

*IOWA INVESTMENT PORTFOLIO*

# DOLLAR GENERAL

GRUNDY CENTER | ELDORA | MOUNT AYR



**CBRE**



# PORTFOLIO OVERVIEW

This investment portfolio contains three separate, freestanding Dollar Generals located throughout Iowa. All properties were built between 2002-2004 solely for Dollar General use. The leases were all extended in 2024, which demonstrates Dollar General's commitment to these stores. All these stores are in county seat towns. The leases are corporately guaranteed, and all stores are part of Dollar General's National Insurance Program. Properties can be sold as a portfolio or individually.

Sale Price: \$1,708,500  
Cap Rate: 8.00%  
Tenant: Dolgencorp, LLC  
Guarantor: Corporate  
Lease Type: NN  
Avg. Remaining Lease Term: 4.5 years

## AVAILABLE

2009 Commerce Drive, Grundy Center, IA 50638  
1212 24th Street, Eldora, IA 50627  
200 E South Street, Mount Ayr, IA 50854

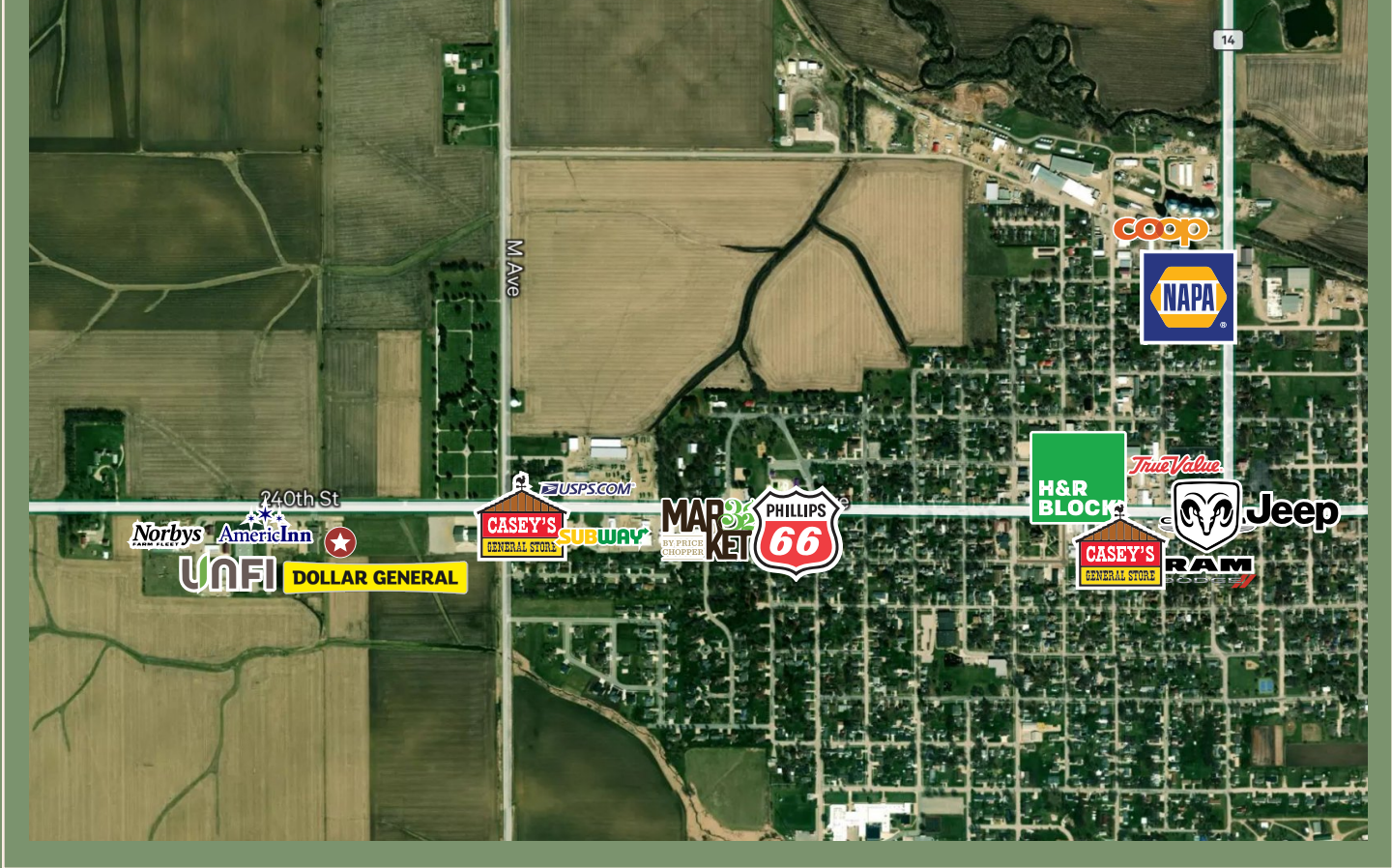


*9,014 SF INVESTMENT RETAIL FOR SALE*

2009 COMMERCE DRIVE

GRUNDY CENTER | IOWA

**CBRE**



# PROPERTY OVERVIEW

## GRUNDY CENTER, IOWA

The subject property is a freestanding 9,014 SF building in Grundy Center, Iowa. The property is ideally situated along Hwy-14 