

BLOCK

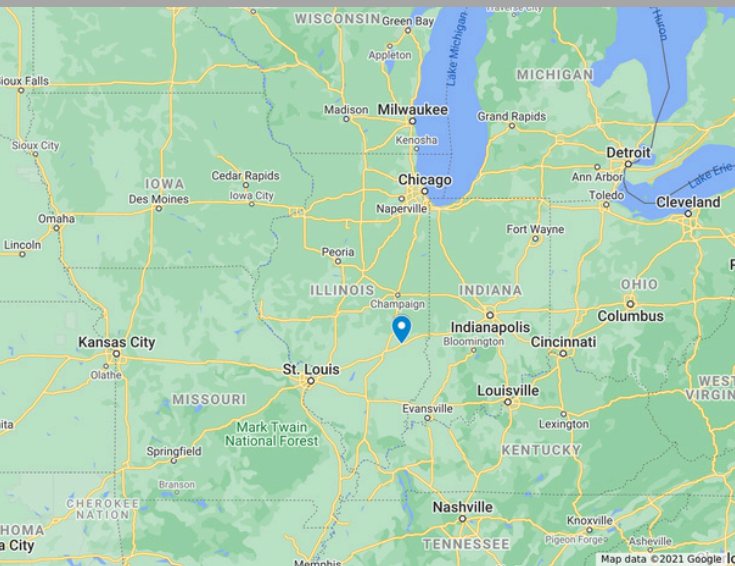
PROPERTY GROUP

FOR SALE

DOLLAR GENERAL INVESTMENT OPPORTUNITY

LONG TERM CREDIT TENANT
9,014 SF BUILDING

107 N HAUGHTON HIGHWAY
GREENUP, ILLINOIS 62428



**DOLLAR
GENERAL**

SUMMARY

- 9,014 SF Building Long
- Term Credit Tenant 5+
- Year NN Lease with Four-5 Year Options

Constructed in 2005, the building has a long-term credit tenant with 5+ years remaining and four 5-year options.

LEASE Lease Term: 5+ Years Remaining
Four 5-Year Options

NN Lease: Tenant pays Property Taxes & Insurance; Landlord is responsible for roof and structure.

TENANT

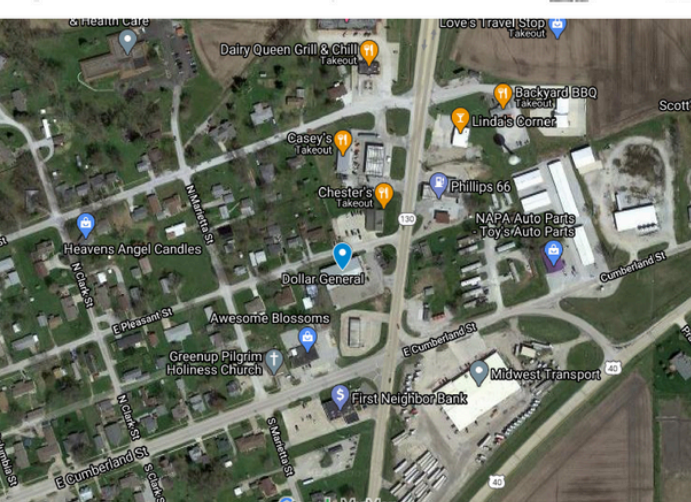
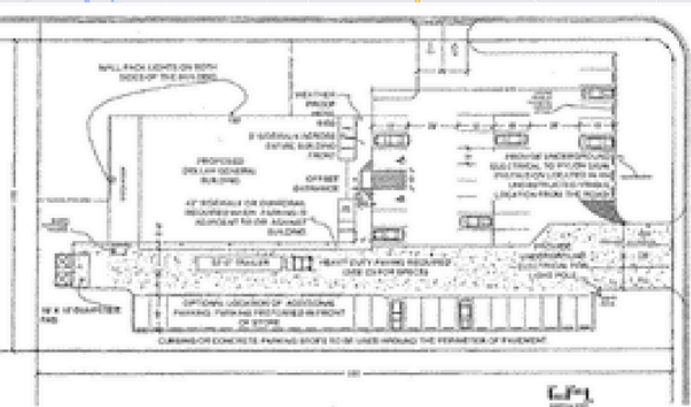
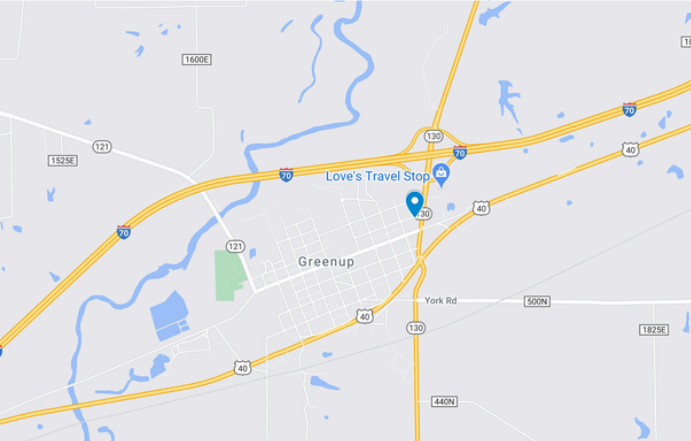
Lease Guarantor Corporate-Dolgen Corp
Public - NYSE: DG

Company History 79+ Years 14,500+
Locations HQ:
Goodlettsville, TN

CONTACT
GREG BLOCK

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GBlock@BlockPG.com

PRICE **\$749,000**
CAP RATE **7.1%**



RENT SCHEDULE

<u>Current Lease Period*</u>	<u>Monthly Rent</u>	<u>Annual Rent</u>
12/01/2021 - 11/30/2025	\$4,650	\$55,800
12/01/2025 - 11/30/2029	\$4,900	\$58,800
<u>Option Periods</u>		
12/01/2029 - 11/30/2034	\$5,200	\$62,400
12/01/2034 - 11/30/2039	\$5,500	\$66,000
12/01/2039 - 11/30/2044	\$5,800	\$69,600
12/01/2044 - 11/30/2049	\$6,100	\$73,200

*Lease extended on 01/19/2021

INCOME & EXPENSES

INCOME

	<u>2022</u>	<u>2023</u>
Rent	\$55,800	\$55,800
Taxes/Insurance	\$24,820	\$22,407
Total Income	\$80,620	\$78,207

EXPENSES

Insurance	\$3,441	\$4,471
Landscaping/Snow	\$860	\$1,850
Real Estate Taxes	\$21,379	\$17,936
Repairs	\$1,793	\$350
Total Expenses	\$27,473	\$24,607

NOI

\$53,147 \$53,600

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