

REPRESENTATIVE PHOTO

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES



**DOLLAR GENERAL®**

**1013 E MAIN ST | WARSAW, MO 65355**



INTERACTIVE OFFERING MEMORANDUM



OFFERING MEMORANDUM

**DOLLAR GENERAL®**

1013 E Main | Warsaw, MO 65355

BROKERAGE TEAM



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**±1.80 AC**  
LOT SIZE



**±9,100 SF**  
GLA



**2016**  
Year Built



**Abs NNN**  
Lease Type

# INVESTMENT HIGHLIGHTS

## LEASE & LOCATION

- Attractive 8.50% return on a stabilized investment grade credit tenant.
- Absolute NNN lease structure provides zero management responsibility, providing an investor with long-term passive income.
- Located along Main Street in the heart of Warsaw, Missouri with strong national tenants nearby such as Taco Bell, McDonald's, Sonic Drive-In, & O'Reilly Auto Parts.
- Close proximity to Warsaw Adventures and Drake Harbor, the main tourist attractions along the Osage Arm of Lake of the Ozarks.

## TENANT

- Dollar General boasts an investment grade credit rating of BBB (S&P)
- Dollar General has ±20,000 locations and plans to continue their expansion for the foreseeable future
- Dollar General has been considered an essential retailer and has proven to be one of the most profitable companies through the COVID-19 pandemic
- Dollar General has a market cap of ±\$30 billion



REPRESENTATIVE PHOTO

\*Buyer to Verify GLA & Lot Size with New Survey



# FINANCIAL SUMMARY

  
**\$1,066,871**  
 LIST PRICE

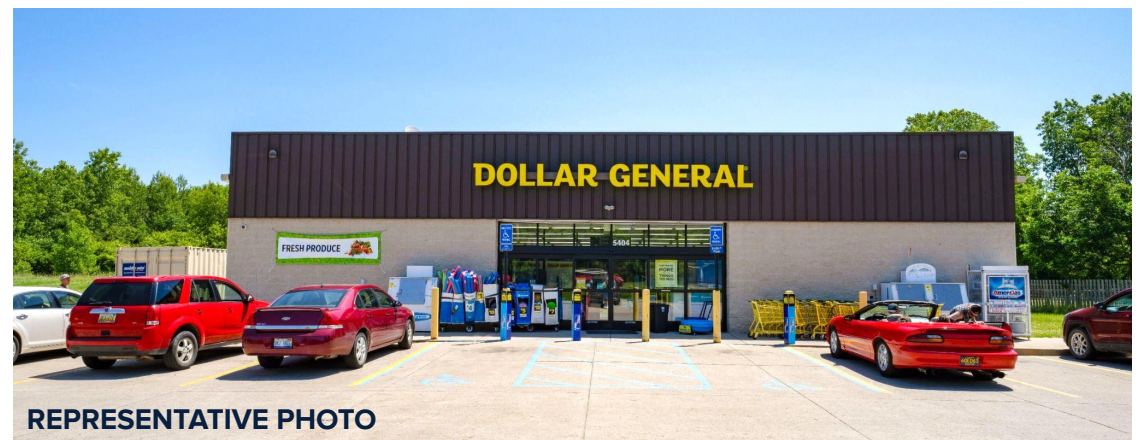
  
**8.50%**  
 CAP RATE

## LEASE SUMMARY

<b>Tenant Name:</b>	Dollar General
<b>Type of Ownership:</b>	Fee Simple
<b>Lease Guarantor:</b>	Dollar General Corporation
<b>Lease Type:</b>	Absolute NNN
<b>Roof and Structure:</b>	Tenant Responsible
<b>Term Remaining on Lease:</b>	±6 Years
<b>Original Lease Term</b>	15 Years
<b>Lease Expiration Date:</b>	4/30/2031
<b>Increases:</b>	10% Every 5-Years in Options
<b>Options:</b>	Five, 5-Year