on the western edge of town. Dollar General has occupied the space since it was built in 2004. The store completed an interior remodel in 2024 and extended its lease, thus showing a strong commitment to the location.

Sale Price: \$562,500  
 NOI: \$45,000  
 Cap Rate: 8.00%  
 Tenant: Dolgencorp, LLC  
 Guarantor: Corporate  
 Lease Type: NN  
 Lease Expiration: 11/30/2029

- Interior remodel (2024) & recent parking lot repair work
- (2) 5-year extension options remaining at \$3,000 increases
- Part of National Insurance Program (Tenant pays insurance directly)
- Dollar General responsible for minor repairs less than \$1000 per occurrence
- Dollar General reimburses in full for taxes

9,014 SF

0.83 ACRES

### LEASE SCHEDULE

| Rental Period | Lease Term             | Monthly Rent | Annual Rent | Rent PSF | Cap Rate |
|---------------|------------------------|--------------|-------------|----------|----------|
| Current       | 12/1/2024 – 11/30/2029 | \$3,750      | \$45,000    | \$4.99   | 8.00%    |
| Option 1      | 12/1/2029 - 11/30/2034 | \$4,000      | \$48,000    | \$5.33   | 8.53%    |
| Option 2      | 12/1/2034 – 11/30/2039 | \$4,250      | \$51,000    | \$5.66   | 9.07%    |

