

DOLLAR GENERAL

314 W MAIN STREET, ANAMOSA, IA 52205



FOR SALE
CAP RATE 8.75%

RIPCO
INVESTMENT SALES

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CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or RIPCO Real Estate, LLC., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or RIPCO Real Estate, LLC. If after reviewing this Memorandum you have no further interest in purchasing the Property, kindly return it to RIPCO Real Estate, LLC.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither RIPCO Real Estate LLC nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

SECTION 1

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

INVESTMENT HIGHLIGHTS

FINANCIAL SNAPSHOT

LEASE DETAILS

RETAIL AERIAL

INVESTMENT OVERVIEW

RIPCO Real Estate is pleased to offer for sale 314 W Main Street, a 8,630 SF building in Anamosa, Iowa which is leased to Dollar General. This Dollar General location presents a stable investment with a long-term history of success at the site since 1996. The lease includes two, five-year renewal options, with ten percent (10%) rental increases in each.




Dollar General makes a sole contribution of \$600 per month toward property taxes and \$500 per month contribution for common area maintenance (CAM). This structure minimizes the landlord's costs by using excess CAM contributions for insurance and a healthy reserve for expense fluctuations. Additionally, the tenant is responsible for reimbursing for repairs costing less than \$1,000 per occurrence, further supporting predictable management costs for the owner.

Anamosa, the county seat of Jones County, is revitalizing its downtown through Iowa's state-funded Main Street Iowa program, which promotes economic growth and attracts new businesses to historic downtowns. Located on Main Street, this Dollar General is set to benefit directly from increased foot traffic and the enhanced community engagement this program fosters. The one mile population is 4,539 people with projected growth of 5% over the next 5 years, allowing Dollar General to continue to benefit from a stable and expanding customer base. With nearly 11,000 vehicles passing the site and ongoing investment into the Main Street corridor, this property's value is reinforced, emphasizing Dollar General's long term success and commitment to this location.

PROPERTY SUMMARY

Address	314 W Main Street, Anamosa, IA 52205
Building Size	±8,630 SF
Land Area	±0.61 AC
Year Built	1970
Term Remaining	3.85 years
Population <i>within a 5-mile radius</i>	8,499
Average Household Income <i>within a 5-mile radius</i>	\$87,751

THE OFFERING

		
LISTING PRICE	NOI	CAPITALIZATION RATE
\$822,857	\$72,000	8.75%

OPERATING STATEMENT

RENTAL INCOME	\$72,000
Parking Lot Reimbursement (Sole Contribution of \$500/Month)	\$6,000
Taxes Reimbursement (Sole Contribution of \$600/Month)	\$7,200
Real Estate Taxes	(\$7,146)
Insurance	(\$3,242)
Snow Removal	(\$450)
Parking Lot Striping	(\$150)
Reserves	(\$2,212)
NOI	\$72,000

INVESTMENT HIGHLIGHTS

#1

CASH FLOW OPPORTUNITY

- In addition to covering insurance, taxes, and common area maintenance, the tenant's contributions allow for a healthy capital reserve
- Dollar General is responsible for cost of repairs less than \$1,000 per occurrence
- Dollar General has been at this site for nearly 30 years, displaying their strong commitment to the location

#2

STRONG NATIONAL TENANT

- The first Dollar General was opened in 1939 and has grown to over 20,000 locations in 48 states
- In 2023, Dollar General was ranked #108 in the Fortune 500 list
- Dollar General Corp. is a publicly traded stock on the New York Stock Exchange with a market cap of \$16.19 billion
- Dollar General has a S&P Credit Rating of BBB and Moody's Credit Rating of Baa2

#3

STRATEGIC LOCATION

- Anamosa is the county seat of Jones County; home to the county courthouse and local government
- The asset is located on the main thoroughfare through Anamosa and benefits from nearly 11,000 vehicles passing the site daily
- Anamosa is home to Jones Regional Medical Center, the only hospital in Jones County, serving over 65,000 people annually
- Anamosa State Penitentiary boosts local employment and economic activity, creating demand for retail. Dollar General benefits by serving prison staff and residents with convenient, affordable shopping
- Anamosa's Walmart Supercenter drives community growth, attracts families and businesses by providing a dependable source of goods. Dollar General complements Walmart's presence, providing a convenient source of goods on the opposite side of town

#4

DEMOGRAPHICS

- 4,539 residents within a 1-mile radius, 8,499 residents within a 5-mile radius
- \$87,751 average household income within a 5-mile radius

