE HILL, KANSAS:

- ❶ Wichita, KS | 18 Miles
- ❷ Topeka, KS | 137 Miles
- ❸ Tulsa, OK | 159 Miles
- ❹ Overland Park, KS | 184 Miles

TENANT:

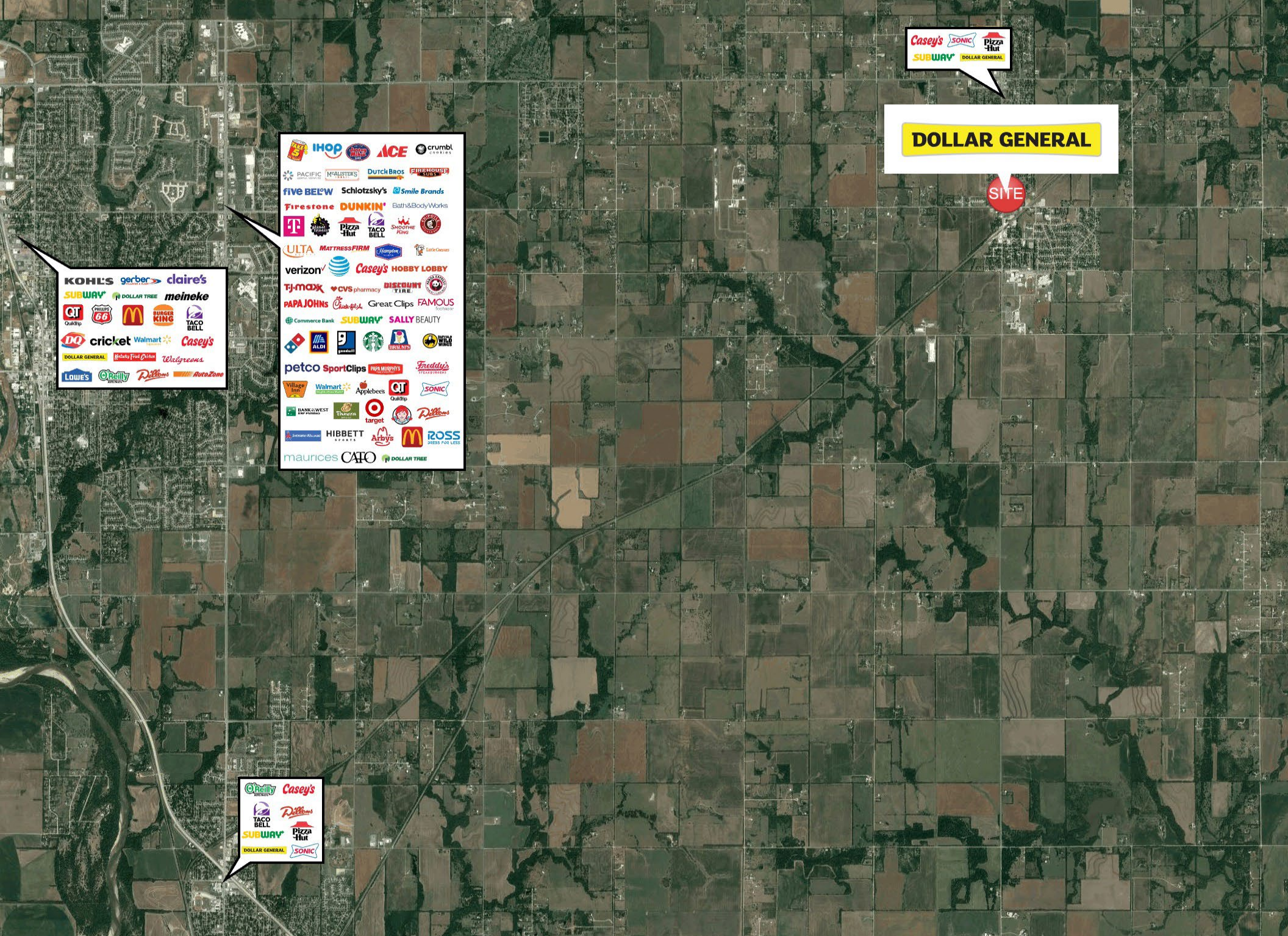
- ❶ Dollar General Corporation (NYSE: "DG")
- ❷ Strong Investment Grade Credit Rating of "BBB" by Standard & Poor's
- ❸ 19,294 Stores in 47 States as of May 5, 2023











