



REPRESENTATIVE IMAGE

NET LEASE INVESTMENT OFFERING

DOLLAR GENERAL

Dollar General

*Increases in Primary Term | Affluent Area | 45 Miles from St. Louis
Beckemeyer, IL (St. Louis DMA)*



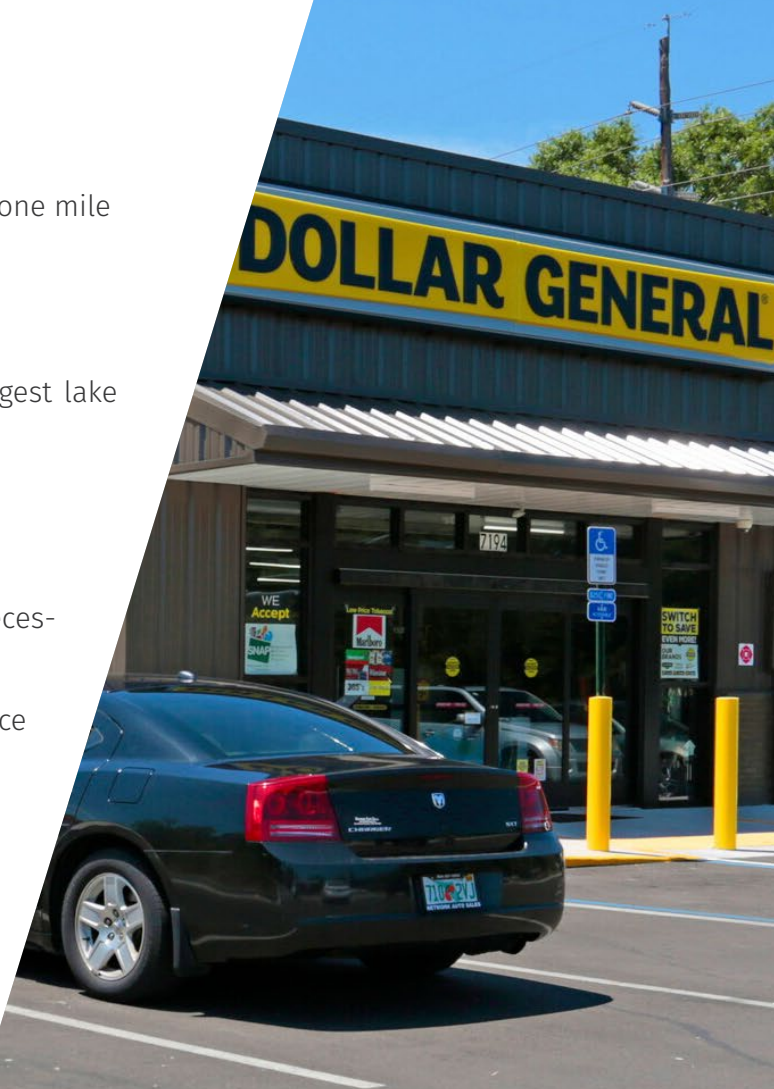


Table of Contents

Offering	3
Investment Highlights	
Investment Overview	
Property	5
Aerial	
Site Plan	
Overview	7
Map	
Demographics	
Tenant Overview	
Location Overview	
Disclaimer	11
Disclaimer Statement	

Investment Highlights

- » Located **45 miles from Downtown St. Louis**
- » Rare **5% rental increases every five years** in primary term and renewal options
- » Long-term **15-year lease**
- » **Affluent surrounding area** with average annual household income of \$102,580 within one mile
- » **Brand-new construction** store scheduled to open in November 2024
- » Absolute triple net lease with **zero landlord responsibilities**
- » Immediate proximity to **Carlyle Lake, the largest man-made lake in Illinois** and largest lake wholly contained within the state
- » Strategically located **along Old U.S. Hwy 50**, the primary thoroughfare in the corridor
- » Dollar General is an **investment grade rated company** (S&P: BBB)
- » Dollar General is a **best-in-class operator** that is an e-commerce resistant and recession-proof company
- » Dollar General is **planning to open 730+ stores in 2024** and continues to experience same-store sales growth



Investment Overview



PRICE
\$1,632,800



CAP RATE
6.75%



NOI
\$110,214



ADDRESS
250 Old U.S. Hwy 50
Beckemeyer, IL 62219

LEASE TERM:	15 Years Remaining
RENT COMMENCEMENT:	November 2024 (Estimated)
LEASE EXPIRATION:	November 2039 (Estimated)
RENTAL ESCALATIONS:	5% Every Five Years
RENEWAL OPTIONS:	Three 5-Year
TENANT:	Dollar General
CREDIT RATING:	Investment Grade (S&P: BBB)
LEASE TYPE:	Absolute Triple Net
LANDLORD RESPONSIBILITIES:	None
BUILDING SIZE:	10,566 SF
LAND SIZE:	1.01 Acres
YEAR BUILT:	2024

