

**DOLLAR
GENERAL®**

*House
Springs*

MO



Garett Properties
(818) 807 - 5678

DOLLAR GENERAL

TABLE OF CONTENTS

01

FINANCIAL
OVERVIEW

PAGES 3-7

02

INVESTMENT
OVERVIEW

PAGES 8-12

03

MARKET
OVERVIEW

PAGES 13-16

DOLLAR GENERAL | HOUSE SPRINGS, MO 5697 OLD STATE ROUTE 21



01

FINANCIAL
OVERVIEW

ADDRESS:

5697 Old State Route 21, House Springs, MO 63051

Price: \$1,220,000

Cap Rate: 7.8%

Gross Leasable Area: 9,014

Price PSF: 133.27%

Year Built/Renovated: 2009

Lot Size: ~0.94 Acres

Lease Summary

Lease Type: Double Net

Roof & Structure: Landlord Responsible

Lease Term: 5 Years

Rent Commencement: August 1, 2009

Lease Expiration: August 31, 2029

Term Remaining: 3.5+ Years

Increases: In Options 3-4

Options: Two, Five-Year

Option to Terminate: None

Right of First Refusal: None

Large Fixed monthly CAM Payment gives larger Net



PRICE

\$1,220,000



CAP RATE

7.8%



NOI

\$95,106



YEAR BUILT

2009



YEARS LEFT

3.5+



OPTIONS

(2), 5-Year

Demographics

	1-Mile	3-Mile	5-Mile
Population	479	8,641	29,392
Average HH Income	\$66,939	\$70,190	\$74,849

TENANT INFO		LEASE TERMS			RENT SUMMARY			
Tenant Name	Sq. Ft.	Lease Start	Lease End	Annual Rent	Monthly Rent	Yearly Rent/PSF	Lease Type	Option Terms
Dollar General	9,014	9/1/2019	8/31/2024	\$86,460	\$7,205	\$9.59	NN	(2) Five-Yr
Current	<i>Option II</i>	<i>9/1/2024</i>	<i>8/31/2029</i>	<i>\$95,106</i>	<i>\$7,925</i>	<i>\$10.55</i>		
	<i>Option III</i>	<i>9/1/2029</i>	<i>8/31/2034</i>	<i>\$104,616</i>	<i>\$8,718</i>	<i>\$11.61</i>		
	<i>Option IV</i>	<i>9/1/2034</i>	<i>8/31/2039</i>	<i>\$115,077</i>	<i>\$9,589</i>	<i>\$12.77</i>		
Current Totals	9,014			\$86,640	\$7,205	\$9.59		

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.



DOLLAR GENERAL

OWNERSHIP:
PUBLIC

TENANT:
CORPORATE

WEBSITE:
WWW.DOLLARGENERAL.COM



TENANT OVERVIEW

Dollar General (NYSE: DG) is the largest small-box discount retailer in the United States with over 18,000 stores in 45 states. Dollar General stores offer convenience and value to customers by offering consumable basic items that are frequently used and replenished, such as food, snacks, health and beauty aids and cleaning supplies, as well as a selection of basic apparel, housewares and seasonal items at everyday low prices. For the 2023 fiscal year, the company report total sales of \$38.7 Billion and a net worth of approximately \$28.0 Billion. Dollar General stores are typically in small shopping plazas or strip malls in local neighborhoods. The stores tend to locate in smaller communities than those where Walmart would go.

18,000+
LOCATIONS



HEADQUARTERED IN
Goodlettsville, TN

\$38.7B
COMPANY
REVENUE

STOCK SYMBOL
NYSE:
"DG"