KOHL'S gerber's claires
SUBWAY DOLLAR TREE meineke
QT 66 McDonald's BURGER KING TACO BELL
DQ cricket Walmart Casey's
DOLLAR GENERAL Walgreens
Lowe's O'Reilly's RiteAids AutoZone

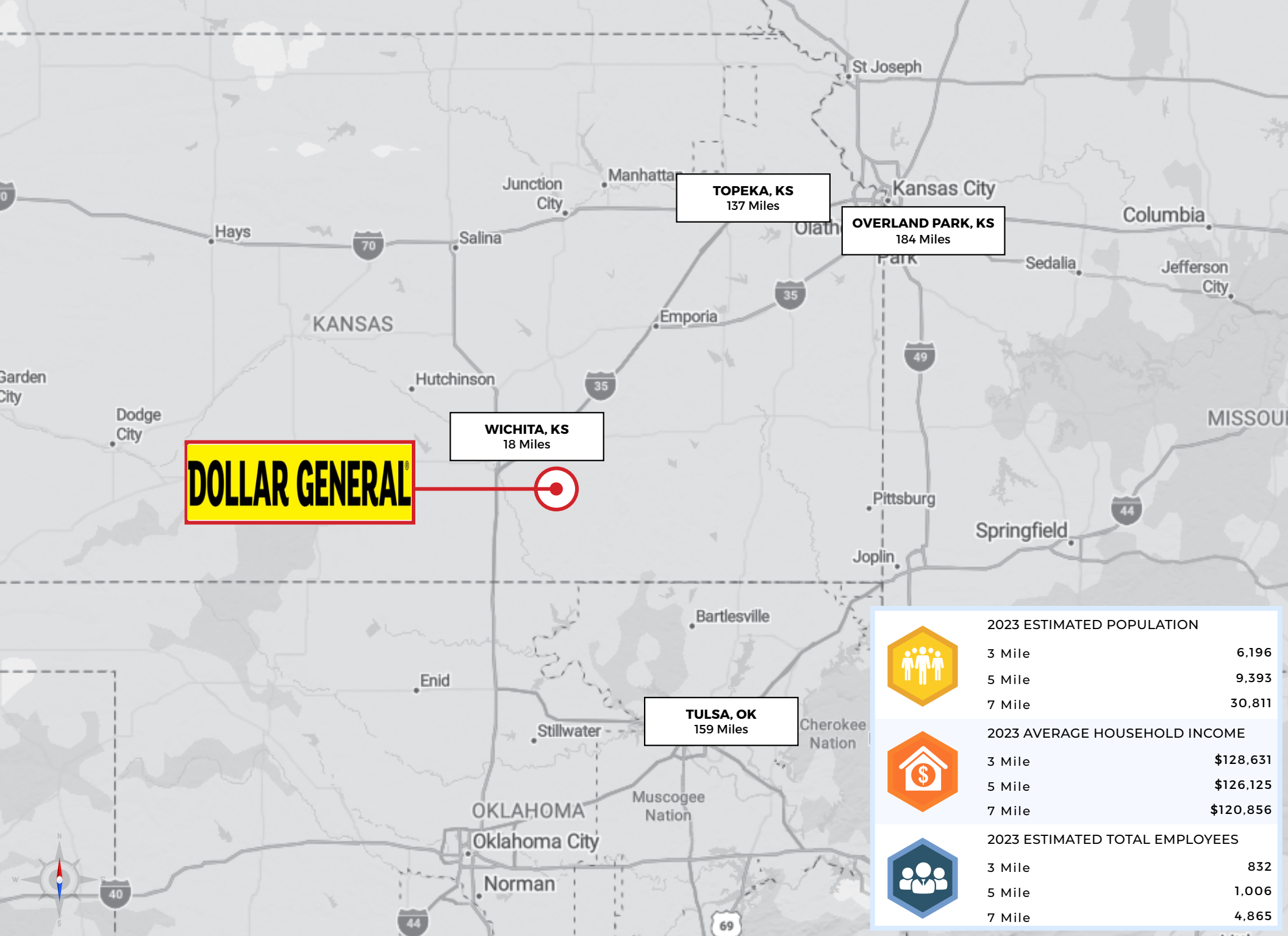
IHOP ACE crumbl
PACIFIC PACIFIC DUTCH BRO'S
FIVE BELOW Schlotzsky's Smile Brands
Firestone DUNKIN' Bath & Body Works
Taco Bell Pizza Hut TACO BELL SHOOTOUT POWER
ULTA MATTRESS FIRM
verizon Casey's HOBBY LOBBY
TJ-MAXX CVS pharmacy DISCOUNT TIRE
PAPA JOHN'S Great Clips FAMOUS
Commerce Bank SUBWAY SALLY BEAUTY
ALDI Starbucks BUNITS WICKS
petco Sport Clips PAPA MURPHY'S Freddy's
Village Inn Walmart Applebees QT SONIC
BANK OF AMERICA Target RiteAids
HIBBETT Sports Art's MCROSS
maurices Cato DOLLAR TREE