## ANNUALIZED OPERATING DATA

	DATE	MONTHLY RENT	ANNUAL RENT	INCREASES
	<b>Current - 4/30/2031</b>	<b>\$7,557.00</b>	<b>\$90,684.00</b>	<b>-</b>
Option 1	5/1/2031 - 4/30/2036	\$8,313.00	\$99,756.00	10%
Option 2	5/1/2036 - 4/30/2041	\$9,145.00	\$109,740.00	10%
Option 3	5/1/2041 - 4/30/2046	\$10,059.00	\$120,708.00	10%
Option 4	5/1/2046 - 4/30/2051	\$11,065.00	\$132,780.00	10%
Option 5	5/1/2051 - 4/30/2056	\$12,172.00	\$146,064.00	10%







HEADQUARTERS  
**Goodlettsville, TN**

YEAR FOUNDED  
**1939**

# OF LOCATIONS  
**20,000+**

# DOLLAR GENERAL®

## TENANT OVERVIEW

Dollar General is a chain of discount stores that operates in the United States. Founded in 1939, it has since grown to become one of the largest discount retailers in the country. The company offers a wide range of merchandise at low prices, including food, household essentials, clothing, and seasonal items. Dollar General operates over 20,000 stores in 48 states, making it one of the most accessible retailers for customers in rural and suburban areas. The company's business model is built around offering a convenient and affordable shopping experience, with many stores located in smaller towns and rural areas where other retailers may not have a presence.

In recent years, Dollar General has also expanded its digital capabilities, including the launch of an online store, to better serve customers in a rapidly changing retail environment. Overall, Dollar General's focus on low prices, convenience, and accessibility has made it a popular destination for value-conscious shoppers across the United States.