NOI SCHEDULE:

<u>NOI</u>	<u>Years</u>	<u>Period</u>	<u>Increase</u>	<u>Cap Rate</u>
\$110,214.00	1-5	Primary Term	-	6.75%
\$115,724.76	6-10	Primary Term	5%	7.09%
\$121,510.92	11-15	Primary Term	5%	7.44%
\$127,586.52	16-20	Option 1	5%	7.81%
\$133,965.84	21-25	Option 2	5%	8.20%
\$140,664.12	26-30	Option 3	5%	8.61%

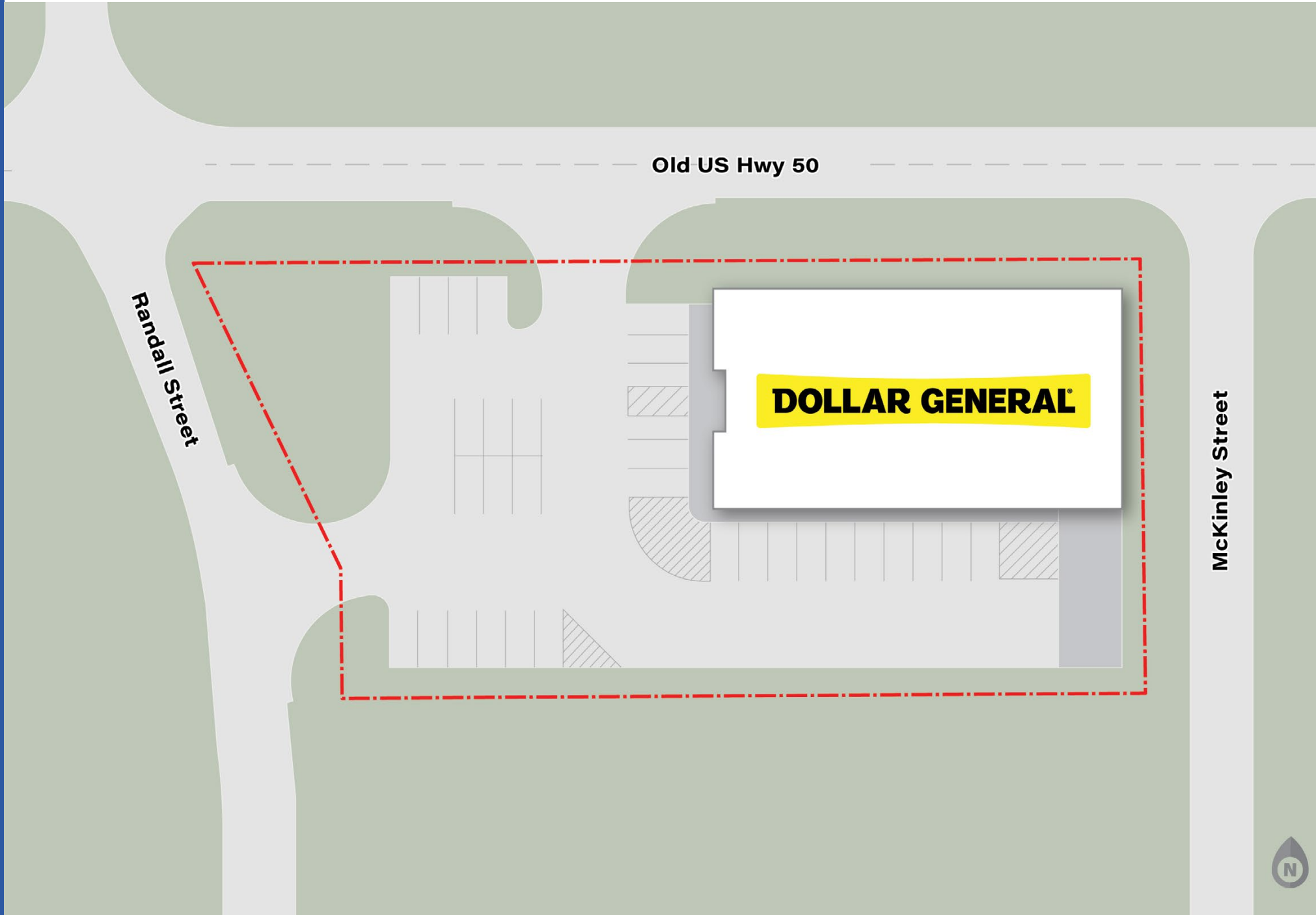
Primary Term Avg:	7.09%
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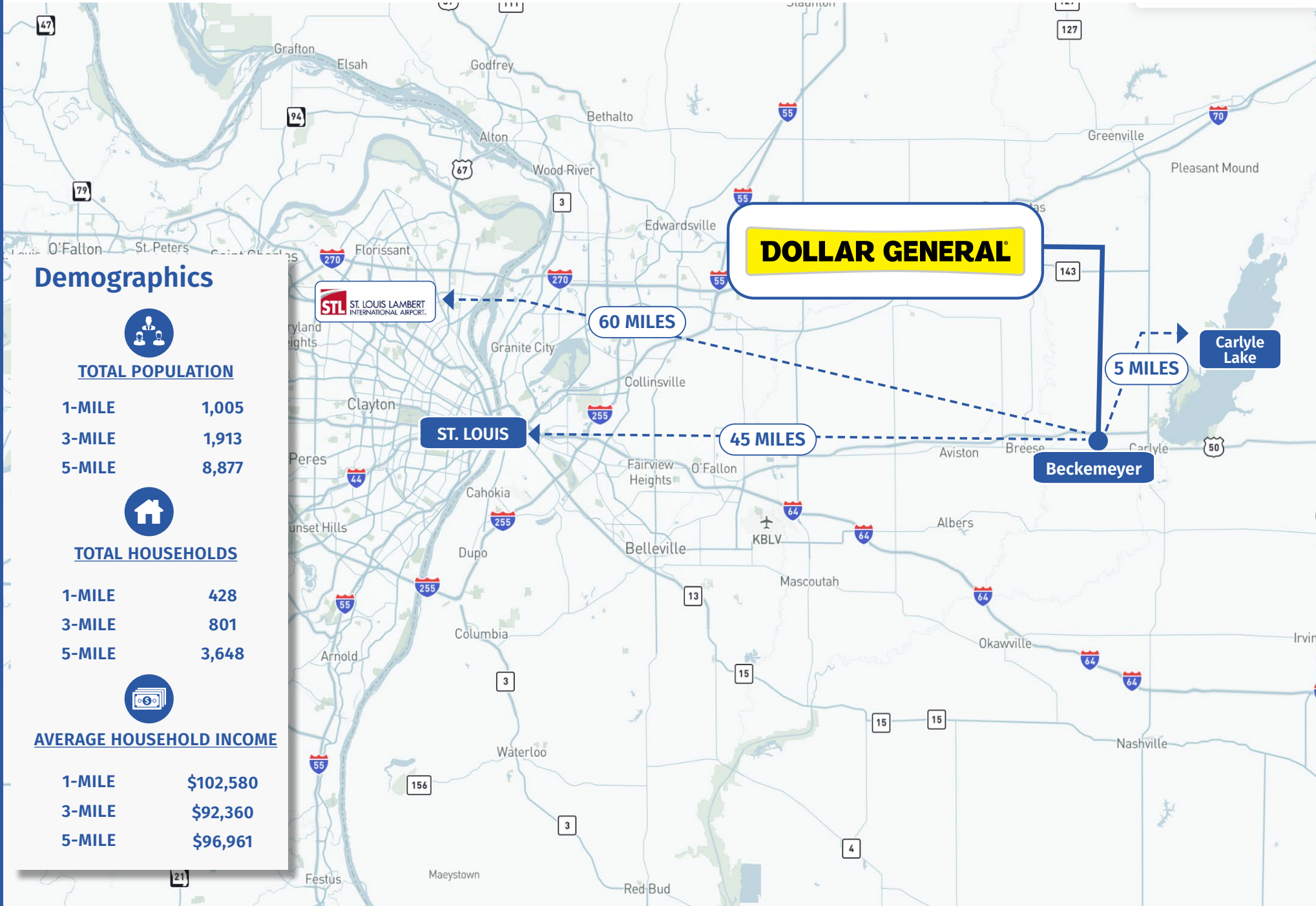
Aerial



