



Dollar General Co.

222 W FIRST ST GAS, KS 66742

CORE Real Estate Group, LLC
200 Centre on the Lake, Lake St. Louis, MO 63367
www.corerealestatellc.com



Executive Overview

ASKING PRICE	\$900,000
NOI	\$72,000
CAP RATE	8%
RENT BUMP YEAR 11	\$2,160 ANNUALLY
TERM	15 YEARS (08//01/17 – 8/30/32)
OPTIONS	4 – FIVE YEAR OPTIONS
ABSOLUTE NNN	NO LL RESPONSIBILITIES

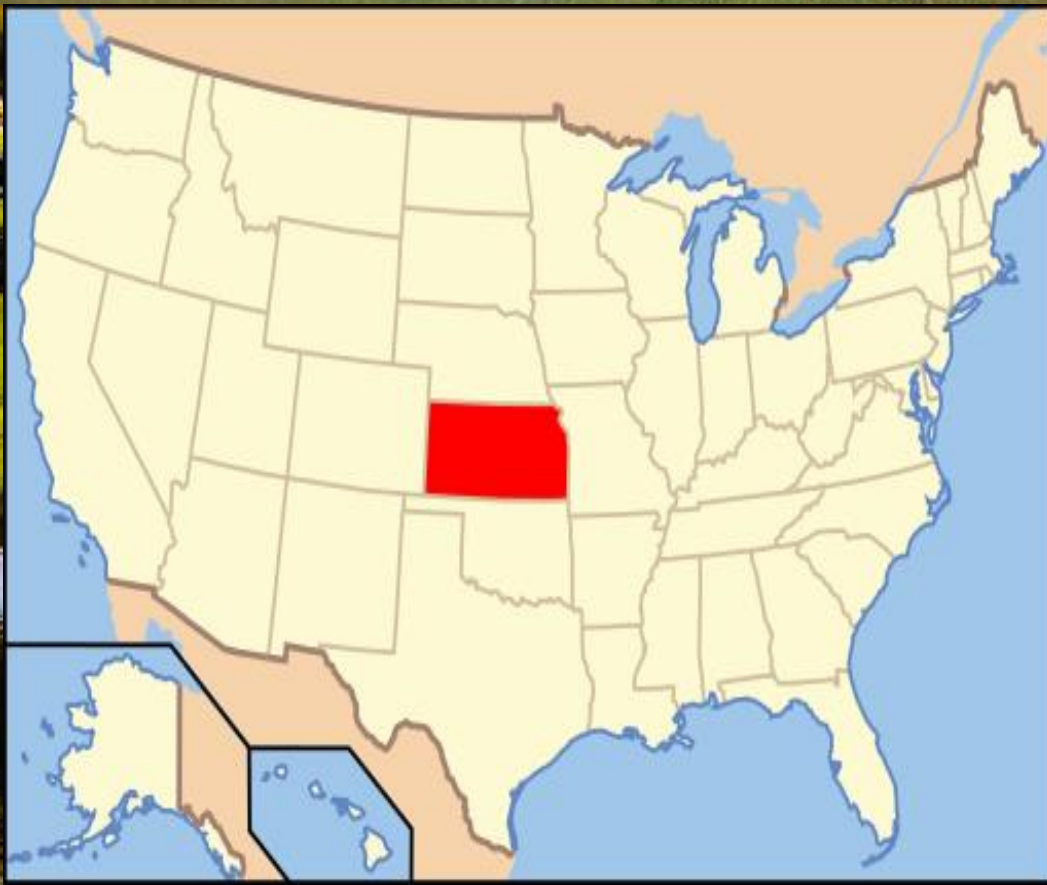
Lease Abstract

TENANT	Dolgencorp, LLC
GUARANTOR	Dollar General Corporation
ADDRESS	222 W FIRST ST GAS KANSAS
RENT COMMENCEMENT	August 1, 2017
LEASE EXPIRATION	August 30, 2032
RENEWAL OPTIONS	Four (4) five (5) year options
REAL ESTATE TAXES	Tenant shall reimburse Landlord for the ad valorem taxes payable with respect to the Demised Premises.
INSURANCE	Tenant shall, at its sole cost, carry and maintain Liability Insurance and Property Insurance. Landlord shall be the named insured, and Tenant and Landlord's designated mortgagee, if any, shall be named as an additional insureds under the Liability Insurance. Tenant shall be named as the loss payee, and Landlord and Landlord's designated mortgagee shall be named as additional loss payees, under the Property Insurance policy.
REPAIR & MAINTENANCE	Tenant shall, at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.
UTILITIES	Tenant shall pay for all utilities used by it in the Demised Premises.
MAINTENANCE BY LANDLORD	None
RIGHT OF FIRST REFUSAL	None

Rent Roll

Period	Monthly Rent	Return
Lease Years 1-10	\$72,000	8%
Lease Years 11-15	\$74,160	8.24%
Lease Years 16-20 (Option 1)	\$81,576	9%
Lease Years 21-25 (Option 2)	\$89,736	9.97%
Lease Years 26-30 (Option 3)	\$98,712	10.96%
Lease Years 31-35 (Option 4)	\$108,576	12%