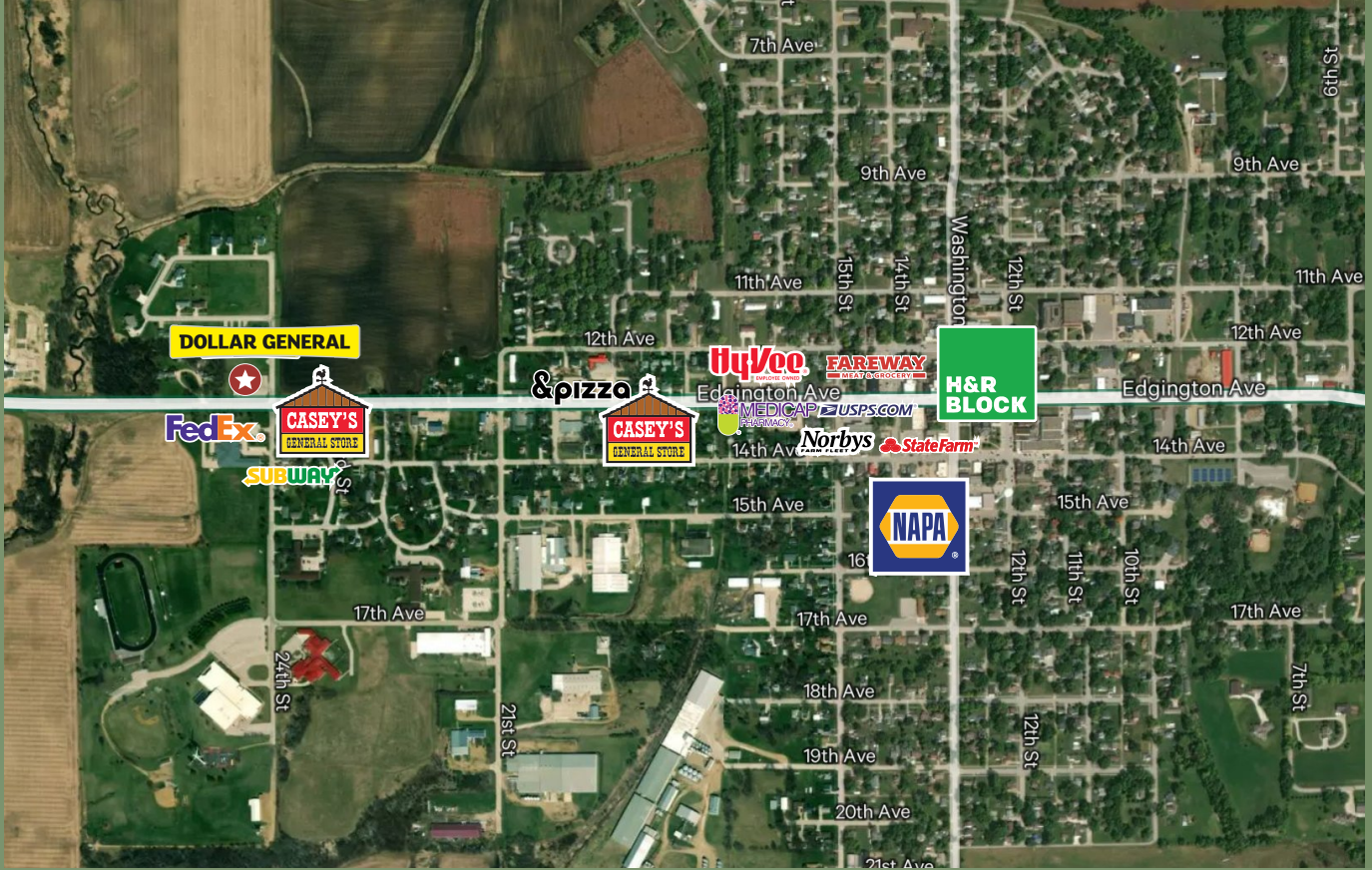


*8,320 SF INVESTMENT RETAIL FOR SALE*

1212 24TH STREET

ELDORA | IOWA

**CBRE**



# PROPERTY OVERVIEW

## ELDORA, IOWA

The subject property is a freestanding 9,014 SF building in Eldora, Iowa. The property is ideally situated along Hwy-175 on the western edge of town. Dollar General has occupied the space since it was built in 2004. The store recently extended its lease for an additional 6 years, thus showing a strong commitment to the location.

Sale Price: \$590,625  
 NOI: \$47,250  
 Cap Rate: 8.00%  
 Tenant: Dolgencorp, LLC  
 Guarantor: Corporate  
 Lease Type: NN  
 Lease Expiration: 9/30/2030

- Recent parking lot and exterior lighting improvements
- (2) 5-year extension options remaining at 10% increases
- Part of National Insurance Program (Tenant pays insurance directly)
- Dollar General responsible for minor repairs less than \$500 per occurrence
- Dollar General reimburses in full for taxes
- Dollar General pays additional percentage rent at this location

*8,320 SF*

*0.99 ACRES*

### LEASE SCHEDULE

| Rental Period | Lease Term            | Monthly Rent | Annual Rent | Rent PSF | Cap Rate |
|---------------|-----------------------|--------------|-------------|----------|----------|
| Current       | 10/1/2024 – 9/30/2030 | \$3,937.50   | \$47,250    | \$5.68   | 8.00%    |
| Option 1      | 10/1/2030 – 9/30/2035 | \$4,331.25   | \$51,975    | \$6.25   | 8.80%    |
| Option 2      | 10/1/2035 – 9/30/2040 | \$4,764.38   | \$57,172.56 | \$6.87   | 9.68%    |

Note: Dollar General pays additional percentage rent equal to 2.5% of its sales in excess of \$1,890,000 each year. This figure increases with each extension option.

