



REPRESENTATIVE PHOTO

**DOLLAR GENERAL®**

3010 Monroe Street | LaPorte, IN 46350

**MATTHEWS™**  
REAL ESTATE INVESTMENT SERVICES





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## EXCLUSIVELY LISTED BY



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# PROPERTY OVERVIEW



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## INVESTMENT HIGHLIGHTS

- Brand new build-to-suit Construction Dollar General featuring the **newest ±10,566 SF prototype**
- Well located with **over 1,200 households** within a 1-mile radius
- **Beachwood Golf Course** is a municipal 18-hole championship course located just down the road driving additional traffic to the subject property and allowing the next investor to enjoy a **quality golf outing** during their inspection visit
- Brand new 15 year **corporately guaranteed Next-Gen lease** with 5 % rental increases every 5 years with five, 5 year options
- Dollar General boasts an **investment grade credit** rating of BBB (S&P)
- Dollar General has **±21,000 locations** and is focused on brand growth through expansion efforts
- Dollar General has a market cap of **±\$30 billion**
- This location benefits from its proximity to the **Chicago MSA** and is located off of **US-90** which connects the **Chicago MSA to South Bend, IN.**
- Located just outside of the **Chicago MSA** with a population density of over **31,000 residents** within a 5-mile radius





 **HAILMANN ELEMENTARY**  
342 STUDENTS



 **HANDLEY ELEMENTARY**  
391 STUDENTS



 **LAPORTE HIGH SCHOOL**  
1,995 STUDENTS

 **FOX VILLAGE APARTMENT HOMES**  
64 UNITS



**MONROE ST**  
**INDIANA AVE**  
**± 9,530 VPD**  
**± 11,800 VPD**



**BEECHWOOD GOLF COURSE**



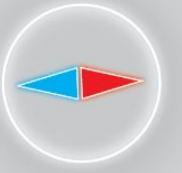
 **KESLING INTERMEDIATE SCHOOL**  
903 STUDENTS



**SUBJECT PROPERTY**

 **MAPLE TREE APARTMENTS**  
160 UNITS





**DOLLAR  
GENERAL®**

**MONROE ST**



# FINANCIAL OVERVIEW



**\$2,505,600**

LIST PRICE



**\$165,371**

NOI



**6.60%**

CAP RATE



**±10,566 SF**

GLA



**±1.676 AC**

LOT SIZE



**2025**

YEAR BUILT



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## TENANT SUMMARY

|                           |  |
|---------------------------|--|
| Tenant Name               | Dollar General   |
| Ownership Type            | Fee Simple   |
| Lease Guarantor           | Corporate  |
| SF Leased                 | ±10,566 SF   |
| Expected Delivery Date    | 1/6/2025   |
| Initial Term              | 15 Years   |
| Est. Rent Commencement    | 3/7/2025   |
| Est. Lease Expiration     | 3/31/2040  |
| Lease Term Remaining      | 15 Years   |
| Base Rent                 | \$165,371  |
| Rental Increases          | 5% Every 5 Years Including Options                           |
| Renewal Options           | Five, 5-Year Options   |
| Expense Structure         | NNN  |
| Landlord Responsibilities | None   |
| Tenant Responsibilities   | Property Taxes, Insurance, Common Area, R&M, HVAC, Utilities |

# FINANCIAL OVERVIEW

| ANNUALIZED OPERATING DATA |             |              |          |          |
|---------------------------|-------------|--------------|----------|----------|
|                           | ANNUAL RENT | MONTHLY RENT | RENT PSF | CAP RATE |
| Year 1-5                  | \$165,371   | \$13,780.92  | \$15.65  | 6.60%    |
| Year 6 - 10               | \$173,640   | \$14,469.96  | \$16.43  | 6.93%    |
| Year 11 - 15              | \$182,322   | \$15,193.46  | \$17.26  | 7.28%    |
| Option 1: Year 16 - 20    | \$191,438   | \$15,953.15  | \$18.12  | 7.64%    |
| Option 2: Year 21 - 25    | \$201,009   | \$16,750.79  | \$19.02  | 8.02%    |
| Option 3: Year 26 - 30    | \$211,060   | \$17,588.33  | \$19.98  | 8.42%    |
| Option 4: Year 31 - 35    | \$221,613   | \$18,467.74  | \$20.97  | 8.84%    |
| Option 5: Year 36 - 40    | \$232,694   | \$19,391.13  | \$22.02  | 9.29%    |