FINANCIAL SNAPSHOT

LEASE SUMMARY

Square Feet	±8,630 SF
Parking Lot Maintenance	Tenant Sole Contribution of \$500 Monthly
Real Estate Taxes	Tenant Sole Contribution of \$600 Monthly
Roof & Structure	Landlord Responsible
Insurance	Landlord Responsible
Minor Repairs (<\$1,000)	Tenant Responsible
Lease Start	10/01/1996
Lease Expiration	9/30/2028
Lease Term Remaining	3.85 Years
Options Remaining	Two 5-Year Options
Guarantor	Corporate
Credit Rating	S&P: BBB

DOLLAR GENERAL®

INVESTMENT AT A GLANCE



LISTING PRICE
\$822,857



BUILDING SIZE
±8,630 SF



LOT SIZE
±0.61 AC



YEAR BUILT
1970



OCCUPANCY
Single Tenant



NET OPERATING INCOME
\$72,000

LEASE DETAILS

RENT SCHEDULE

TERM	TERM PERIOD	ANNUAL RENT	ANNUAL RENT PSF	INCREASES
Current Term	10/01/1996 – 9/30/2028	\$72,000.00	\$8.34	-
Option 1	10/01/2028 – 9/30/2033	\$79,200.00	\$9.18	+10%
Option 2	10/01/2033 – 9/30/2038	\$87,120.00	\$10.10	+10%



OPERATING STATEMENT

RENTAL INCOME	\$72,000
Parking Lot Reimbursement (Sole Contribution of \$500/Month)	\$6,000
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Real Estate Taxes	(\$7,146)
Insurance	(\$3,242)
Snow Removal	(\$450)
Parking Lot Striping	(\$150)
Reserves	(\$2,212)
NOI	\$72,000



