



DOLLAR GENERAL[®]

1413 HISTORIC 66 W | WAYNESVILLE, MO 65583



INTERACTIVE OFFERING MEMORANDUM

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EXCLUSIVELY LISTED BY:

MEGHAN CARROLL

Associate

Direct (949) 200-7903

Mobile (248) 227-0817

meghan.carroll@matthews.com

License No. 02151705 (CA)

CONNOR OLANDT

First VP & Senior Director

Direct (949) 432-4504

Mobile (818) 618-4522

connor.olandt@matthews.com

License No. 01985082 (CA)

BROKER OF RECORD

Kyle Matthews

License No. 2022018843 (MO)



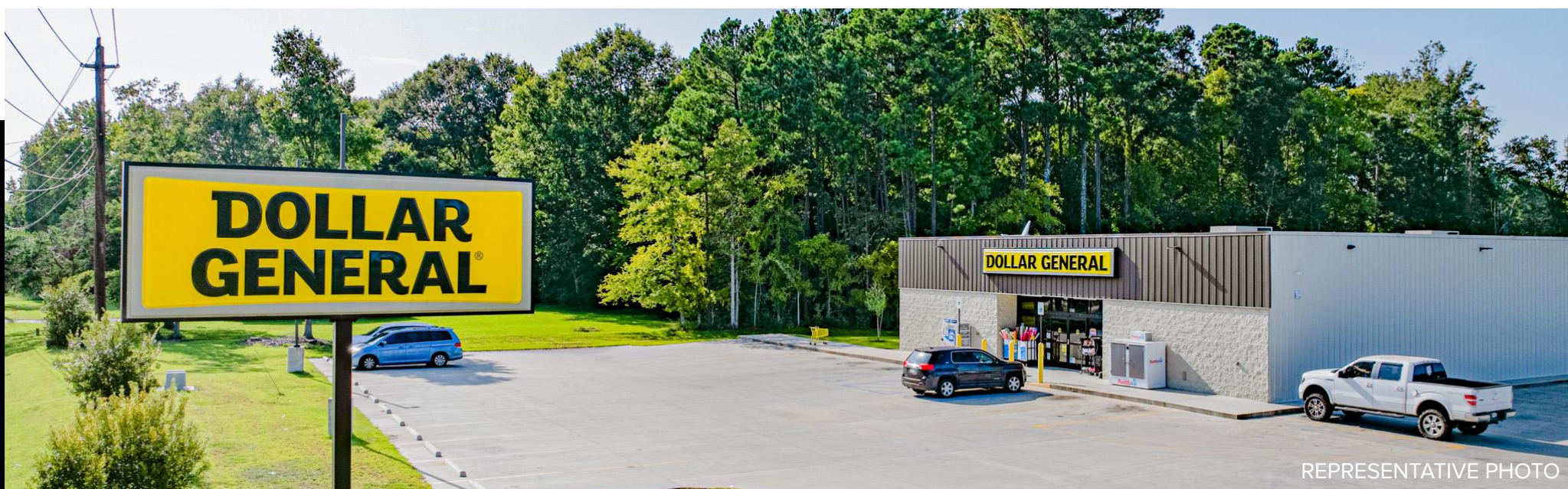
INVESTMENT HIGHLIGHTS

LEASE & LOCATION HIGHLIGHTS

- Attractive 8% return on a stabilized investment grade credit tenant.
- Store ranked in the top 92nd percentile nationwide and top 94th percentile in Missouri, according to Placer.ai.
- Located along the hard corner signalized intersection of US RT 66 (±15,879 VPD) and Ichord Ave (±6,721 VPD).
- Absolute NNN lease structure with zero landlord management responsibility, providing an investor with long-term passive income.

TENANT HIGHLIGHTS

- 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 ±\$20 billion.



FINANCIAL OVERVIEW



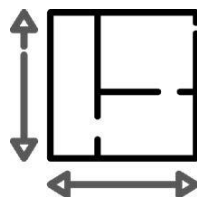
\$1,308,825

PRICE



8.00%

CAP RATE



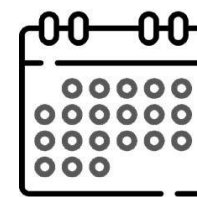
±10,542 SF

GLA



±2.2 AC

LOT SIZE



2014

YEAR BUILT

LEASE SUMMARY

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Dollar General Corporation
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsible
Original Lease Term	15 Years
Rent Commencement Date	10/25/2014
Lease Expiration Date	10/31/2029
Term Remaining on Lease	±5 Years
Increases	10% Every 5 Years in Options
Options	Three, 5-Year

