

# DOLLAR GENERAL

2083 Keokuk St, Hamilton, IL 62341

PRESENTED BY



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Representative photo, not actual site.

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## Executive Summary



# Executive Summary

|                           |                    |
|---------------------------|--------------------|
| <b>PRICE</b>              | \$1,060,000        |
| <b>CAP RATE</b>           | 7.50%              |
| <b>PRICE PSF</b>          | \$116.48           |
| <b>RENT COMMENCEMENT</b>  | JUNE 13, 2010      |
| <b>LEASE EXPIRATION</b>   | FEBRUARY 28, 2031  |
| <b>RENTAL ESCALATIONS</b> | 10% IN EACH OPTION |
| <b>RENEWAL OPTIONS</b>    | THREE 5-YEAR       |
| <b>LEASE TYPE</b>         | NN                 |

## 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

|  |                     |                                    |
|--|---------------------|------------------------------------|
|  | <b>Address</b>      | 2083 Keokuk St, Hamilton, IL 62341 |
|  | <b>Total SF</b>     | 9,100 SF                           |
|  | <b>Land Area</b>    | 1.17 acres                         |
|  | <b>Year Built</b>   | 2010                               |
|  | <b>Construction</b> | Masonry                            |
|  | <b>Parking</b>      | 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

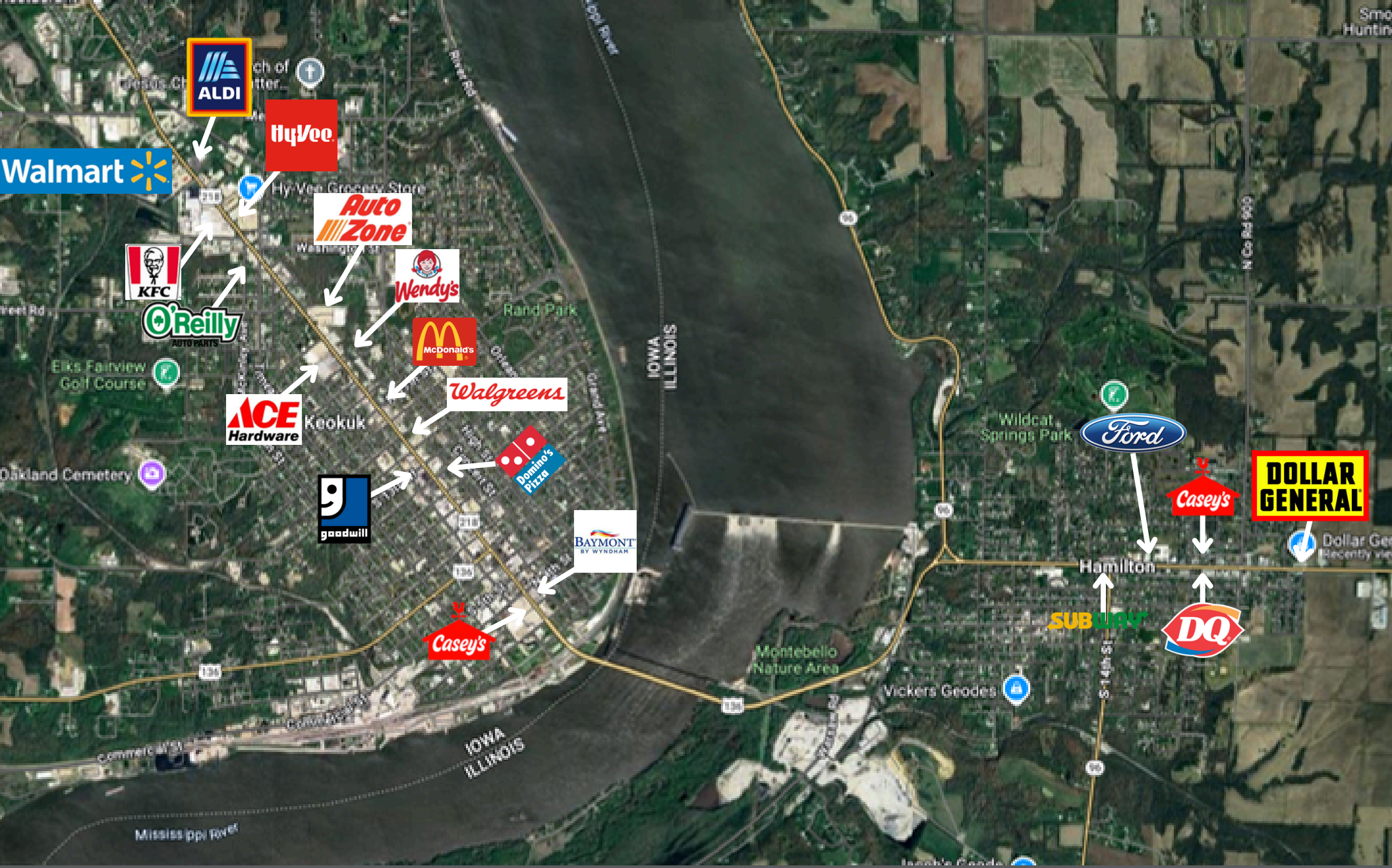
Initiated early lease extensions, showing significant commitment to the property.



## Tenant Stability

Tenant has occupied the property since 2010

# Aerial



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## Tenant Profile



# Tenant Profile

## DOLLAR GENERAL

|                          |  |
|--------------------------|--|
| <b>FOUNDED</b>           | <b>1969</b>  |
| <b>OWNERSHIP</b>         | <b>Public (NYSE: DG)</b>   |
| <b>HEADQUARTERS</b>      | <b>Goodlettsville, TN</b>  |
| <b>INVESTMENT RATING</b> | <b>BBB</b>   |
| <b>EMPLOYEES</b>         | <b>163,000</b>   |
| <b>LOCATIONS</b>         | <b>18,100+</b>   |
| <b>WEBSITE</b>           | <a href="http://www.dollargeneral.com/">www.dollargeneral.com/</a> |



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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# Closing Page

P R E S E N T E D   B Y





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**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.




Nolan Johnson  
Managing Broker


 (719) 661-2992

 nolan@jnetlease.com



Trevin Lindstrom  
Senior Associate

 (720) 615-6402

 trevin@jnetlease.com

Brian Brockman License #:471020548 Bang Realty-Illinois, Inc  
bor@bangrealty.com 513-898-1551