RETAIL AERIAL



SECTION 2

MARKET OVERVIEW

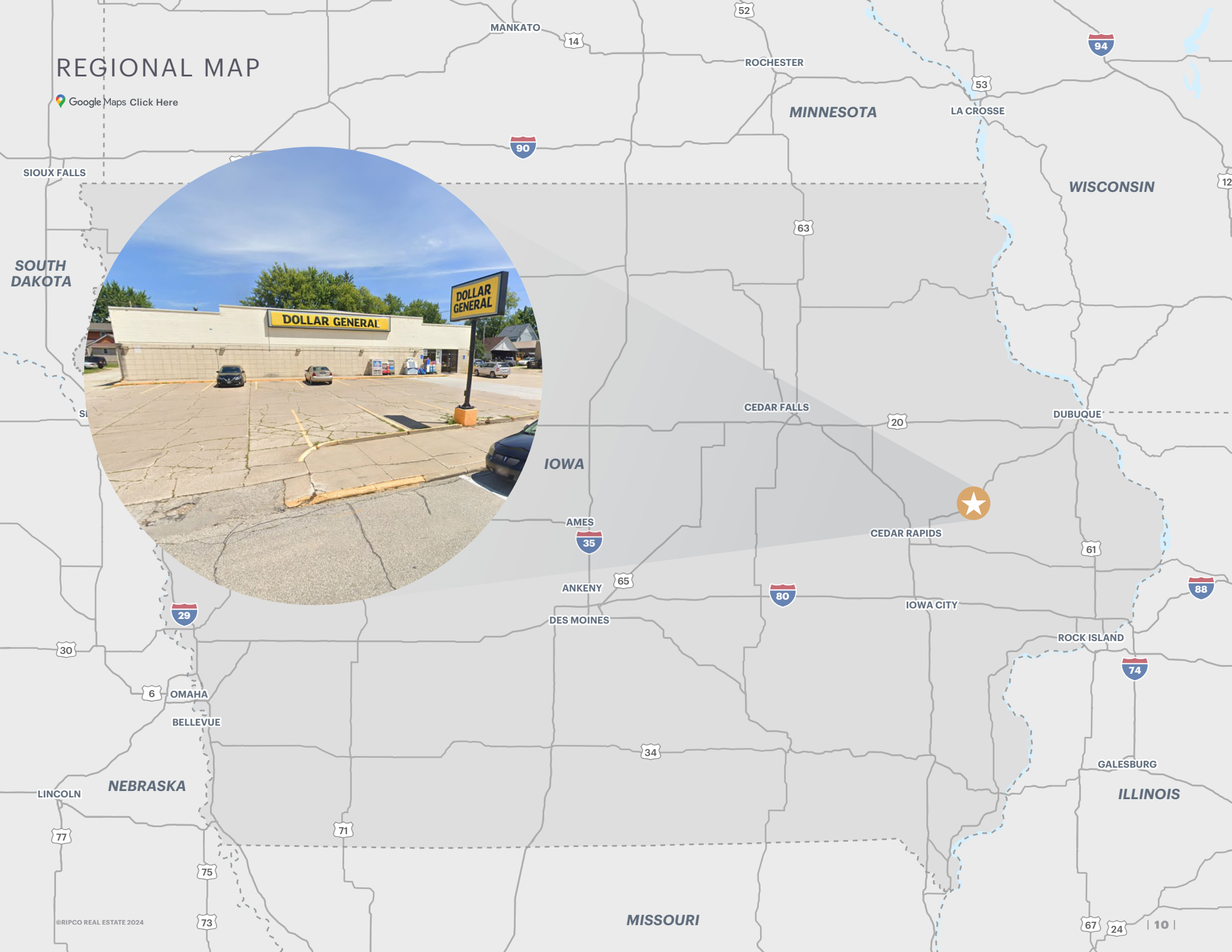
REGIONAL MAP

MARKET OVERVIEW

DEMOGRAPHICS

REGIONAL MAP

 Google Maps Click Here



SUBMARKET OVERVIEW

JONES COUNTY

Jones County, Iowa, is located in the eastern part of the state and is known for its rural charm, agricultural heritage, and scenic landscapes. Founded in 1837 and named after George Wallace Jones, an early U.S. Senator from Iowa, the county has a population of around 20,000 people. Its county seat is Anamosa, a small town that boasts historic sites and serves as the location of the Anamosa State Penitentiary, a historic prison that has been operational since 1872.

The Wapsipinicon River, which flows through the county, provides recreational opportunities like fishing, kayaking, and camping, especially within Wapsipinicon State Park, known for its beautiful limestone bluffs and caves. Agriculture plays a significant role in the local economy, with many farms producing corn, soybeans, and livestock.

Jones County has a rich cultural heritage, including landmarks like the Grant Wood Art Gallery, dedicated to the famous painter from the area. With a blend of small-town community spirit, natural beauty, and historical sites, Jones County remains a distinctive and welcoming part of Iowa's rural landscape.

