



REPRESENTATIVE PHOTO

NET LEASE INVESTMENT OFFERING



Dollar General Market

Clinton, IA Micropolitan Area (46,000 People) | Increases in Primary Term | New Construction
Thomson, IL



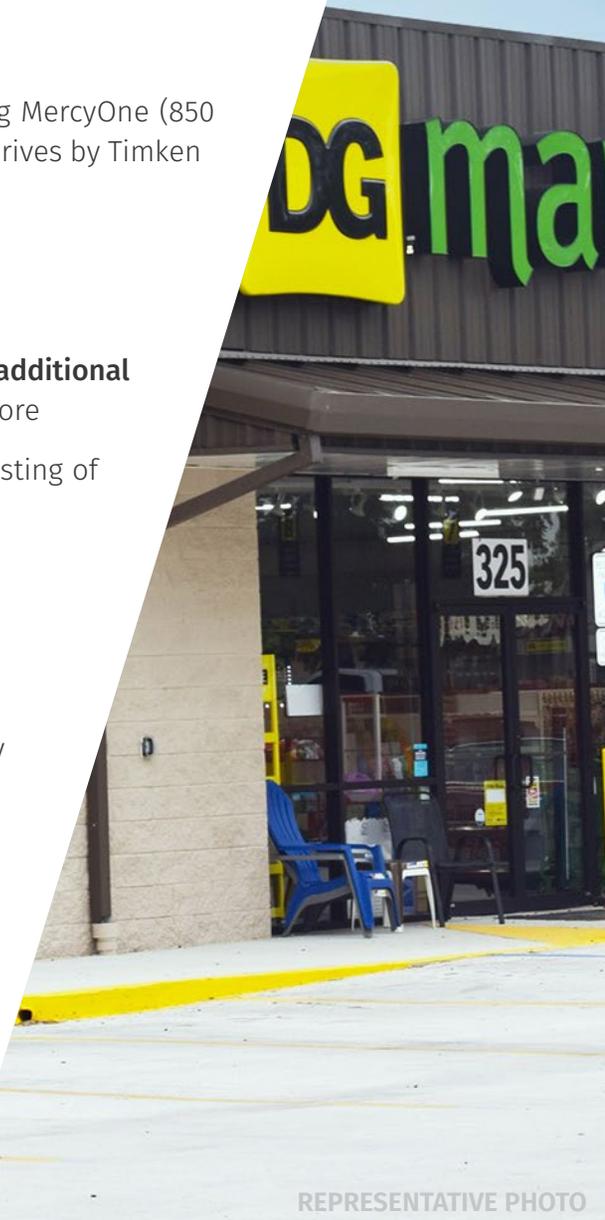
Table of Contents

Offering	3
Investment Highlights	
Investment Overview	
Property	5
Aerial	
Site Plan	
Overview	7
Map	
Demographics	
Tenant Overview	
Location Overview	
Disclaimer	10
Disclaimer Statement	



Investment Highlights

- » Long-term lease with approximately **14 years remaining**
- » 5% **rental increases** every five years
- » **Part of the Clinton, IA micropolitan area with over 46,000 people** and major employers including MercyOne (850 employees), Archer Daniels Midland (760 employees), Custom-Pak, Inc (675 employees), Diamond-Drives by Timken (577 employees), Nestle Purina PeteCare (575 employees), and 3M (450 employees)
- » **Brand-new construction** store that opened in October 2024
- » Absolute triple net lease with **no landlord responsibilities**
- » Dollar General Market property featuring the **larger and highly desired 10,600 SF prototype carrying additional grocery items** such as fresh produce, refrigerated and frozen food offerings, dairy products, and more
- » Clinton **is home to The Wild Rose Casino & Hotel** with 66 rooms and a 19,574 SF casino floor consisting of 600 slot machines, 14 tables, and racebook
- » Positioned along IL State Route 84, **the primary thoroughfare** in the area
- » **Average annual household income of \$87,000** within seven miles of the property
- » **No competition** in the immediate area
- » Strategically located **adjacent to the Federal Correctional Institution, Thomson** – a low-security federal prison with over 400 employees and over 2,000 inmates providing stability and economic viability to the immediate area
- » 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 450+ stores in 2026** and continues to experience same-store sales growth



Investment Overview



PRICE
\$1,927,000



CAP RATE
6.85%



NOI
\$132,012



ADDRESS
801 1 Mile Road
Thomson, IL 61285

RENT COMMENCEMENT:	October 31, 2024
LEASE EXPIRATION:	October 31, 2039
RENTAL ESCALATIONS:	5% Every 5 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:	10,600 SF
LAND SIZE:	1.5 Acres
YEAR BUILT:	2024

NOI SCHEDULE:

