



DOLLAR GENERAL®

119 MADISON AVE | DONNELSON, IA 52625



INTERACTIVE OFFERING MEMORANDUM

DOLLAR GENERAL®

119 MADISON AVE | DONNELLSON, IA 52625

BROKERAGE TEAM

BROKER OF RECORD

ADAM MAREK

License No. F03991000 (IA)

IN CONJUNCTION WITH



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TABLE OF CONTENTS

PROPERTY OVERVIEW	03
FINANCIAL OVERVIEW	04
TENANT OVERVIEW	05
AREA OVERVIEW	07



±1.20 AC
LOT SIZE



±9,026 SF
GLA



2017
Year Built



Abs NNN
Lease Type

*Buyer to Verify GLA & Lot Size with New Survey

INVESTMENT HIGHLIGHTS

LEASE & LOCATION

- This property is located at the hard corner of IA-27 and Madison Avenue, ± 13 miles west of Fort Madison and ± 55 miles north of Quincy, IL.
- Close proximity to Lee County Speedway, Westview Park, and Green Acres Golf Course, the main tourist attractions in Donnellson, IA.
- Minimal competition as the closest national Dollar Store chain is over 10 miles from the subject property.
- Attractive 7.50% return on a stabilized investment grade credit tenant.
- Absolute NNN lease structure provides zero management responsibility, providing an investor with long-term passive income.
- 2017 build-to-suit construction for Dollar General with ± 8 years remaining on an initial 15-year term.

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

DOLLAR GENERAL

FINANCIAL SUMMARY



\$1,198,667
LIST PRICE



7.50%
CAP RATE

TENANT SUMMARY

Tenant Name:	Dollar General
Type of Ownership:	Fee Simple
Lease Guarantor:	Dollar General Corporation
Lease Type:	Absolute NNN
Roof and Structure:	Tenant Responsible
Lease Term Remaining:	± 8 Years
Original Lease Term	15 Years
Lease Expiration Date:	2/29/2032
Increases	10% Every 5-Years in Options
Options:	Five, 5-Year

ANNUALIZED OPERATING DATA

	DATE:	MONTHLY RENT:	ANNUAL RENT:	INCREASES
	Current - 2/29/2032	\$7,491.67	\$89,900.04	-
Option 1	3/1/2032 - 2/29/2037	\$8,240.84	\$98,890.04	10%
Option 2	3/1/2037 - 2/29/2042	\$9,064.92	\$108,779.05	10%
Option 3	3/1/2042 - 2/29/2047	\$9,971.41	\$119,656.95	10%
Option 4	3/1/2047 - 2/29/2052	\$10,968.55	\$131,622.65	10%
Option 5	3/1/2052 - 2/29/2057	\$12,065.41	\$144,784.91	10%



REPRESENTATIVE PHOTO



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.



