

OFFERING MEMORANDUM

Watseka, IL Dollar General

400 W WALNUT

Watseka, IL 60970

PRESENTED BY:

WILL HOLMAN

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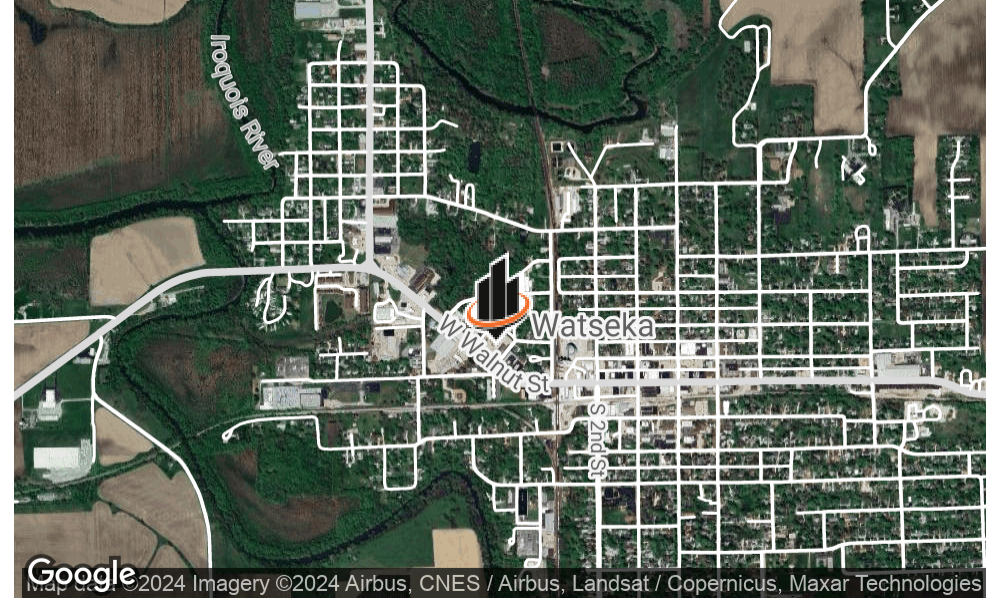
BROKER OF RECORD:

SHARI NEVELS

IL #471017462



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$404,790
BUILDING SIZE:	7,020 SF
NOI:	\$36,431.64
CAP RATE:	9.0%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,728	2,287	2,610
TOTAL POPULATION	3,906	5,204	5,932
AVERAGE HH INCOME	\$65,306	\$70,230	\$74,309

PROPERTY HIGHLIGHTS

- Over 25 Years of Success in this Location
- Dollar General has renewed the Lease multiple times
- 2 +/- Years Remaining on Current Lease Term
- 2 - Five Year Options with 6% Base Rent Increases at Each Option
- NN+ Lease - Limited Landlord Responsibilities
- New Roof and Gutters - April 2024
- New Central Air System - 2019

PROPERTY DESCRIPTION



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SVN | Holman Partners is pleased to present a 100% fee simple interest in a Dollar General property located at 400 W Walnut, Watseka, IL 60970. This store is strategically placed on the highly trafficked Highway 24, near the intersection of Illinois Route 1. The 7,020 SF store, built in 1993 specifically for Dollar General, operates on a modified net lease with limited landlord responsibilities. The landlord made updates to the property in 2019, including a new central air system (Furnace/AC) and resurfacing the parking lot. The roof and gutters were replaced by the landlord in April 2024. There are 2 (5) Year Options to renew, with 6% rent increases at each option. This store has a strong history in Watseka, being a staple in the town for over 25 years. Dollar General is the largest discount retailer in the United States by the number of stores with over 16,500 neighborhood stores in 44 states. Not to mention they are among the largest retailer of top-quality products made by America's most trusted manufacturers such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg, General Mills, Nabisco, PepsiCo, and Coca-Cola.

LOCATION DESCRIPTION

Watsseka is a city in and the county seat of Iroquois County, Illinois, United States. The property is in the eastern part of the state, near the Illinois-Indiana state line, and is approximately 90 miles south of Chicago. Watseka is located near the center of Iroquois County, at the intersection of Highway 24 and Illinois Route 1. Highway 24 also runs through nearby towns of Sheldon and Crescent City, increasing vehicle traffic through Watseka to 11,799 VPD. The subject property is located along the main retail corridor, neighboring McDonald's, Casey's General Store, and Recharge Coffee Company. This Dollar General serves an area of over 7 miles to the East and West, 5 miles to the south, and as much as 8 miles to the north. This service area provides for a population of 7500+ people, with an average household income of nearly \$44,000, putting it within Dollar General's key demographics. All of this combines to make an excellent location for Dollar General.

