

**DOLLAR GENERAL®**



111 S OLD ROUTE 66 MOUNT OLIVE, IL 62069

EXCLUSIVELY

# LISTED BY

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# INVESTMENT HIGHLIGHTS

111 S Old Route 66, Mount Olive, IL 62069

- Dollar General Continues to Demonstrate Commitment to the Location with Recent Five-Year Extension and 24 Years of Occupational History.
- Bite Size Net Leased Investment with Attractive, Above-Market Yield.
- Directly Adjacent to Mount Olive High School.
- Mount Olive is part of the Metro East Region Within the St. Louis Metropolitan Area.
- Investment Grade Tenant | Standard & Poor's "BBB" Rating | Founded in 1939.
- Dollar General is the Nation's Largest Discount Retailer with Over 19,000 Locations in 47 States.
- Replaced AC and Furnace Unit in 2022.
- Parking Lot Sealing and Striping in 2022.

**\$425,333**

**9.00% Cap Rate**



NOI  
**\$38,280**



YEAR BUILT  
**2000**



BUILDING SIZE  
**10,649 SF**



LOT SIZE  
**0.96 Acres**



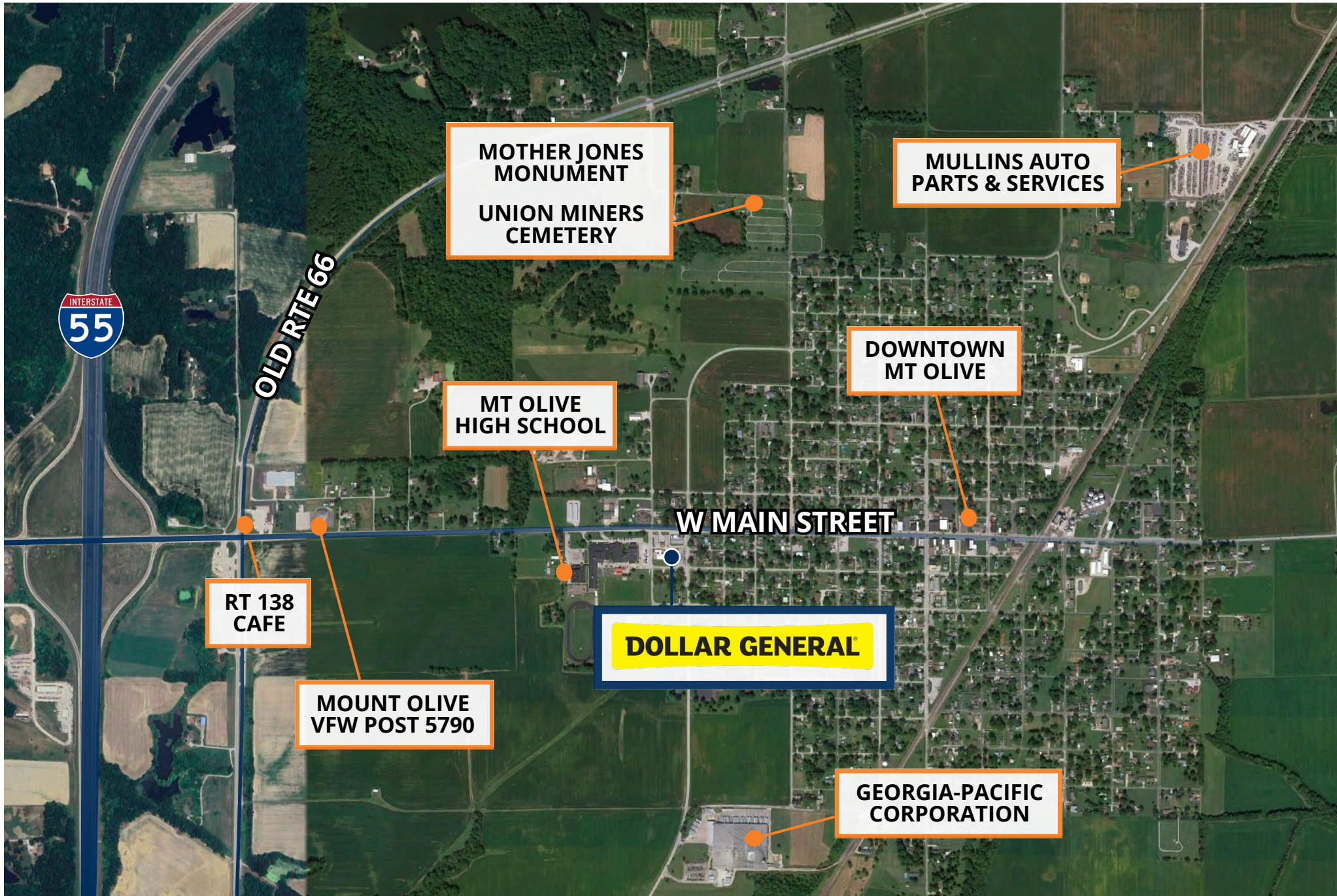
LEASE TERM  
**5 YEARS**



LEASE TYPE  
**NN**

# AERIAL OVERVIEW

111 S Old Route 66, Mount Olive, IL 62069





# LOCATION OVERVIEW

Mount Olive is a city in Macoupin County, Illinois. The population was 2,015 at the 2020 census. The city is part of the Metro East region within the St. Louis metropolitan area.

Mount Olive maintains a strong sense of community pride and a rich cultural heritage, particularly regarding its labor history. The Union Miners Cemetery and related sites are important landmarks in the city, drawing visitors interested in labor history and social activism.

While coal mining was historically significant in Mount Olive, the industry has declined over the years. Today, the economy is diversified, with residents working in various sectors such as agriculture, manufacturing, and services.

Macoupin County offers various attractions and points of interest for residents and visitors alike. Some notable attractions include the Historic Million Dollar Courthouse in Carlinville, Lake Lou Yeager, and the Macoupin County Historical Society Museum. Outdoor recreational opportunities such as camping, fishing, and hiking are available at several parks and natural areas throughout the county.

## MOUNT OLIVE, ILLINOIS



Total  
Population

**1,937**



Average HH  
Income

**\$72,214**



Median List  
Price