JONES COUNTY
RESIDENTS
20,749

JONES COUNTY
HOUSEHOLDS
8,162

DAYTIME
POPULATION
17,083

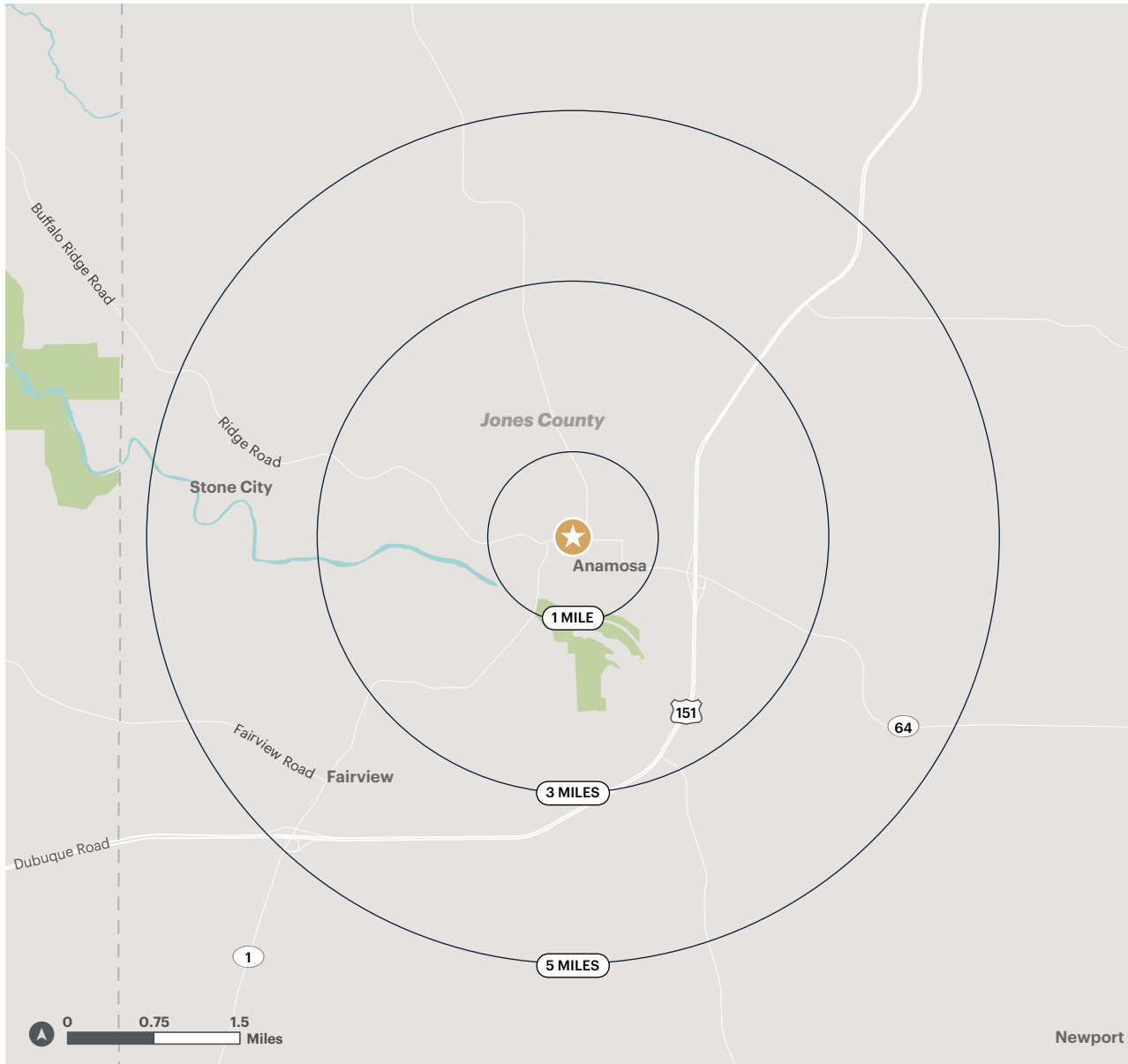
AVGERAGE
HOUSEHOLD INCOME
\$89,758

FAMILIES
OWN VS RENT
79.12%

AVERAGE HOME
VALUE
\$234,167



2024 DEMOGRAPHICS



POPULATION

1 mile	4,539
3 mile	7,045
5 mile	8,499



POPULATION DENSITY (POPULATION PER SQ. MILE)

1 mile	1,446
3 mile	249
5 mile	108



PER CAPITA INCOME

1 mile	\$23,554
3 mile	\$29,820
5 mile	\$32,159



HOUSEHOLDS

1 mile	1,455
3 mile	2,536
5 mile	3,152



MEDIAN HOUSEHOLD INCOME

1 mile	\$58,277
3 mile	\$65,656
5 mile	\$72,032



AVERAGE HOME VALUE

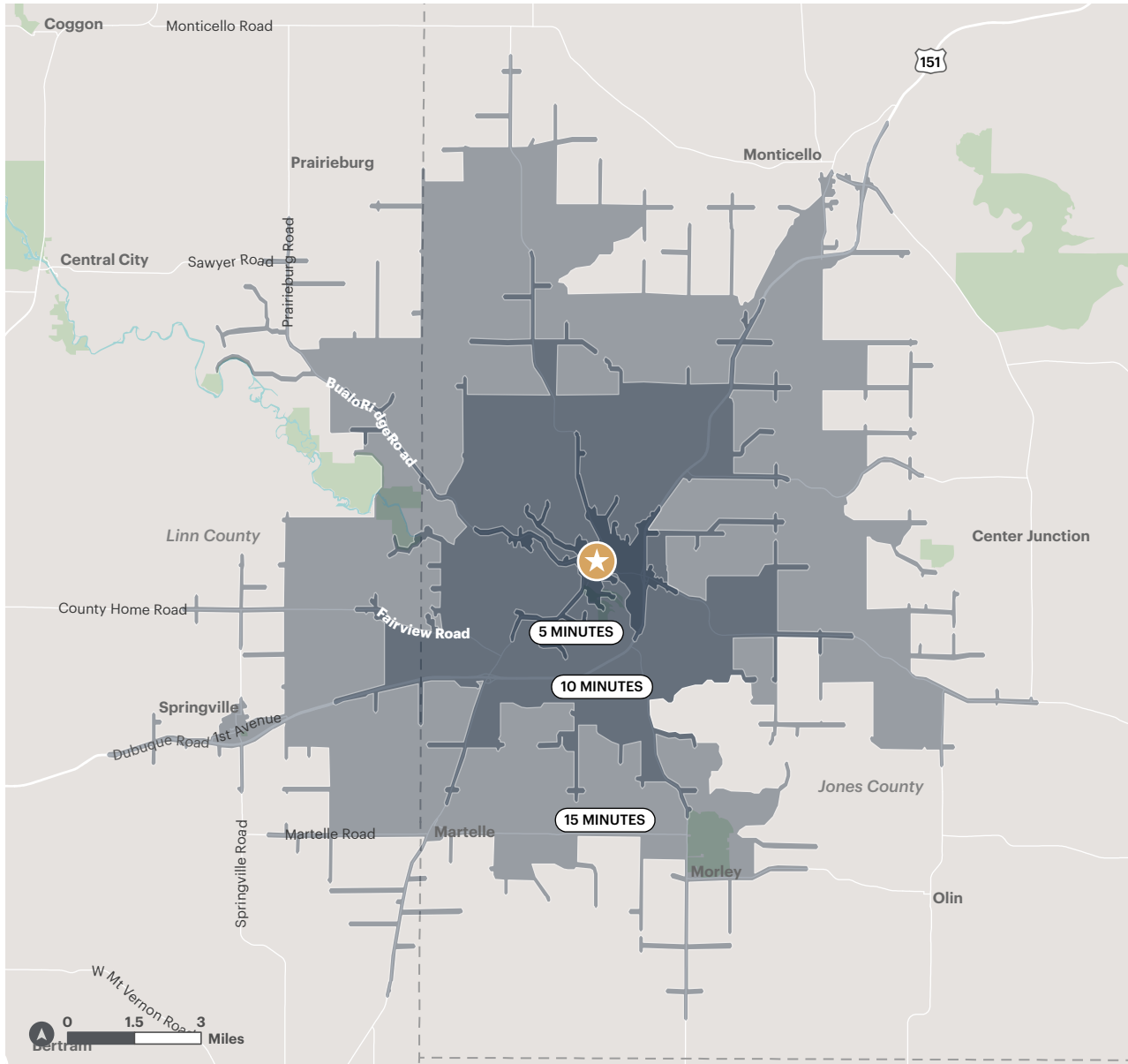
1 mile	\$196,591
3 mile	\$234,252
5 mile	\$251,341