LEASE ABSTRACT

Lease Terms & Options

Lease Term	Start Date	End Date	Monthly Rent	Annual Rent
Current Term	March 1993	April 2026	\$3,474.08	\$41,688.96
Option 1	May 2026	April 2031	\$3,682.52	\$44,190.24
Option 2	May 2031	April 2036	\$3,903.48	\$46,841.76

Lease Abstract

Taxes	Landlord responsible for payment of Real Estate Taxes. Tenant shall pay Landlord \$300.00/mo. as Tenant's sole contribution to Landlord for its share of Real Estate Taxes.
Insurance	Landlord shall carry their own insurance. Tenenat shall pay Landlord \$90.00/mo. as Tenant's sole contribution to Landlord for its share of Landlord's insurance premiums.
Utilities	Tenant Responsible.
Roof & Structure	Landlord Responsible. Roof & Gutters were replaced in April 2024.
CAM/Parking Lot	Landlord Responsible. Tenant shall reimburse Landlord for actual cost to remove snow/ice from the Premises. Landlord shall invoice Tenant for such costs provided paid receipts within 6 months of charges. Landlord repaved Parking Lot in 2019.
HVAC	Tenant is responsible for entire cost of minor repairs less than \$1,000/occurrence and routine maintenance. Landlord is responsible for major repairs greater than \$1,000/occurrence and replacement. Central Air was replaced in 2019.