ANNUALIZED OPERATING DATA

	DATE	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
	Current - 10/31/2029	\$8,725.49	\$104,705.88	10%	8.00%
Option 1	11/1/2029 - 10/31/2034	\$9,598.04	\$115,176.48	10%	8.80%
Option 2	11/1/2034 - 10/31/2039	\$10,557.84	\$126,694.08	10%	9.68%
Option 3	11/1/2039 - 12/31/2044	\$11,613.63	\$139,363.56	10%	10.65%

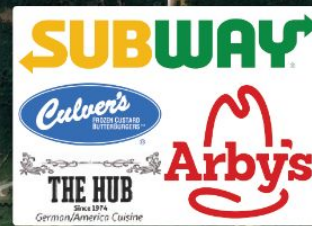
***Buyer to Verify GLA & Lot Size with New Survey**



WAYNESVILLE MIDDLE SCHOOL
720 STUDENTS

W HISTORIC 66 ± 15,879 VPD

SUBJECT PROPERTY





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.

HEADQUARTERS
Goodlettsville, TN

YEAR FOUNDED
1939

OF LOCATIONS
20,000+

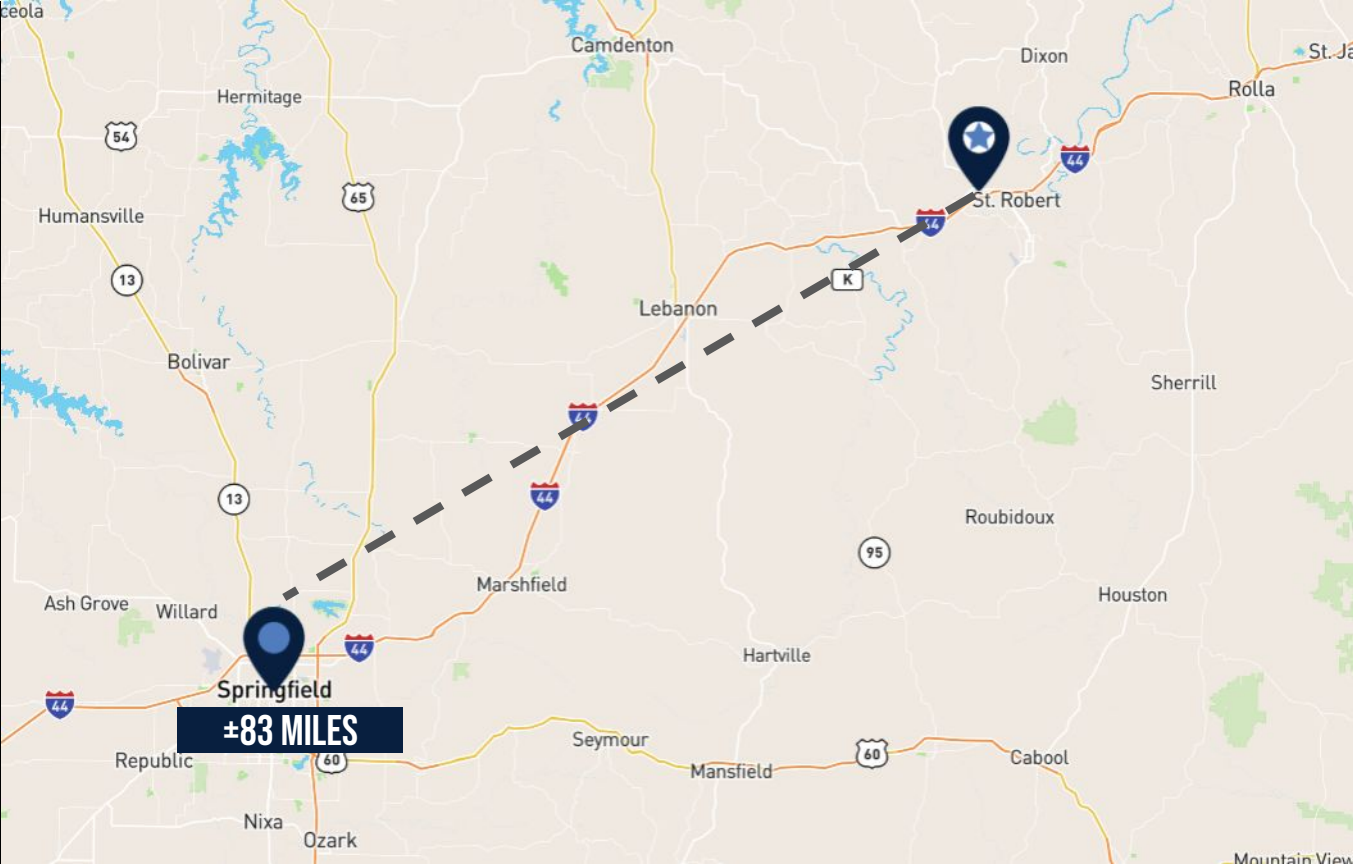
AREA OVERVIEW

Waynesville, MO

Waynesville, Missouri in Pulaski County along the iconic Route 66, is a town with interesting history and local culture. Founded in 1833, it has played a significant role in the region’s development, with its history stretching back to early American settlers and its involvement in the Civil War. The town was once occupied by Union forces and served as a vital supply point, with historical landmarks like the Old Stagecoach Stop still standing as a testament to its past. This building, which has functioned as a stagecoach inn, a Civil War hospital, and a private residence, is now a museum offering a glimpse into the town’s layered history.

Waynesville is perhaps most known today for its close connection to Fort Leonard Wood, a major U.S. Army installation that has shaped the town's modern identity. Fort Leonard Wood attracts military personnel and their families, contributing to the town's population and bringing in visitors from around the country. The military presence has fostered a sense of community and diversity in the area, making Waynesville a welcoming spot for residents and visitors.

Tourism thrives in Waynesville, partly due to its position on Route 66. The town continues to draw those looking to explore the remnants of the famous highway, with locally owned shops, restaurants, and historical sites providing a nostalgic experience. Outdoor enthusiasts can enjoy the nearby Roubidoux Spring, known for its crystal-clear waters and scenic beauty, as well as other parks that offer hiking, fishing, and camping opportunities. With a blend of history, military heritage, and scenic attractions, Waynesville remains a dynamic and inviting destination for both residents and visitors.



DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Current Year Estimate	10,145	17,042	45,351
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Current Year Estimate	3,947	6,563	13,554
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$89,200	\$87,400	\$84,200

SPRINGFIELD, MO MSA