 HARRY S TRUMAN VISITOR CENTER

TRUMAN LAKE DAM

WARSAW SPORTS COMPLEX

 PECAN GROVE CAMPGROUND & RV PARK

 WARSAW NORTH ELEMENTARY  
355 STUDENTS

 UNITED STATES  
POSTAL SERVICE



**DOLLAR  
GENERAL**

**bomgaars**



**O'Reilly**  
AUTO PARTS

**Walmart**  
Supercenter



65

**Pitts**  
HOMES, INC.



**J&D**  
Pharmacy - Home Medical Supply

 **Pizza Hut**

65

7



# AREA OVERVIEW

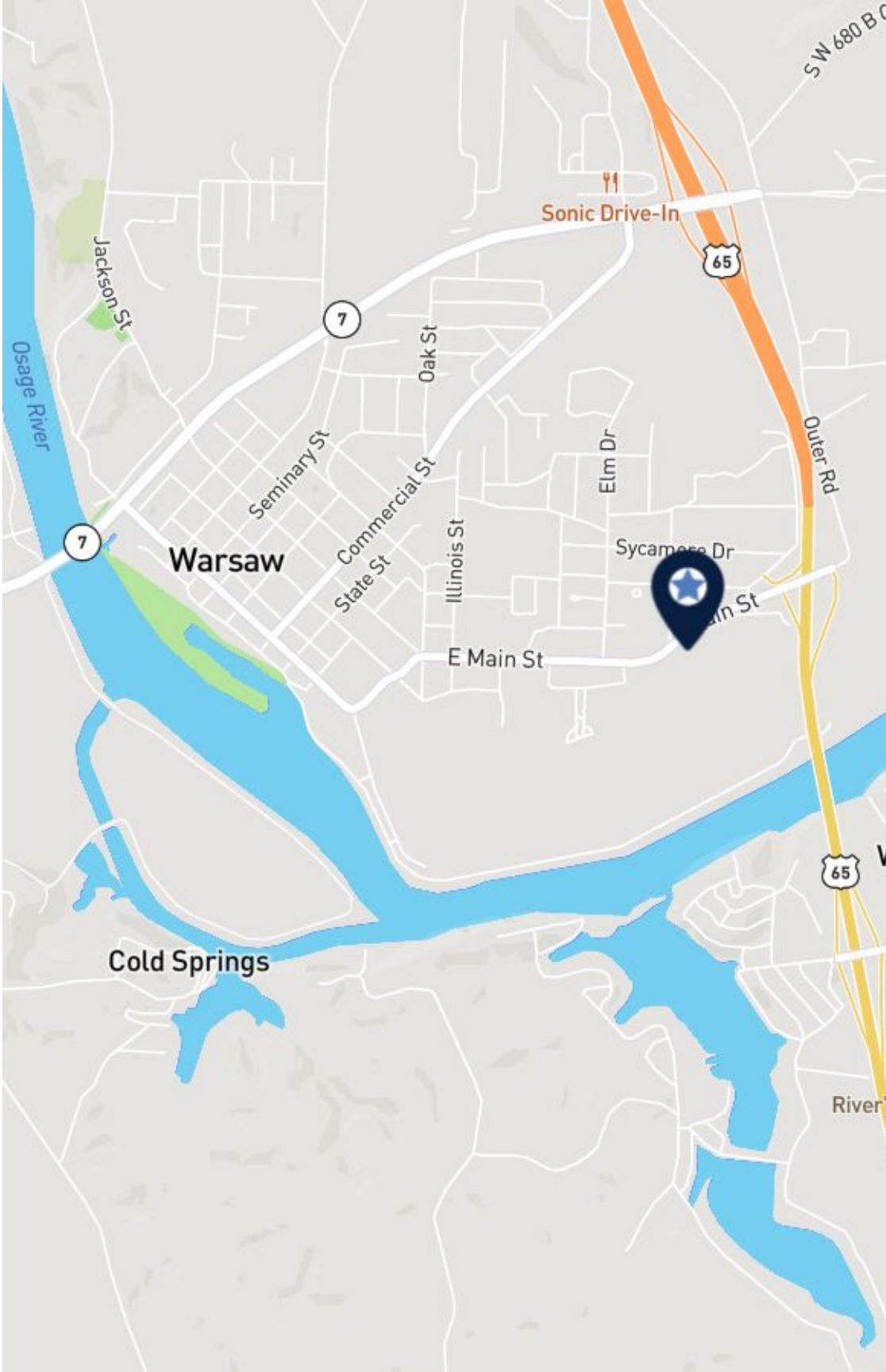
## WARSAW, MO

Warsaw, Missouri, nestled in Benton County amidst the scenic Ozark region, is perfect for outdoor enthusiasts and history buffs alike. Surrounded by rolling hills and forests, Warsaw boasts proximity to the expansive Truman Reservoir and the recreational opportunities it offers, including fishing, boating, and hiking. Nearby Harry S. Truman State Park provides additional trails and scenic spots for picnicking and camping, while Drake Harbor on the Osage River offers riverfront views and community events.

## ECONOMY

Warsaw's economy thrives on tourism with natural attractions and historical sites like the Benton County Museum, which preserves local heritage through exhibits and artifacts. Agriculture also plays a role in Warsaw's economy, alongside small businesses catering to residents and visitors alike. Warsaw thus blends natural beauty with a rich historical tapestry, making it a destination of choice for those seeking outdoor adventure and cultural exploration in Missouri's heartland.

DEMOGRAPHICS			
POPULATION	5-MILE	10-MILE	15-MILE
Current Year Estimate	6,192	13,600	20,102
HOUSEHOLDS	5-MILE	10-MILE	15-MILE
Current Year Estimate	2,823	6,395	9,204
INCOME	5-MILE	10-MILE	15-MILE
Average Household Income	\$65,715	\$68,628	\$76,270



# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1013 E Main, Warsaw, MO, 65355** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.





## EXCLUSIVELY LISTED BY

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