INCOME & EXPENSES

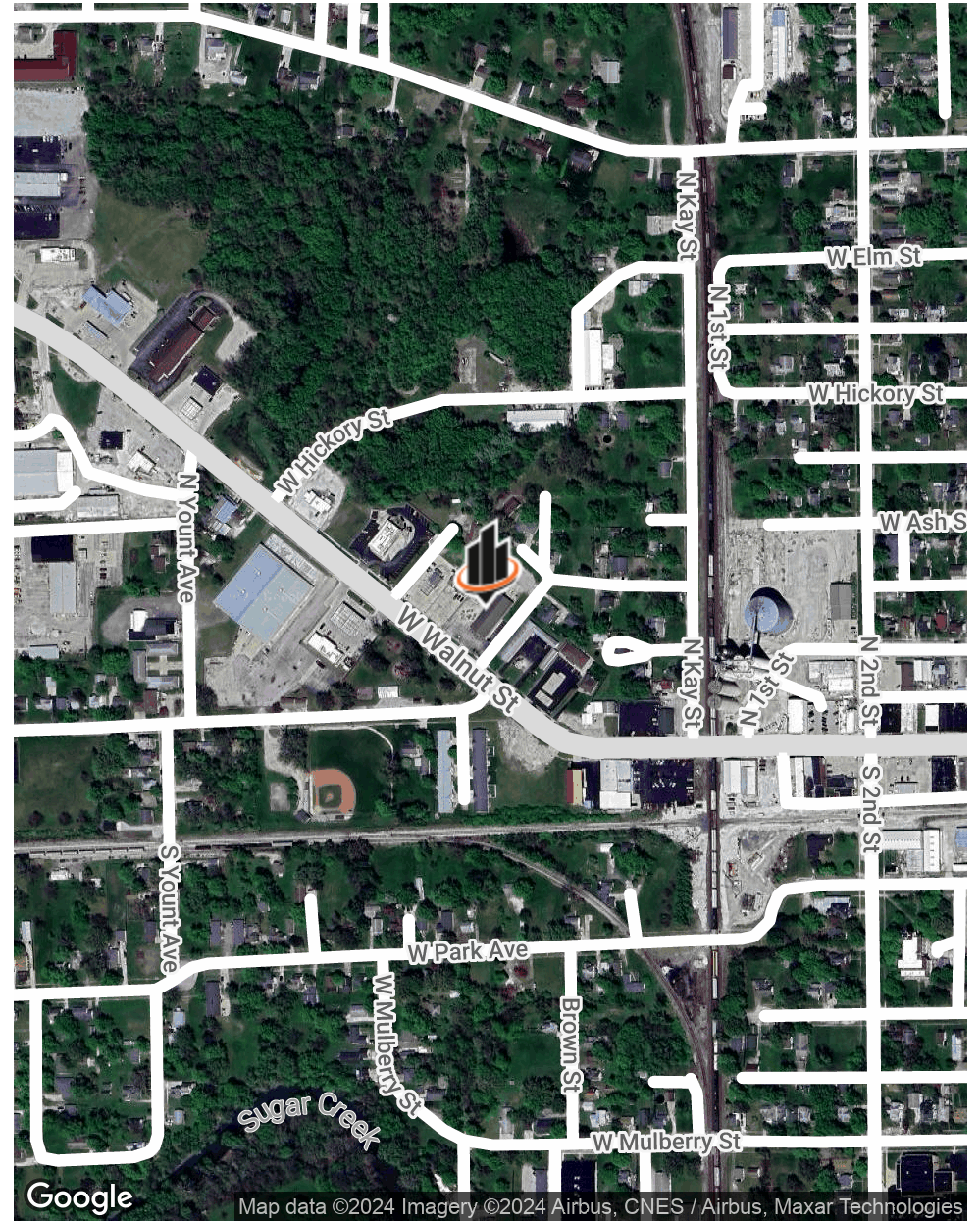
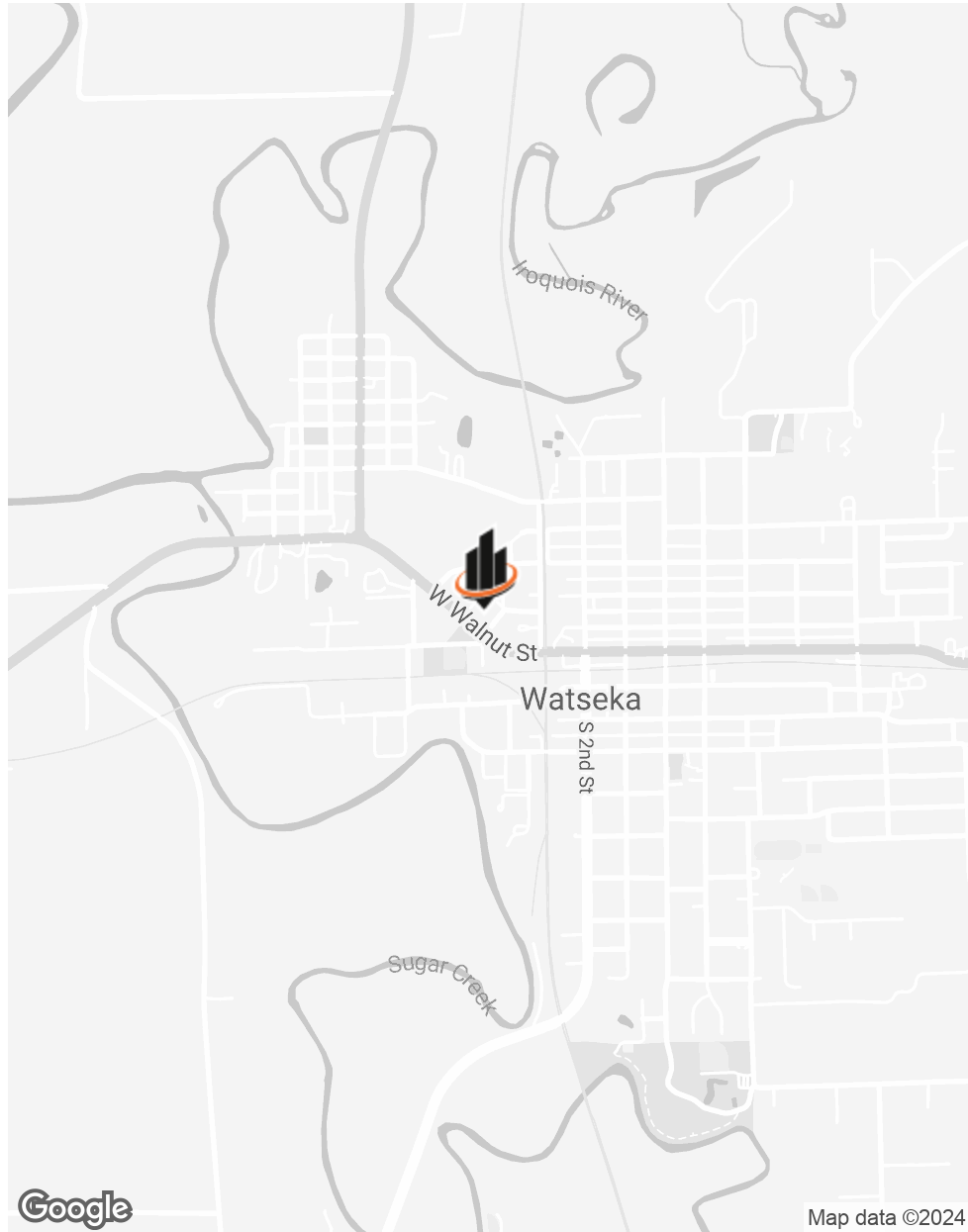
INCOME SUMMARY