TOTAL BUSINESSES

1 mile	170
3 mile	259
5 mile	285

2024 DRIVETIME DEMOGRAPHICS



POPULATION

5 minute	4,474
10 minute	7,767
15 minute	11,348



POPULATION DENSITY (POPULATION PER SQ. MILE)

5 minute	1,005.6
10 minute	148.9
15 minute	67.0



PER CAPITA INCOME

5 minute	\$24,208
10 minute	\$31,089
15 minute	\$33,883



HOUSEHOLDS

5 minute	1,440
10 minute	2,850
15 minute	4,344



MEDIAN HOUSEHOLD INCOME

5 minute	\$58,960
10 minute	\$69,551
15 minute	\$75,401



AVERAGE HOME VALUE

5 minute	\$202,351
10 minute	\$245,403
15 minute	\$258,253



TOTAL BUSINESSES

5 minute	185
10 minute	274
15 minute	393

SECTION 3

OCCUPANCY

TENANT DESCRIPTION

TENANT DESCRIPTION

DOLLAR GENERAL

DOLLAR GENERAL CORP. (NYSE: DG)

Locations	20,274
Operational States	48
Lease Start	10/01/1996
Years Remaining	3.85 Years
Rental Income	Annually: \$72,000.00
	Per Square Foot: \$8.34

FINANCIALS - 2024 FISCAL YEAR

Revenue	\$10.2 Billion
Profit	\$550.0 Million
Net Income	\$374.2 Million

[Dollar General Website](#)

Dollar General is a prominent American discount retailer with a mission to provide convenience and value to its customers through a wide range of everyday products at affordable prices. Founded in 1939 in Scottsville, Kentucky, the company has grown from a small family-owned business into a nationwide chain with over 20,000 stores across 48 states.

Dollar General distinguishes itself by catering to budget-conscious consumers seeking household essentials, groceries, and various merchandise at competitive prices. The stores are strategically located in rural, suburban, and urban areas, making them accessible to a diverse customer base. Each location offers a consistent shopping experience, characterized by clean, well-organized aisles stocked with recognizable brands and Dollar General's private label products.

The company's business model focuses on operational efficiency, allowing it to maintain low prices without compromising on quality. Dollar General also emphasizes convenience by offering a straightforward shopping experience, including fast checkout processes and the option to shop online through its website.

In recent years, Dollar General has expanded its footprint and product offerings while adapting to changing consumer preferences and market dynamics. With a commitment to serving communities and delivering value, Dollar General continues to be a trusted retail destination for millions of customers seeking affordability and convenience in their everyday shopping needs.

CONTACT EXCLUSIVE AGENTS

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