Casey's SONIC Pizza Hut
SUBWAY DOLLAR GENERAL

DOLLAR GENERAL

SITE

O'Reilly Casey's
TACO BELL RiteAids
SUBWAY Pizza Hut
DOLLAR GENERAL SONIC



AREA OVERVIEW



ROSE HILL, KANSAS

Rose Hill is a city in Butler County, Kansas, United States. As of the 2020 census, the population of the city was 4,185.

Butler County is a county in the U.S. state of Kansas and is the largest county in the state by total area. Its county seat is El Dorado and its most populous city is Andover. As of the 2020 census, the county population was 67,380. The county was named for Andrew Butler, a U.S. Senator from South Carolina who coauthored the Kansas-Nebraska Act.

AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE	7 MILE
2023 Population	3,235	6,196	9,393	30,811
2028 Projected Population	3,229	6,260	9,561	31,512
2020 Census Population	3,287	6,245	9,427	30,769
Annual Growth Rate: 2023 to 2028	0.00%	0.20%	0.35%	0.45%



HOUSEHOLDS	1 MILE	3 MILE	5 MILE	7 MILE
2023 Households	1,126	2,187	3,361	11,731
2028 Projected Households	1,145	2,238	3,452	12,009
2020 Census Households	1,125	2,172	3,327	11,565
Annual Growth Rate: 2023 to 2028	0.34%	0.46%	0.53%	0.47%
Average Household Size	2.82	2.80	2.77	2.60



INCOME	1 MILE	3 MILE	5 MILE	7 MILE
2023 Average Household Income	\$126,085	\$128,631	\$126,125	\$120,856
2023 Median Household Income	\$89,151	\$97,979	\$100,289	\$91,246
2023 Per Capita Income	\$44,056	\$45,520	\$45,208	\$46,115



HOUSING	1 MILE	3 MILE	5 MILE	7 MILE
2023 Housing Units Occupied	1,126	2,187	3,361	11,731
2023 Owner-Occupied Units	924	1,885	2,949	8,802
2023 Renter Occupied Units	202	303	412	2,929



PLACE OF WORK	1 MILE	3 MILE	5 MILE	7 MILE
2023 Businesses	52	78	101	509
2023 Employees	622	832	1,006	4,865