RENT	\$41,689
TAX REIMBURSEMENT	\$3,600
INSURANCE REIMBURSEMENT	\$1,080
SNOW REMOVAL REIMBURSEMENT	\$405
VACANCY COST	\$0
GROSS INCOME	\$46,774

EXPENSES SUMMARY

TAX EXPENSE	\$5,678
INSURANCE EXPENSE	\$3,159
LAWNCARE EXPENSE	\$1,100
SNOW REMOVAL EXPENSE	\$405
OPERATING EXPENSES	\$10,342
NET OPERATING INCOME	\$36,432

LOCATION MAP



RETAILER MAP



ADDITIONAL PHOTOS



ABOUT THE TENANT: DOLLAR GENERAL 2024



TENANT HIGHLIGHTS

- Over 20,000 locations in 47 States as of March 2024
- S&P Credit Rating of BBB
- Same-Store Sales Growth of 0.2% in 2023
- \$38.7B in Sales in 2023
- Opening 800 New Stores and 1,500 Remodels in 2024

DOLLAR GENERAL SUMMARY

DG strives to make shopping convenient and affordable with more than 20,000 locations across 47 states and one store in Mexico. Their stores deliver everyday low prices on items including food, snacks, health and beauty aids, cleaning supplies, family apparel, housewares, seasonal items, paper products, and much more. Dollar General's successful prototype makes shopping a truly hassle-free experience. They design small neighborhood stores with carefully edited merchandise assortments to make shopping simpler. The average Dollar General customer completes his or her shopping trip in less than 10 minutes, and with 75% of Americans living within 5 minutes of a Dollar General store, convenience has never been this close to home.



TENANT OVERVIEW

COMPANY:	-Dollar General Corp (NYSE: DG)
FOUNDED:	-1939
LOCATIONS:	-20,000+
TOTAL REVENUE:	-\$38.7B (2023)
NET INCOME:	-\$1.7B (2023)
HEADQUARTERS:	-Goodlettsville, TN
WEBSITE:	-www.dollargeneral.com

DEMOGRAPHICS MAP & REPORT

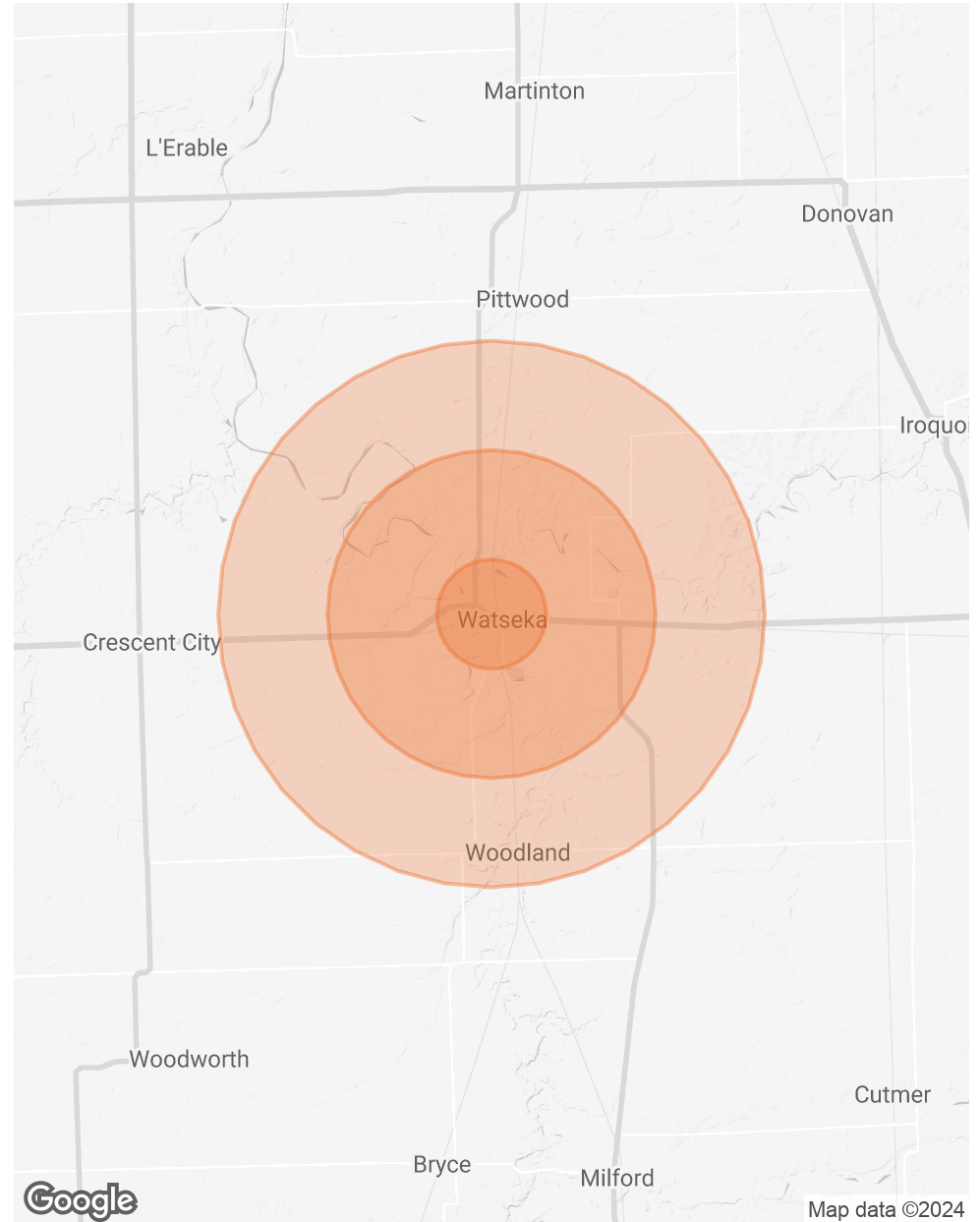
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,906	5,204	5,932
AVERAGE AGE	44	44	44
AVERAGE AGE (MALE)	41	42	42
AVERAGE AGE (FEMALE)	46	46	47