<u>NOI</u>	<u>Date</u>	<u>Period</u>	<u>Increase</u>	<u>Cap Rate</u>
\$132,012	Current	Primary Term	-	6.85%
\$138,613	11/1/2029	Primary Term	5%	7.19%
\$145,543	11/1/2034	Primary Term	5%	7.55%
\$152,820	11/1/2039	Option 1	5%	7.93%
\$160,461	11/1/2044	Option 2	5%	8.33%
\$168,484	11/1/2049	Option 3	5%	8.74%

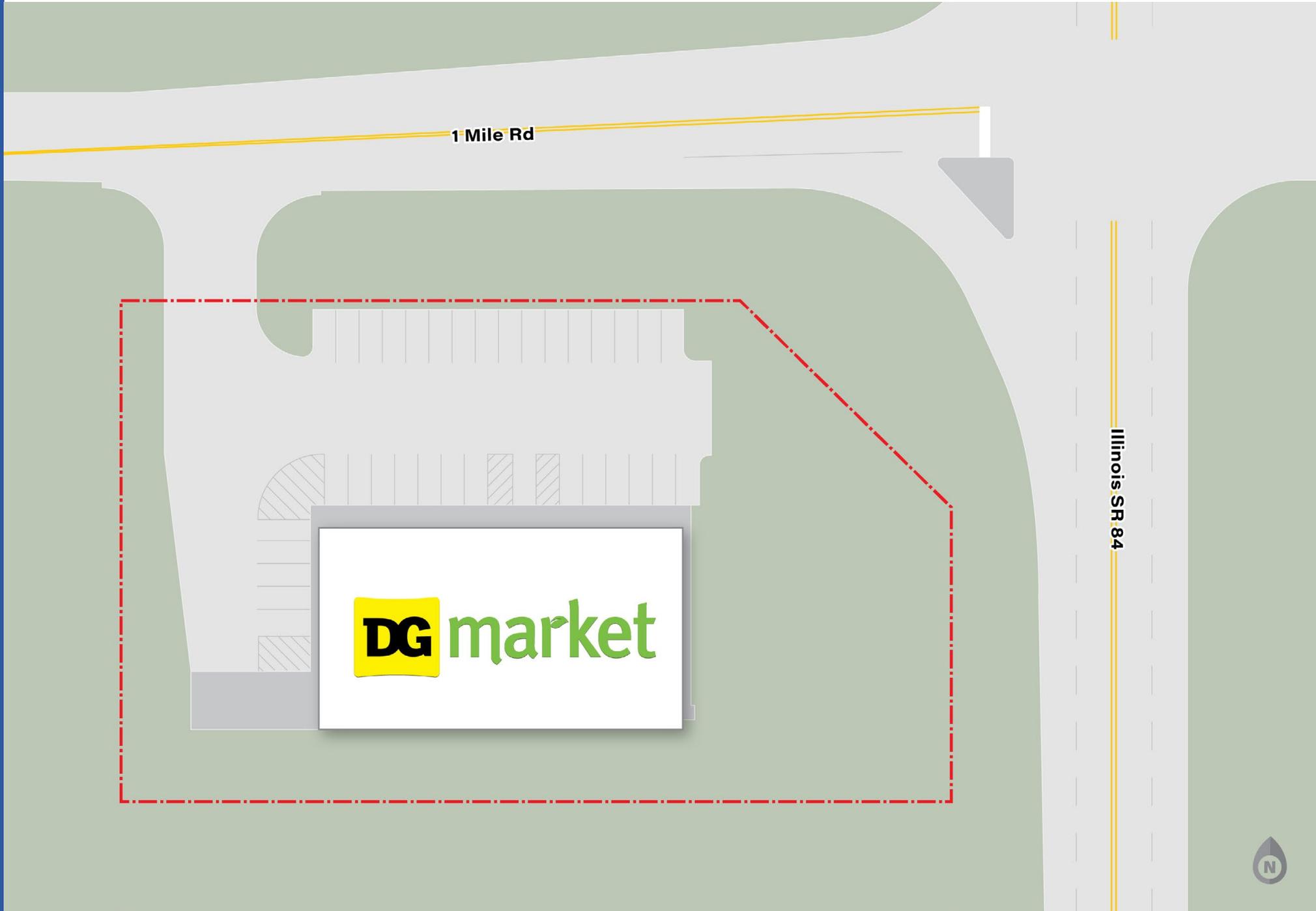
Primary Term Avg:	7.20%
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Aerial