Site Plan



Map



Demographics



TOTAL POPULATION

1-MILE	1,005
3-MILE	1,913
5-MILE	8,877



TOTAL HOUSEHOLDS

1-MILE	428
3-MILE	801
5-MILE	3,648



AVERAGE HOUSEHOLD INCOME

1-MILE	\$102,580
3-MILE	\$92,360
5-MILE	\$96,961

Tenant Overview

DOLLAR GENERAL

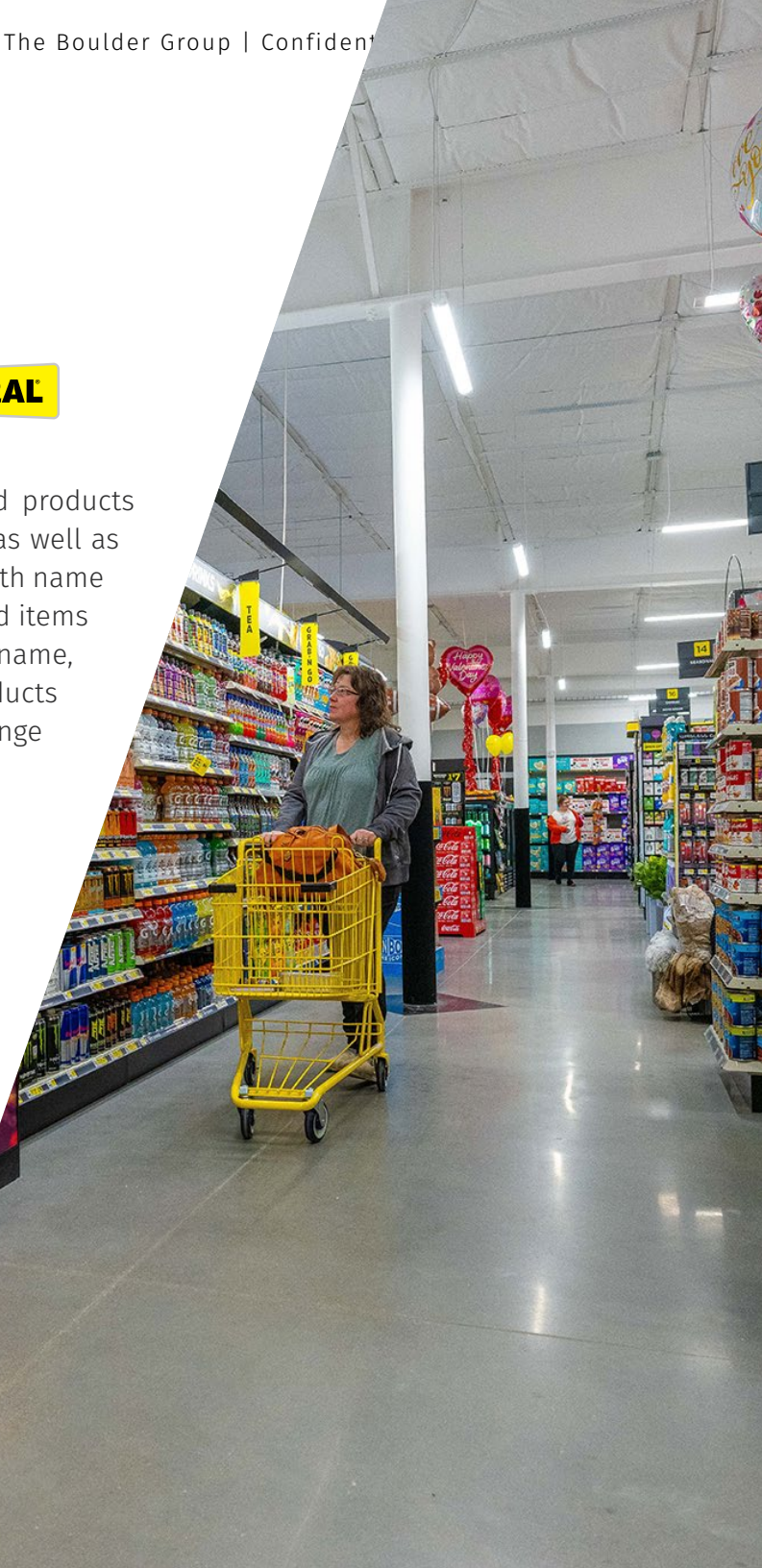
DOLLAR GENERAL

Dollar General is a discount retailer that provides everyday low prices on name-brand products that are frequently used and replenished, such as food, snacks, health and beauty aids, as well as cleaning supplies, family apparel, housewares and seasonal items. Dollar General offers both name brand and generic merchandise — including off-brand goods and closeouts of name-brand items — in the same store, often on the same shelf. Although it has the word “dollar” in the name, Dollar General is not a dollar store by the strict definition of that term as most of its products are priced at more than \$1.00. However, goods are usually sold at set price points in the range of .50 to 60 dollars, excluding articles such as phone cards and loadable store gift cards.