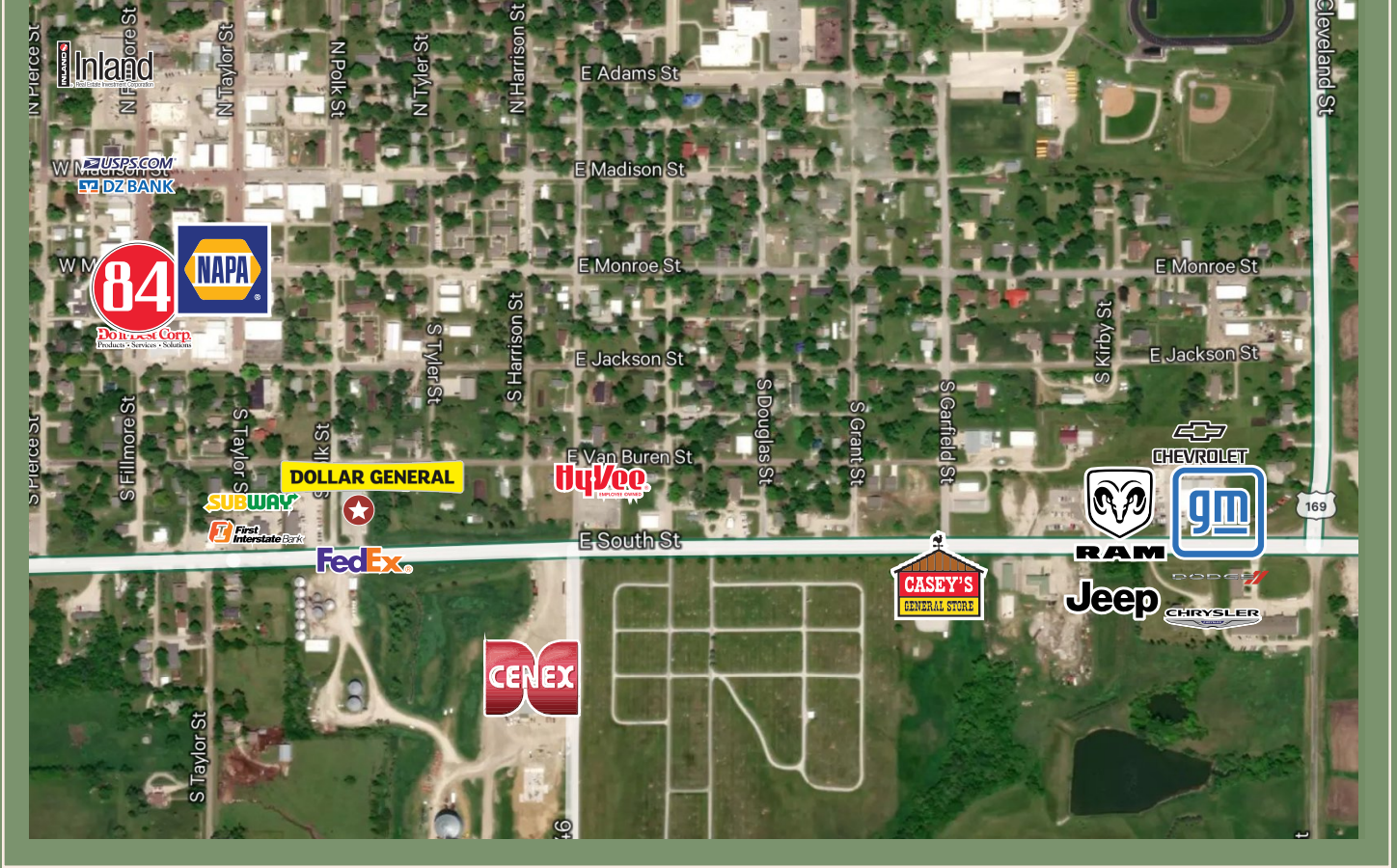


*7,200 SF INVESTMENT RETAIL FOR SALE*

200 E SOUTH STREET

MOUNT AYR | IOWA

**CBRE**



# PROPERTY OVERVIEW

## MOUNT AYR, IOWA

The subject property is a freestanding 7,200 SF building in Mount Ayr, Iowa. The property is ideally situated along Hwy-169 in the center of town. Dollar General has occupied the space since it was built in 2002. The store recently extended its lease for an additional 6 years, thus showing a strong commitment to the location.

Sale Price: \$555,375  
 NOI: \$44,430  
 Cap Rate: 8.00%  
 Tenant: Dolgencorp, LLC  
 Guarantor: Corporate  
 Lease Type: NN  
 Lease Expiration: 10/31/2030

- Roof sealing (2024) & recent parking lot improvements
- (2) 5-year extension options remaining at 10% increases
- Part of National Insurance Program (Tenant pays insurance directly)
- Dollar General responsible for minor repairs less than \$1000 per occurrence

