

DOLLAR GENERAL

2083 Keokuk St, Hamilton, IL 62341

PRESENTED BY



JOHNSON NET LEASE
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Representative photo, not actual site.

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Executive Summary



Executive Summary

PRICE	\$1,135,371
CAP RATE	7.00%
PRICE PSF	\$124.76
RENT COMMENCEMENT	JUNE 13, 2010
LEASE EXPIRATION	FEBRUARY 28, 2031
RENTAL ESCALATIONS	10% IN EACH OPTION
RENEWAL OPTIONS	THREE 5-YEAR
LEASE TYPE	NNN

NOI SCHEDULE

<u>NOI</u>	<u>DATE</u>	<u>PERIOD</u>	<u>INCREASE</u>
\$79,476	CURRENT	PRIMARY TERM	-
\$87,435	3/1/2031	OPTION 1	10%
\$96,179	3/1/2036	OPTION 2	10%
\$105,797	3/1/2041	OPTION 3	10%









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Property Overview



Property Overview

	Address	2083 Keokuk St, Hamilton, IL 62341
	Total SF	9,100 SF
	Land Area	1.17 acres
	Year Built	2010
	Construction	Masonry
	Parking	31 Spaces



High Traffic

Dominant General Store in Trade Area, source Placer.ai



Recession-Resistant

Focus on essential goods supports stable performance even in down cycles.



Tenant Investment

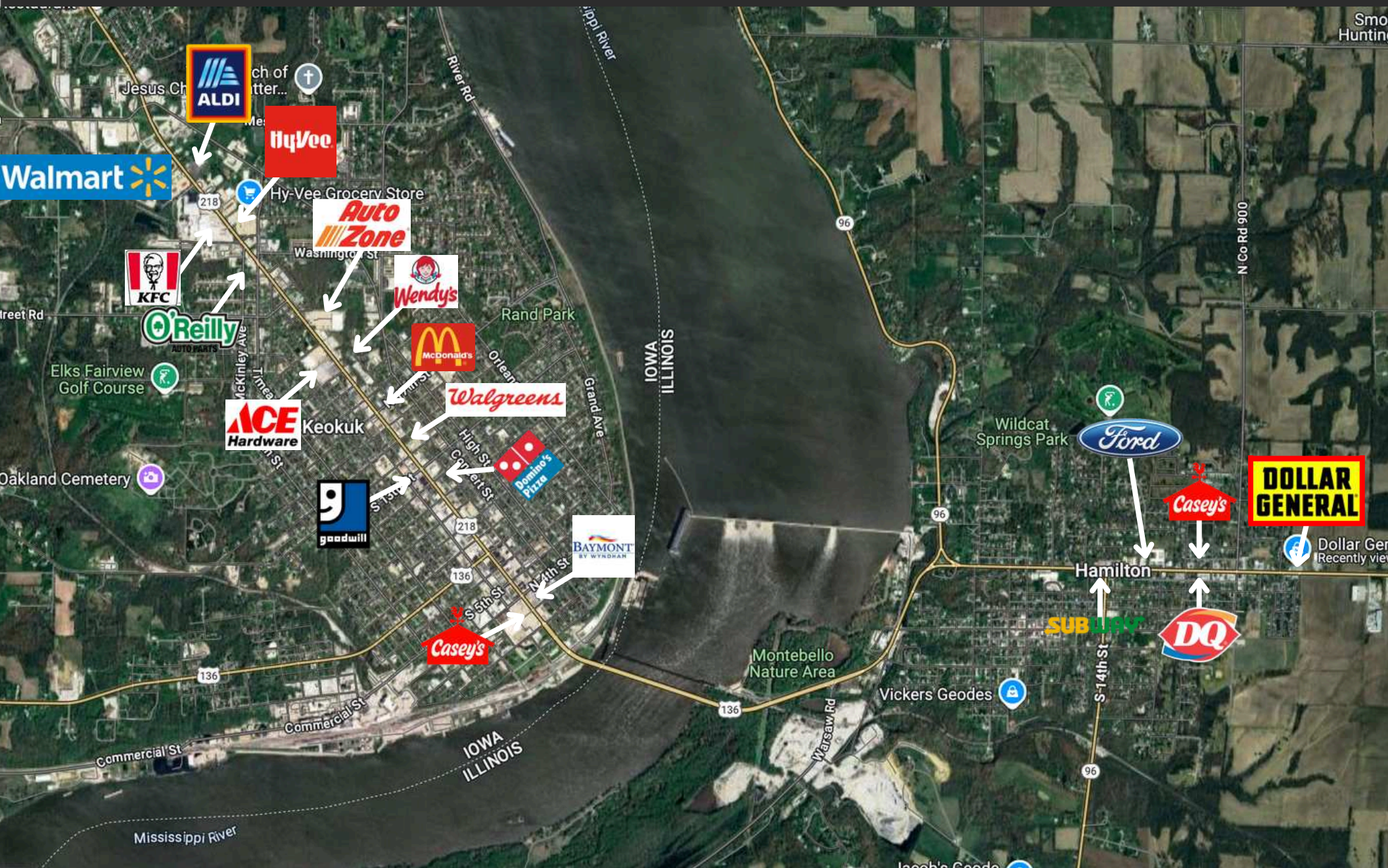
Initiated early lease extensions, showing significant commitment to the property.



Tenant Stability

Tenant has occupied the property since 2010

Aerial



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Tenant Profile



Tenant Profile

DOLLAR GENERAL

FOUNDED	1969
OWNERSHIP	Public (NYSE: DG)
HEADQUARTERS	Goodlettsville, TN
INVESTMENT RATING	BBB
EMPLOYEES	163,000
LOCATIONS	18,100+
WEBSITE	www.dollargeneral.com/



Representative photo, not actual site.

Dollar General

Founded in 1939, Dollar General has grown into a multibillion-dollar national retailer with over 20,000 stores across 48 states and a market cap of approximately \$30 billion, serving as a critical provider of everyday essentials in both urban and rural America.

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee, which has been in expansion mode for several years. 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 more than 18,130 stores in 46 states and has plans for significant future growth.

Dollar General entered into the Fortune 100 on the strength of a 21.6% net sales increase in 2021 and will speed up the rollout of a new-format store called Popshelf, aimed at more affluent suburban shoppers. It also plans to open another 1,050 of its traditional Dollar General stores. Dollar General has a credit rating of BBB from Standard & Poor's. According to a recent article published by the Wall Street Journal, "With its convenient locations for frugal shoppers, Dollar General has become one of the most profitable retailers in the United States and a lifeline for lower income customers bypassed by other major chains.

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P R E S E N T E D B Y



Johnson Net Lease is a leading commercial real estate brokerage firm focused on the sale of national investment properties including net leased retail, shopping centers and industrial assets.



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