**\$124,000**



# TENANT OVERVIEW

Dollar General (NYSE: DG) is a chain of more than 19,147 discount stores in 47 states, and 143,000 employees, located primarily in the South, East, Midwest, and Southwest, offering basic household items, such as cleaning supplies, health, and beauty aids, apparel, and food. The target is low, middle, and fixed-income shoppers. One of Dollar General's main advantages is that it offers prices as low or lower than Walmart but in more convenient locations. Fortune 500 recognized Dollar General in 1999 and in 2022 reached #106. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$37.8 billion in 2023. Dollar General also has 17 distribution centers in 16 states. Since 2017, DG has opened stores in Idaho, Wyoming, and Washington. As of early 2024, DG does not have stores in two states: Alaska and Hawaii. Dollar Generals rolled out its new popshelf concept is focused on non-consumables and the "treasure hunt" experience similar to HomeGoods. There are currently 80 standalone popshelf locations, with plans to have 150 operating by FYE22; the long term goal is 1,000 by FYE25. DGX is a small format store (about 2,000 to 3,000 square feet), designed for urban areas to appeal to millennials. While there are only 29 DGX stores currently, DG believes there is a market for about 1,000.

  
Revenue  
**\$37.8B**  
(2023)

  
# of Locations  
**19,400+**

  
Headquarters:  
**Goodlettsville, TN**

# THE OFFERING

111 S Old Route 66, Mount Olive, IL 62069

Price:	\$425,333
Cap Rate	9.00%
Net Operating Income	\$38,280
Gross Leasable Area:	±10,649 SF
Lot Size:	0.96 Acres
Year Built:	2000

## Lease Summary

Tenant Trade Name:	Dollar General
Initial Lease Date:	3/2/2000
Lease Type:	NN
Roof/Structure Responsibility:	Landlord Responsible
Extension Start Date:	3/2/2024
Expiration Date:	2/28/2029
Remaining on Lease Term:	±5 Years
Increases:	10% Each Option
Renewal Options:	Two, Five-Year Options
Tenant Reimbursements:	\$16,800
Tenant Reimbursement Increases:	10% Each Option

The subject property is a 2000 construction ±10,649 square foot Dollar General located in Mount Olive, Illinois.

Dollar General signed a five-year double net lease. Dollar General (NYSE: DG), a publicly traded company with an investment grade credit rating of "BBB" by Standard & Poor's, has a market cap of \$49.5 billion and an annual revenue north of \$37.8 billion.