*7,200 SF*

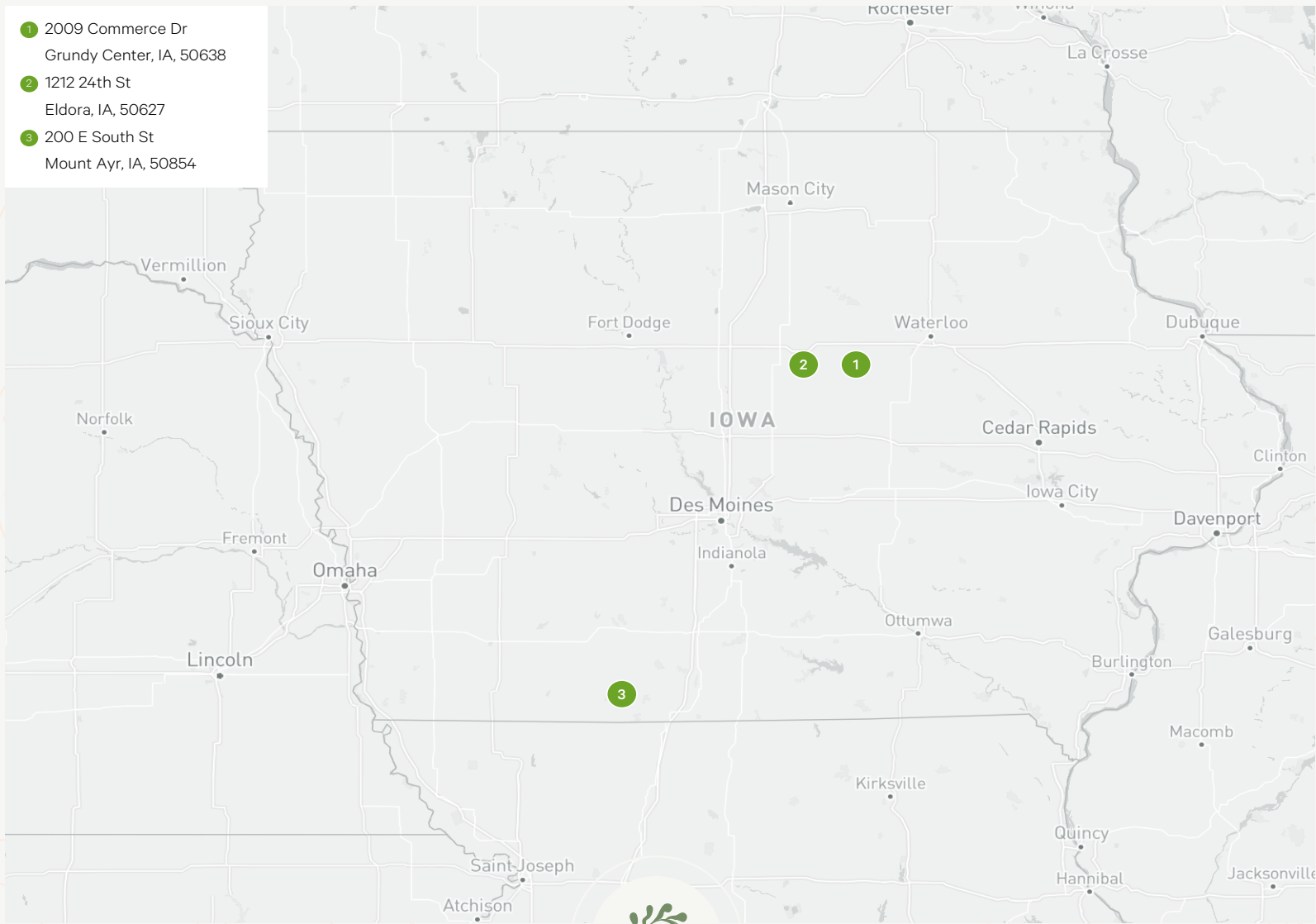
*0.86 ACRES*

### LEASE SCHEDULE

| Rental Period | Lease Term             | Monthly Rent | Annual Rent | Rent PSF | Cap Rate |
|---------------|------------------------|--------------|-------------|----------|----------|
| Current       | 11/1/2024 – 10/31/2030 | \$3,702.50   | \$44,430    | \$6.17   | 8.00%    |
| Option 1      | 11/1/2030 - 10/31/2035 | \$4,042.50   | \$48,510    | \$6.74   | 8.73%    |
| Option 2      | 11/1/2035 – 10/31/2040 | \$4,416.50   | \$52,998    | \$7.36   | 9.54%    |

Note: Monthly income includes tenant maintenance contribution of \$302.50 per month.

- 1 2009 Commerce Dr  
Grundy Center, IA, 50638
- 2 1212 24th St  
Eldora, IA, 50627
- 3 200 E South St  
Mount Ayr, IA, 50854



## IOWA INVESTMENT PORTFOLIO

# DOLLAR GENERAL

GRUNDY CENTER | ELDORA | MOUNT AYR

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Licensed in the State of Iowa

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