# TENANT PROFILE

## DOLLAR GENERAL®

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 21,000 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

### WEBSITE

[dollargeneral.com](http://dollargeneral.com)

### # OF LOCATIONS

21,000+

### YEAR FOUNDED

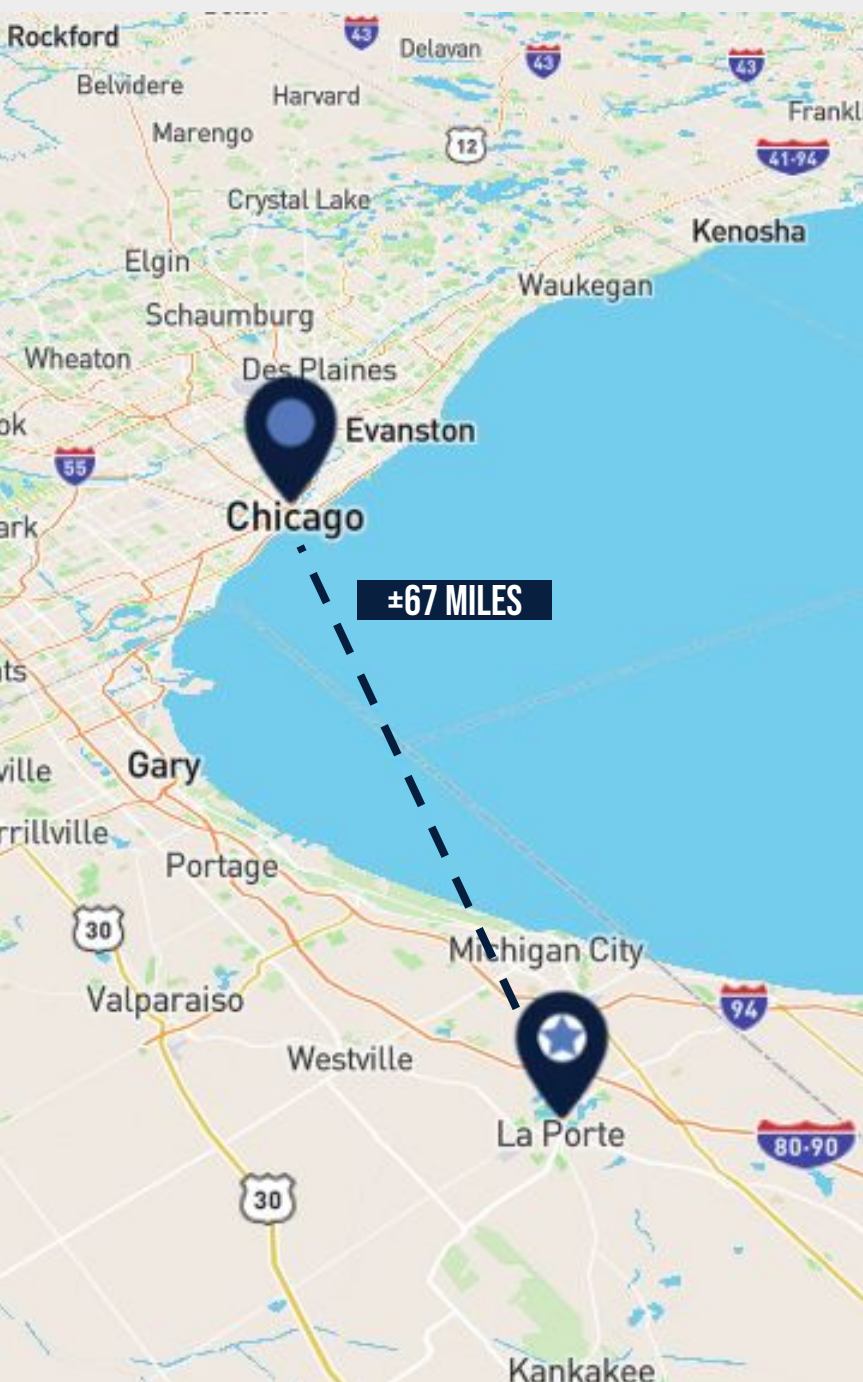
1939



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# AREA OVERVIEW



## LAPORTE, IN

LaPorte, Indiana, known as the "Maple City," is a historic community in northwest Indiana, established in 1832. The city features scenic lakes like Pine Lake and Stone Lake, popular for fishing and boating, and parks such as Fox Memorial and Soldiers Memorial, offering trails and recreation. Its downtown area showcases historic architecture and local shops, blending its heritage with modern amenities. The LaPorte County Fair, one of the oldest in Indiana, highlights the area's agricultural roots and serves as a key annual event.

LaPorte's economy has evolved from manufacturing to include healthcare, retail, and education as major sectors. Regional hospitals, schools, and local businesses play vital roles in the community. The city's arts scene includes venues like the LaPorte Little Theatre Club and Civic Auditorium, which host performances and events year-round. Festivals celebrating its maple tree heritage and vibrant fall foliage add to the area's appeal, offering a mix of history, culture, and natural beauty.

## DEMOGRAPHICS

### POPULATION

#### 1-MILE

#### 3-MILE

#### 5-MILE

Current Year Estimate

3,074

23,992

31,488

### HOUSEHOLDS

#### 1-MILE

#### 3-MILE

#### 5-MILE

Current Year Estimate

1,273

9,580

12,457

### INCOME

#### 1-MILE

#### 3-MILE

#### 5-MILE

Average Household Income

\$75,541

\$70,224

\$79,693



# CHICAGO, IL MSA

Chicago, located in northeastern Illinois, is the state's largest and the country's third most populous city. The greater Chicagoland area encompasses northeastern Illinois and extends in southeastern Wisconsin and northwestern Indiana, representing the third-largest metropolitan area in the United States and the most dominant metropolis in the Midwest region. Chicago's triumphant economy is powered by its strong manufacturing presence in a variety of industries such as food products, candy, pharmaceuticals, communication equipment, scientific instruments, automobiles, and raw metals. Since its founding, the city has proven to be an essential manufacturing hub for the nation's top-performing companies with its central location allowing Chicago to be at the center of global trade, transit, and data networks.