# ANNUALIZED OPERATING DATA

Base Lease Years	Monthly	Yearly	Increases
Years 1 - 5	\$3,190.00	\$38,280.00	Flat
Option 1 (Years 16-20)	\$3,509.00	\$42,108.00	10%
Option 2 (Year 21-25)	\$3,859.90	\$46,318.80	10%





# INCOME & EXPENSES

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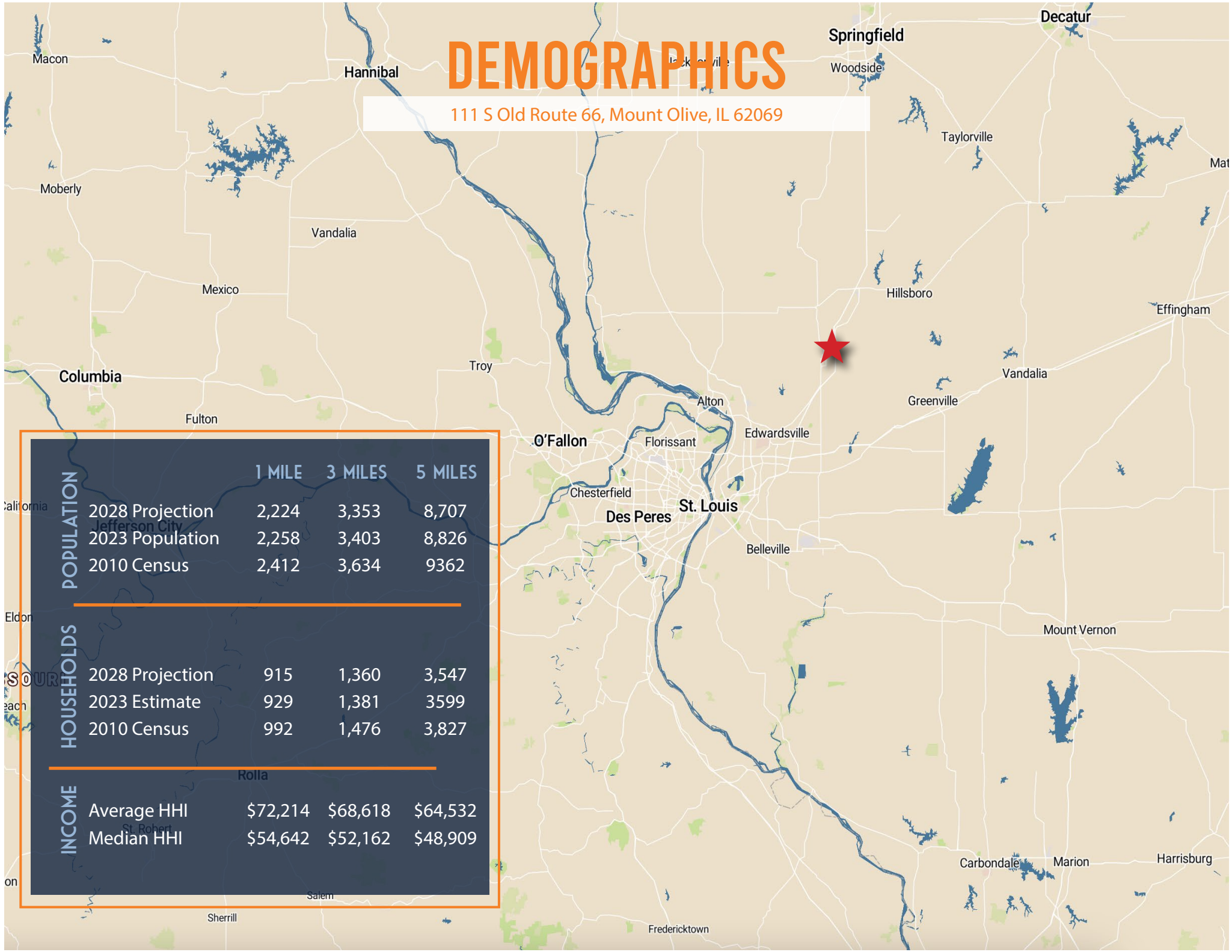
Income	Year 1
<b>Rental Revenue</b>	<b>38,280</b>
CAM Reimbursement	6,000
Real Estate Tax Reimbursement	6,000
Insurance Reimbursement	4,200
<b>Rental Revenue + Reimbursements</b>	<b>54,480</b>
Real Estate Taxes	8,289
Insurance	4,144
Lawn & Snow	1,000
Operating Reserves	2,767
<b>Total Operating Expenses</b>	<b>16,800</b>
<b>Net Operating Income</b>	<b>38,280</b>

# DEMOGRAPHICS

111 S Old Route 66, Mount Olive, IL 62069



	1 MILE	3 MILES	5 MILES	
<b>POPULATION</b>	2028 Projection	2,224	3,353	8,707
	2023 Population	2,258	3,403	8,826
	2010 Census	2,412	3,634	9362
<b>HOUSEHOLDS</b>	2028 Projection	915	1,360	3,547
	2023 Estimate	929	1,381	3599
	2010 Census	992	1,476	3,827
<b>INCOME</b>	Average HHI	\$72,214	\$68,618	\$64,532
	Median HHI	\$54,642	\$52,162	\$48,909



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