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,728	2,287	2,610
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$65,306	\$70,230	\$74,309
AVERAGE HOUSE VALUE	\$161,063	\$171,568	\$178,050

Demographics data derived from AlphaMap



MEET THE TEAM

Biography



Addison Lijewski
Advisor

At SVN Holman Partners, Addison specializes in Triple Net Investment properties. Addison currently serves the Greater Midwest market while based in the St. Louis MSA. This central location allows Addison to connect with clients across the country. Addison combines dedication, hard work, and knowledge to best serve her clients.

Prior to joining SVN Holman Partners, Addison grew up in LaSalle-Peru, Illinois where her parents had a portfolio of rental properties which first got her interested in Real Estate. Addison graduated Cum Laude from the University Of Missouri Trulaske College Of Business in May 2019 with a BSBA in Finance & Banking with an emphasis in Real Estate and minor in Economics. While in college, Addison worked within the banking industry for two and half years including an internship in Commercial Lending.

Since joining SVN Holman Partners in June 2019, Addison has closed over \$100 Million in Single Tenant Net Lease properties. In addition to performing broker and advisor duties, Addison also handles all transaction management for the team at SVN Holman Partners. Addison combines her customer service skills, attention to detail, and commercial real estate knowledge to go above and beyond in serving her clients.

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Will Holman
Managing Director

Prior to forming SVN® | Holman Norden (SVN | HN), Will has had a successful and diverse career since starting in the Real Estate sales industry in 1984. Growing up in a real estate development and construction family, it only made sense that he chose that as his career. Starting with sales and development of residential product types, Will quickly moved into the commercial arena. Over the decades, his clients were primarily investors and owner/users, but he also assisted landlords and tenants. During this time Will worked with multiple product types including Industrial, Retail, Multi-Family, and Office providing unprecedented experience in which to benefit his clients. Will has participated in over One Billion Six Hundred Million Dollars (\$1,600,000,000) in transactions not only as the Broker as well as a Principal, Developer, and Builder. This gives Will a uniquely beneficial viewpoint and skillset that greatly benefits his Net Leased Investment clients.

During his career, Will has been associated with some of the industry's leading firms. Prior to SVN | HN, Will served as Mid States Sales Manager and Associate Director of the National Retail Group - Marcus & Millichap where he sharpened his National Market Real Estate Investment skills. Just prior to that Will was a Principal, Managing Partner and Broker with Commercial Brokerage Group, Inc., a 22-person full-service Commercial Real Estate, Construction /Development firm, serving the entire St. Louis Regional Market for 8+ years.

Will has since continued to refine and expand his investment brokerage strategies and mentoring skills. His experience and expertise aid owners in developing successful strategies for their Single Tenant Net Leased, Retail, Industrial, and land properties. Since forming SVN | HN and after utilizing the expansive network he has developed Will has been able to expand his client base throughout the 48 states. Focusing his transaction activity on properties in the Midwest, South, and Southeastern area of the country. This expanded territory combined with the ability to mentor and co-broker with agents across the country has brought substantial benefits to his clients.

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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.