Chicago's industry mix most closely matches the nation's, with no single industry employing more than 12% of the workforce. Additionally, as a multicultural city that thrives on the harmony and diversity of its neighborhoods, Chicago embodies the values of America's heartland integrity. It is this level of diversification that has resulted in Chicago being rated as having the most balanced economy in the United States with an extremely high satisfaction rating.



3RD LARGEST  
CITY IN THE UNITED STATES



9,504,753  
MSA RESIDENTS



OVER 40 MILLION  
ANNUAL VISITORS



OVER 400  
MAJOR CORPORATE HQ







## CHICAGO ECONOMY

Chicago has one of the world's largest and most diversified economies, with almost five million employees and generating an annual gross regional production (GRP) of over \$698 billion, exceeding the GRP of Sweden and Norway. Chicago is a key player in every business sector from risk management, innovation, and information technology to manufacturing and health services. The city is an efficient economic powerhouse, home to more than 400 major corporate headquarters, including 37 in the Fortune 500. Boeing, United Continental Holdings, Inc., Exelon Corporation, R. R. Donnelley & Sons Company, and Archer Daniels Midland are just a few of the Fortune 500 companies that have found success in the city of Chicago. McDonald's, after 47 years in Oak Brook, moved its headquarters in Chicago's West Loop neighborhood. Motorola Solutions also moved its headquarters to Chicago in pursuit of capturing and maintaining its presence in the Midwest and Illinois markets. This trend is sure to continue with corporate giants pursuing space and centralized locations within the Midwest.



# 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 **3010 Monroe Street, LaPorte, IN, 46350** ("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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