Site Plan



Map



Demographics



TOTAL POPULATION

3-MILE	2,452
5-MILE	3,195
7-MILE	6,482



TOTAL HOUSEHOLDS

3-MILE	519
5-MILE	897
7-MILE	2,285



AVERAGE HOUSEHOLD INCOME

3-MILE	\$79,834
5-MILE	\$82,290
7-MILE	\$87,423



Tenant Overview



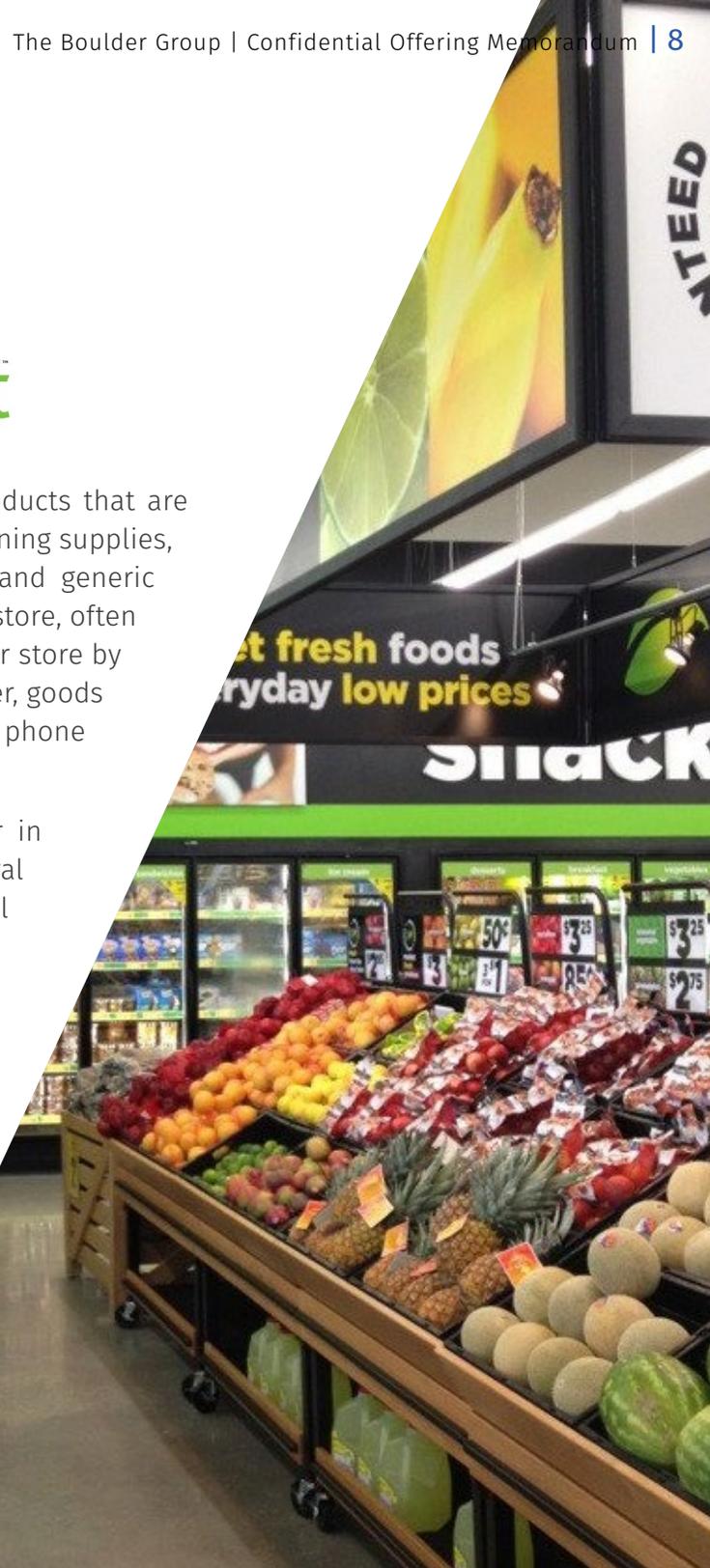
DOLLAR GENERAL

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 20,400 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 \$32 billion.

Website:	www.dollargeneral.com
Credit Rating:	Investment Grade (S&P: BBB)
Stock Symbol:	NYSE: DG
Market Capitalization:	\$32 billion
Number of Locations:	20,400+
Headquarters:	Goodlettsville, TN





Location Overview

THOMSON, ILLINOIS

Thomson is a village located in Carroll County, Illinois along Illinois Route 84 and the Mississippi River. The village is known for its scenic views, recreational opportunities, and the presence of the Federal Correctional Institution, a low-security federal prison currently housing 2,058 inmates and employs approximately 400 people. The federal government purchased the correctional center from the State of Illinois for \$165 million in 2012.

Thomson has a rich agricultural heritage, earning the nickname “Melon Capital of the World” due to its production of high-quality watermelons. The village also hosts Schafer Fisheries, which processes over 300,000 pounds of fish to support the Polish “Christmas Carp” tradition. Residents and visitors of Thomson enjoy a relaxed lifestyle with access to outdoor activities such as fishing, boating, and hiking along the Mississippi River. The village’s location along the Great River Road offers picturesque views and a tranquil environment. Thomson is approximately 150 miles west of Chicago, 100 miles east of Cedar Rapids, 50 miles north of the Quad Cities, and 8 miles north of Clinton, IA/Fulton, IL Micropolitan Area which has a population of approximately 50,000 people.



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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

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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