1939
YEAR
FOUNDED

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<p>COMMON AREA MAINTENANCE</p>	<p>Lessee agrees to pay Lessor during the current option period \$458.21/month during the second option period; \$533.33/ month during the third option period \$608.45/month during the fourth option period as Lessee's sole reimbursement to Lessor for its care and maintenance on the parking lot. Lessee agrees to reimburse Lessor for Lessor's actual cost of snow removal.</p>
<p>REAL ESTATE TAXES</p>	<p>Lessor shall pay at its cost and expense all taxes, assessments, an charges of a similar nature which may be levied by any governmental entity with respect to the Premises. Lessee shall reimburse Lessor for general real estate taxes (excluding special assessments) paid by Lessor for the Demised Premises.</p>
<p>INSURANCE</p>	<p>Dollar General provides full insurance for the property and names the owner as additionally insured.</p>
<p>ROOF & STRUCTURE</p>	<p>Lessor shall maintain at its cost and expense in good condition and shall perform all necessary maintenance, repair, and replacement to the exterior of the Premises including, but not limited to, the roof, all paved and grass or landscaped areas, foundation, floors, walls, and all other structural portions of the building.</p>
<p>HVAC</p>	<p>Lessor shall at all times furnish heating, lighting, plumbing, and air conditioning equipment and shall be responsible for the entire cost of major repairs and replacement of all such equipment. Major repairs are any repairs costing more than \$1,210 per occurrence</p>
<p>ESTOPPEL</p>	<p>Upon the reasonable request of either party, Lessor and Lessee agree to execute and deliver to the other within ten (10) days of receipt of request, an estoppel certificate.</p>



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A large, light blue hexagonal graphic with a white outline, containing the number "02" in a bold, white, sans-serif font. The hexagon is positioned in the lower right quadrant of the slide.

02

INVESTMENT OVERVIEW



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29 MILES
St. Louis,
Missouri



245 MILES
Kansas City,
Missouri



264 MILES
Indianapolis,
Indiana



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DOLLAR GENERAL | HOUSE SPRINGS, MO
5697 OLD STATE ROUTE 21

03

**MARKET
OVERVIEW**



ST. LOUIS OVERVIEW

The St. Louis metro is near the geographic center of the United States, within 500 miles of one-third of the U.S. population, and has more than 2.9 million residents. The metro encompasses the city of St. Louis; the Missouri counties of St. Charles, Jefferson, Franklin, St. Louis, Lincoln, Warren and Washington; and the Illinois counties of Madison, St. Clair, Macoupin, Clinton, Monroe, Jersey, Bond and Calhoun. St. Louis is the most populous county with 1 million people. The city of St. Louis, which is located at the confluence of the Mississippi and Missouri rivers, is the largest city in the metro with a population of 285,000 citizens.

METRO HIGHLIGHTS



CENTRAL LOCATION

The central U.S. location and Mississippi River accessibility allow for fast access to markets both domestically and internationally.



EXCELLENT TRANSPORTATION SYSTEM

The St. Louis metro has extensive freight, rail and sea transportation systems, providing shipping and distribution of goods worldwide.



AFFORDABLE COST OF LIVING

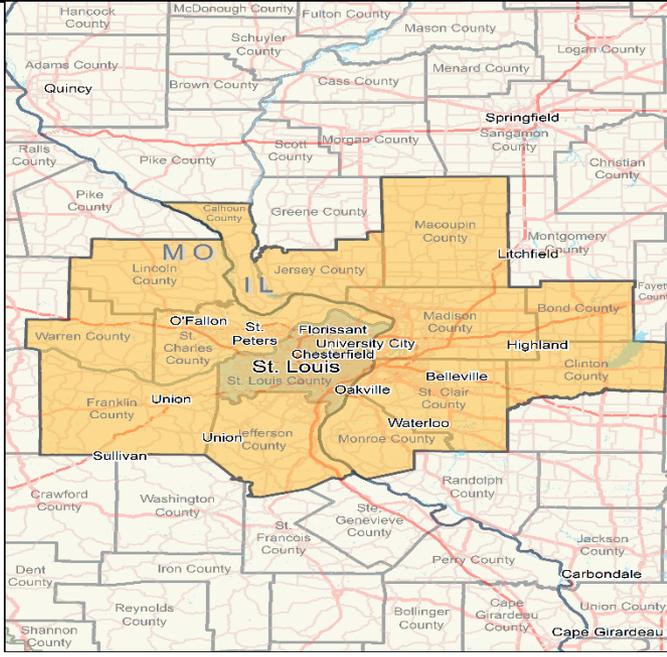
Home prices are well below other large markets in Midwestern states and the U.S. overall.