218

 GREEN ACRES GOLF COURSE

DONNELLSON FIRE STATION

Pilot Grove
Savings Bank

Stumble Inn

Donnellson Tire
& Service Center

 WESTVIEW PARK

 DONNELLSON PUBLIC LIBRARY

**DOLLAR
GENERAL**



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2



U-HAUL

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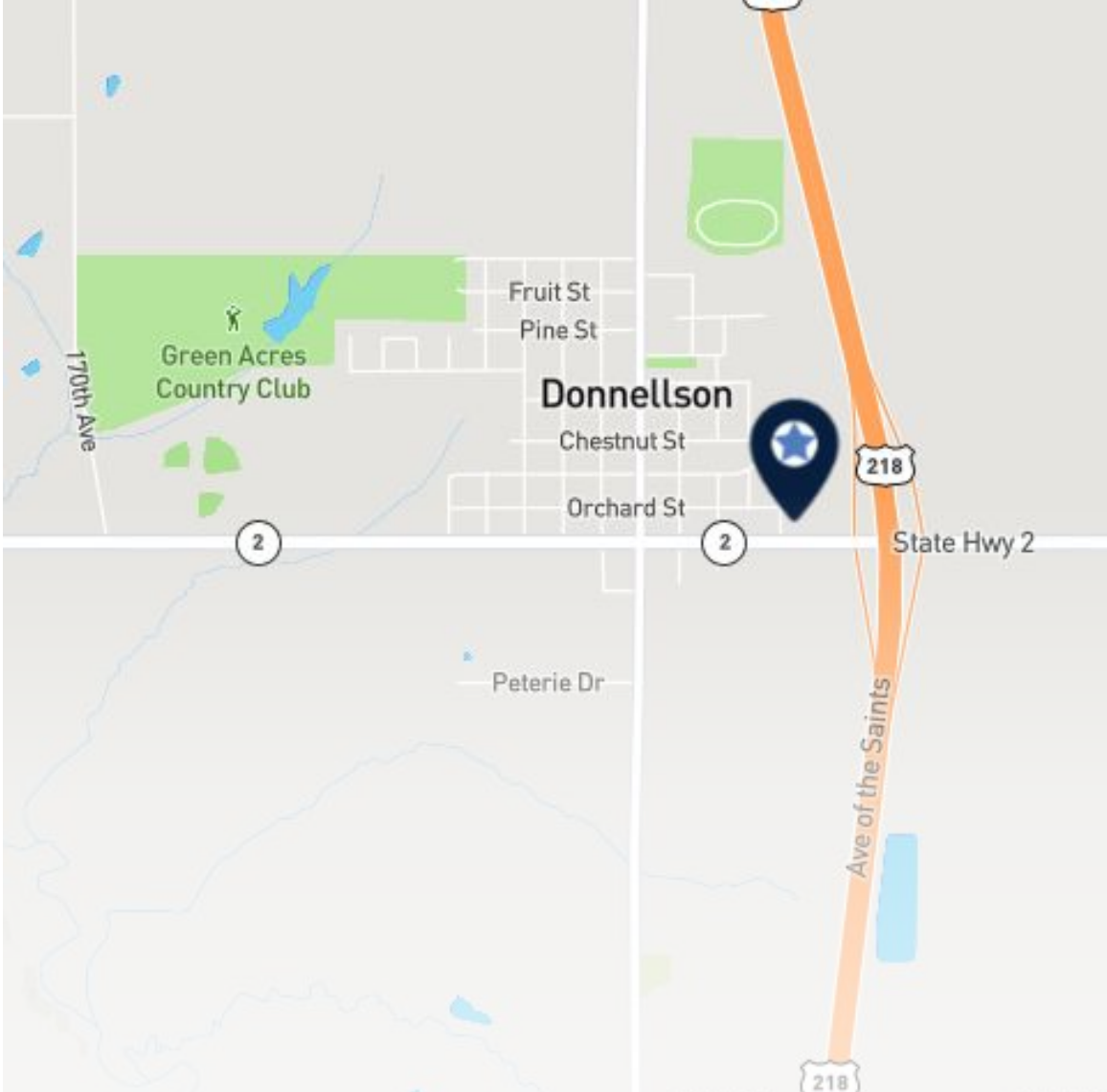
AREA OVERVIEW

DONNELLSON, IA

Donnellson, Iowa, is a small city located in the southeastern part of the state within Lee County. Established in the mid-19th century, Donnellson has a rich history intertwined with the development of the American Midwest. The city was named after Eston and Edward Donnell, who were early settlers in the area. With a population of just over 800 residents, Donnellson exudes a quintessential small-town charm, offering a peaceful and close-knit community environment.

The economy of Donnellson is primarily supported by agriculture and small local businesses. The surrounding farmland produces a variety of crops, contributing significantly to the local economy. Additionally, Donnellson is home to a number of small businesses, including retail shops, restaurants, and service providers, which cater to the needs of the local community and visitors alike. The city's annual events, such as the Lee County Fair, attract visitors from across the region, providing a boost to the local economy and a chance for residents to showcase their community spirit.

Donnellson is also known for its strong sense of community and active civic life. The city boasts several parks, recreational facilities, and community organizations that offer residents numerous opportunities for engagement and leisure. Educational needs are served by the Central Lee Community School District, which provides quality education from kindergarten through high school. With its combination of historical significance, economic stability, and community-focused living, Donnellson remains a vibrant and appealing place for both long-time residents and newcomers.



DEMOGRAPHICS			
POPULATION	5-MILE	10-MILE	15-MILE
Current Year Estimate	2,234	7,689	25,607
HOUSEHOLDS	5-MILE	10-MILE	15-MILE
Current Year Estimate	932	3,328	10,849
INCOME	5-MILE	10-MILE	15-MILE
Average Household Income	\$91,751	\$89,761	\$87,661

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 **119 MADISON AVE, DONNELSON, IA, 52625** ("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.



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