About Piedmont

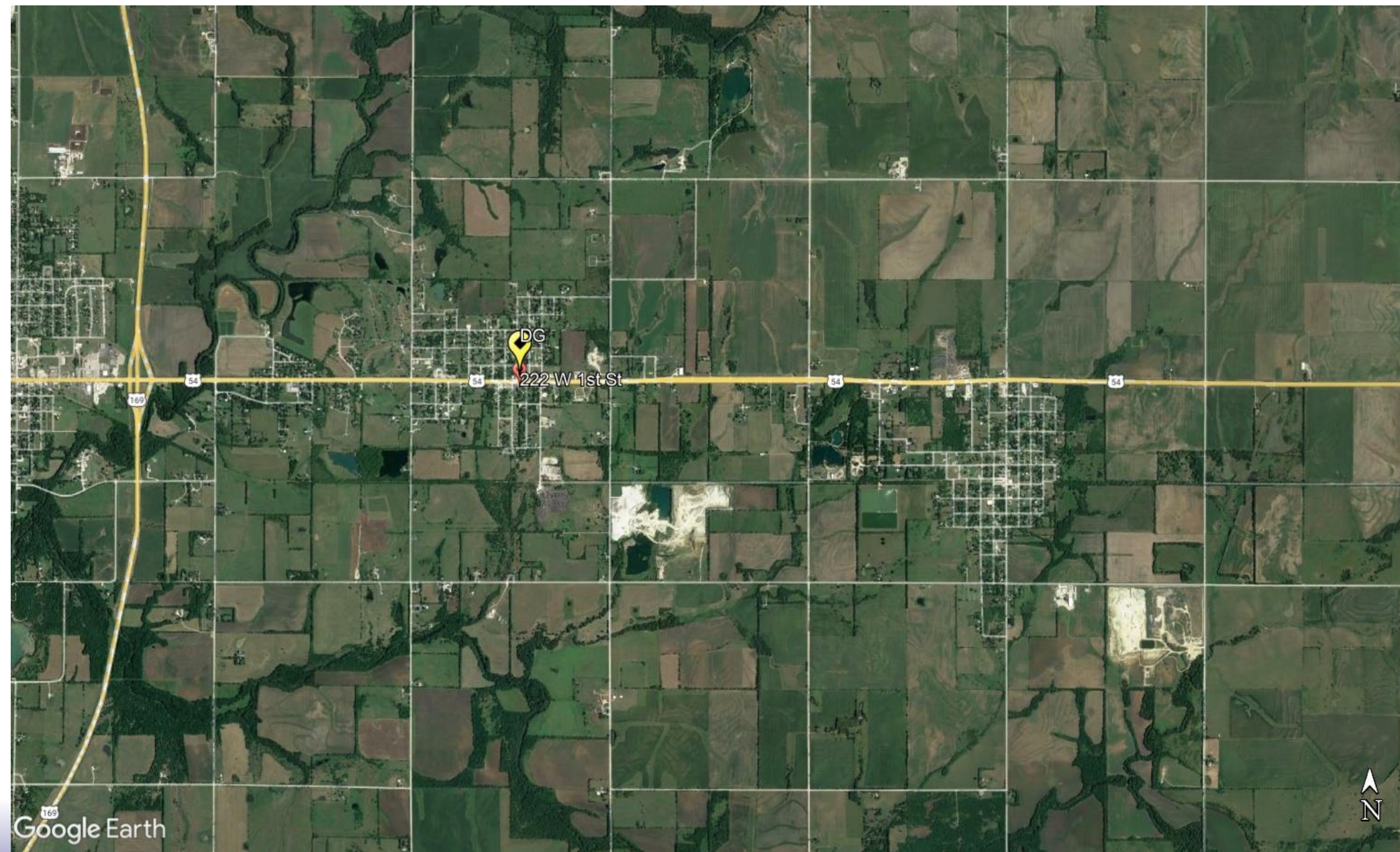


Piedmont is a city in northwestern Wayne County in Southeast Missouri, United States. Its population was 1,897 at the 2020 census.^[4] Part of the Ozark Foothills Region, it is at the convergence of State Highways 34 and 49. Piedmont, transliterated as "foot of the mountain," is named for its position at the foot of Clark Mountain, a 1424-foot summit approximately two miles north of the town.

Clearwater Lake is a reservoir on the Black River, six miles (9.7 km) from Piedmont, Missouri. The U.S. Army Corps of Engineers uses Clearwater for flood control in the White and lower Mississippi River Basins.

Clearwater Lake

Aerial



Tenant Summary

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. Dollar General offers products that are frequently used and replenished—such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, and seasonal items—at low everyday prices in convenient neighborhood locations. A leading discount retailer, Dollar General operates 19,643 stores in the Continental States and Mexico with continued growth on the horizon.

- » Wealthy millennials are increasingly shopping at dollar stores
- » The number of heads of households shopping at dollar stores who are under 35 years old and earning more than \$100,000 a year increased 7.1% between 2012 and 2015, compared to 3.6% at all retail stores
- » 29% of millennial dollar store consumers earn over \$100,000 annually
- » Wealthy millennials accounted for about 25% of sales

For more information, please visit www.dollargeneral.com.



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**Exclusively
Presented By:**



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