TENANT OVERVIEW

DOLLAR GENERAL®



STOCK
NYSE: DG



CREDIT RATING
S&P: BBB



MARKET CAP
\$47.98 Billion



FORTUNE 500
#108



YEAR FOUNDED
1939



HEADQUARTERS
Goodlettsville, TN



STORES
19,294+



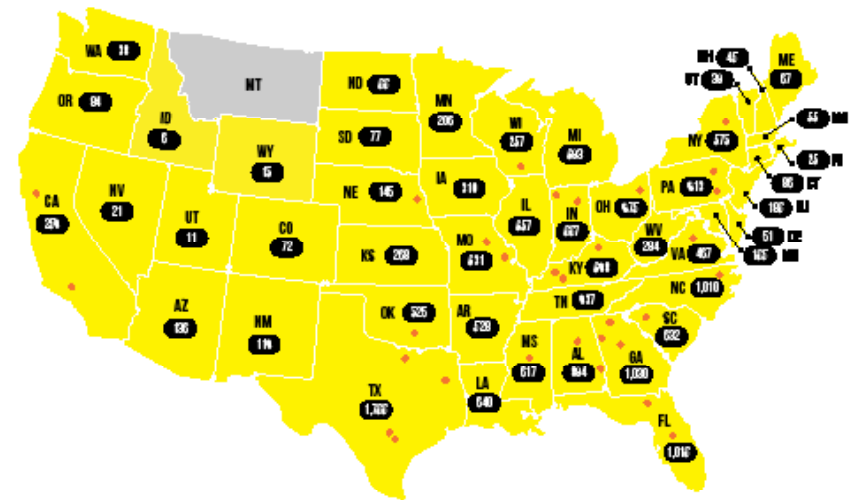
NO. EMPLOYEES
175,000+

ABOUT

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of May 5, 2023, the company's 19,294 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

19,294 STORES | **IN 47 STATES** |
AS OF 05/05/2023

● STORES
● DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Dollar General located at 420 N. Rose Hill Road, Rose Hill, KS 67133 ("Property"). This Offering Memorandum is intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. The information and materials contained herein are selective and limited in nature, and neither Owner or Schuchert Retail Group purports this to be an all-inclusive report on the Property.

This Offering Memorandum contains select information pertaining to the Property and does not purport to be all-inclusive or contain all or part of the information which prospective purchasers may require to evaluation a purchase of the Property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation, express or implied, as to the truth, accuracy or completeness of any information provided and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. The information contained herein is not a substitute for a thorough due diligence investigation. All information is presented "as is" without representation or warranty of any kind. It is your responsibility to independently confirm its accuracy and completeness.

Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence, including engineering and environmental inspections, to determine the condition of the Property and its suitability for their needs. Prior to submitting an offer, prospective purchasers should consult with their own financial, legal, tax and construction advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

By receipt of this Offering Memorandum for the Property, you agree that:

- This Offering Memorandum and its contents are of a confidential nature.
- You will treat it in the strictest confidence.
- You will not disclose this Offering Memorandum or any of its contents to any other person or entity without the prior written authorization of the Owner or Schuchert Retail Group.
- You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or Schuchert Retail Group.
- You will be responsible for making your own decisions.

Owner and Schuchert Retail Group expressly reserve the right, in its sole discretion, to: (i) reject any or all expressions of interest or offers to purchase the Property without providing any reason or (ii) to terminate any negotiations with any party, at any time, with or without notice. The Owner shall have no legal commitment or obligations to any recipient viewing this Offering Memorandum or making an offer to purchase the property unless and until a written agreement for the purchase of the property has been fully executed on terms acceptable to Owner and any and all conditions set by Owner have been fully satisfied or waived.

By accepting this Offering Memorandum you agree to release the Seller and Schuchert Retail Group of any and all liability and hold the parties harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of the Property. This Offering Memorandum shall not be deemed an indication of the state of the affairs of the Property, nor constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this Offering Memorandum.



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