Dollar General was originally founded in 1939 by Cal Turner Sr. and his father J.L. Turner in Scottsville, Kentucky as J.L. Turner & Son, Inc. The company changed its name to Dollar General Corporation in 1968. Today, Dollar General operates over 19,500 stores in 43 states. Dollar General is headquartered in Goodlettsville, TN.

Dollar General is an investment grade rated company with a Standard & Poor’s rating of BBB. Dollar General is publicly traded on the New York Stock Exchange as DG with a market capitalization of approximately \$19 billion.

Website:	www.dollargeneral.com
Credit Rating:	Investment Grade (S&P: BBB)
Stock Symbol:	NYSE: DG
Market Capitalization:	\$19 billion
Number of Locations:	19,500+
Headquarters:	Goodlettsville, TN





Welcome to Beckemeyer
Established 1905

Location Overview



BECKEMEYER, ILLINOIS

Beckemeyer is a village in Wade Township in Clinton County, Illinois. Beckemeyer is conveniently located approximately forty miles east of Downtown St. Louis, approximately 60 miles east of St. Louis Lambert International Airport, and 105 miles south of Springfield, IL (state capital). Beckemeyer began as a way station on the Ohio & Mississippi Railroad. Beckemeyer was organized and laid out in 1866 and was originally named “Buxton” in honor of a railroad attorney. The village was renamed “Beckemeyer” after an election held in 1905 and the first school and bank opened in Beckemeyer in 1906.

Because Beckemeyer is located just 5 minutes from Carlyle Lake, it benefits from ample outdoor activities along with the quiet of rural living. Carlyle Lake is the largest man-made lake in Illinois and largest lake wholly contained within the state. The lake also has five beaches, numerous boat ramps, and access areas for outdoor recreational enthusiasts to enjoy. Carlyle Lake is used by many for boating, particularly sailing. Many use the lake to catch channel catfish, flatheads, largemouth bass, white bass, crappie, and bluegill.

Beckemeyer hosts many activities either at its two public parks or throughout the Village. In the winter, there is the Euchre Tournament, Pork Sausage Dinners and Wurstmarts. In the Spring, Beckemeyer comes alive with the Lenten Fish Frys, the BCDC Chicken Dinner, Trivia Night at St. Anthony’s Parish, the Kentucky Derby Party and the Village-wide Rummage Sale. As spring moves to summer, there is the Tractor Pull, the Softball Tournament, the infamous Lawn Mower Poker Run, St. Anthony’s Parish Picnic and a Car Show. When the leaves begin to fall, Pork Sausage and Pancake Dinners begin again, along with the BCDC Cash Raffle, and Christmas Party.



Location Overview

ST. LOUIS, MISSOURI

St. Louis is known as the Gateway to the West and is the second-largest city in Missouri. It sits near the confluence of the Mississippi and the Missouri Rivers, on the western bank of the latter. As of 2020, the city proper had a population of around 301,500, while the bi-state metropolitan area, which extends into Illinois, had an estimated population of over 2.8 million, making it the largest metropolitan area in Missouri, the second largest in Illinois, the seventh largest in the Great Lakes Megalopolis, and the 20th-largest in the United States.

St. Louis has a diverse economy with strengths in the service, manufacturing, trade, transportation, and tourism industries. It is home to nine of the ten Fortune 500 companies based in Missouri. Major companies headquartered or with significant operations in the city include Enterprise Rent-A-Car, Ameren Corporation, Peabody Energy, Nestlé Purina PetCare, Anheuser-Busch, Wells Fargo Advisors, Stifel Financial, Square, Inc., U.S. Bank, Anthem BlueCross and Blue Shield, Federal Reserve Bank of St. Louis, U.S. Department of Agriculture, Centene Corporation, and Express Scripts.

Major research universities located in St. Louis include Saint Louis University and Washington University in St. Louis, which is the fourteenth highest ranked university by US News. The Washington University Medical Center in the Central West End host an agglomeration of medical and pharmaceutical institutions, including Barnes-Jewish Hospital.

St. Louis is home to two professional sports teams, the world champion St. Louis Blues and world champion St. Louis Cardinals. Among the city's notable sights is the 630-foot Gateway Arch. St. Louis is also home to the St. Louis Zoo and the Missouri Botanical Garden, which has the second-largest herbarium in North America.



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The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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