Springfield, Missouri, located in the Ozarks, has a history that dates back to the early 19th century. It played an important role in the Civil War and gained additional significance as the birthplace of Route 66. Over the years, Springfield has evolved, preserving its historical landmarks while embracing modern development and growth.

Culturally, Springfield is known for its lively arts scene and community-focused events. The city hosts annual celebrations such as the Birthplace of Route 66 Festival, highlighting its connection to the iconic highway. Its downtown area features galleries, theaters, and live music venues, while the nearby Ozark Mountains and numerous parks offer outdoor activities. This combination of cultural attractions and natural beauty creates a vibrant environment for both residents and visitors.

ECONOMY

Springfield, Missouri, has a robust economy supported by several key sectors. Healthcare plays a significant role, with major institutions like CoxHealth and Mercy Health Systems being major employers and providing essential services to the region.

The education sector also contributes to the local economy, with Missouri State University serving as a major educational and research hub. Additionally, Springfield's retail and manufacturing industries help drive economic activity, supporting a range of businesses from large retailers to local enterprises. The city's central location in the Ozarks makes it a strategic point for commerce and trade, further enhancing its economic landscape.

ATTRACTIONS

The city offers a variety of attractions that cater to different interests. One of the city's standout destinations is the Wonders of Wildlife National Museum and Aquarium which features an impressive array of exhibits on wildlife and marine life. Nearby, the Bass Pro Shops flagship store provides a unique shopping experience and showcases outdoor gear and memorabilia.

For those who enjoy the outdoors, Springfield is close to the scenic Ozark Mountains and several state parks, including the Springfield Conservation Nature Center. The city also features cultural venues like the Springfield Art Museum which hosts a range of exhibits and collections. The historic downtown area is home to attractions such as the Gillioz Theatre which hosts performances and events throughout the year and various local festivals that celebrate the city's heritage and community spirit.



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 **1413 Historic 66W, Waynesville, MO, 65583** (“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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MEGHAN CARROLL

Associate

Direct (949) 200-7903

Mobile (248) 227-0817

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License No. 02151705 (CA)

CONNOR OLANDT

First VP & Senior Director

Direct (949) 432-4504

Mobile (818) 618-4522

connor.olandt@matthews.com

License No. 01985082 (CA)

BROKER OF RECORD

Kyle Matthews

License No. 2022018843 (MO)

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