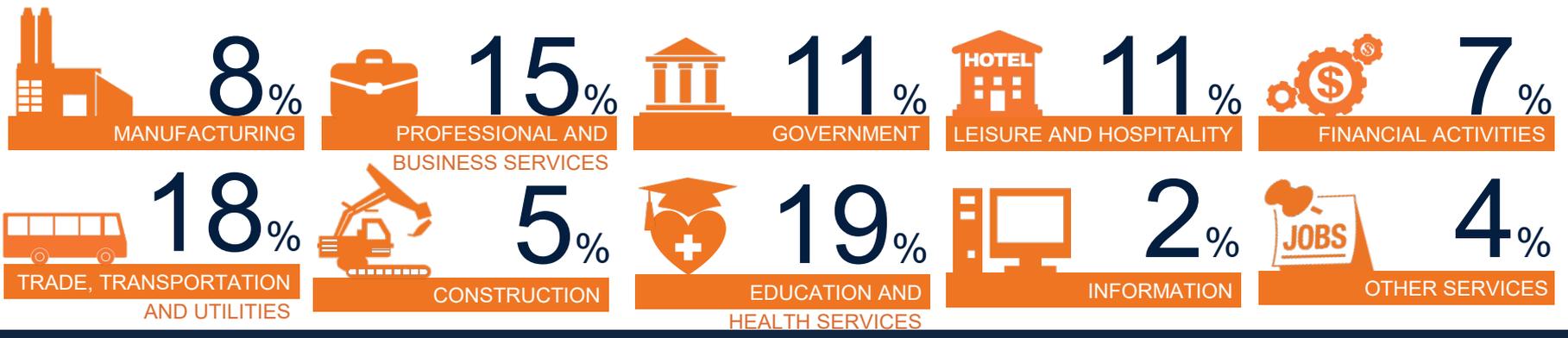
ECONOMY

- St. Louis is highly ranked for its logistics infrastructure, bolstered by its central geographic location and easy access to major waterways. It is a significant inland port.
- The region is emerging as a large financial services center, with Jones Financial locally headquartered and Reinsurance Group-America as a major employer in the area.
- Government entities pursue business development and provide resources for startups, along with incubators with guidance and inexpensive office and lab space.

MAJOR AREA EMPLOYERS
BJC Healthcare
The Boeing Co.
Scott Air Force Base
Washington University in St. Louis
Wal-Mart
SSM Healthcare
St. Louis University



SHARE OF 2023 TOTAL EMPLOYMENT

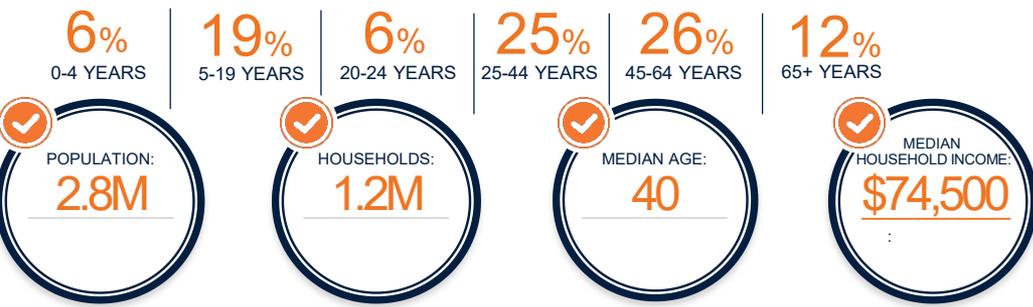


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DEMOGRAPHICS

- A median home price below the national level has produced a homeownership rate of 70 percent, which is above the national rate of 66 percent.
- Roughly 37 percent of people age 25 and older hold bachelor's degrees; among those residents, 14 percent also have earned a graduate or professional degree.

Population by Age



QUALITY OF LIFE

The metro boasts numerous public and private golf courses, more than 100 parks, 200 miles of trails and the Gateway Arch. Many of St. Louis' premier attractions, including the St. Louis Zoo, the St. Louis Art Museum, the Missouri History Museum and the Municipal Opera, are located in Forest Park. The park features golf courses and athletic fields. The area houses the St. Louis Cardinals, St. Louis Rams and the St. Louis Blues. Nearby is the Lake of the Ozarks, offering destinations for hunting, fishing, camping, hiking and spelunking. There are more than 40 colleges, universities and technical schools in the metro, enrolling around 200,000 students a year. Washington University in St. Louis is highly ranked among U.S. universities.



SPORTS



EDUCATION



ARTS & ENTERTAINMENT



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