

Dollar General

1612 Ohio St, Augusta, KS 67010



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Activity ID #ZAG0090144

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NET LEASE DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Lease property as follows:

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any Net Lease property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success.

Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

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OFFERING SUMMARY

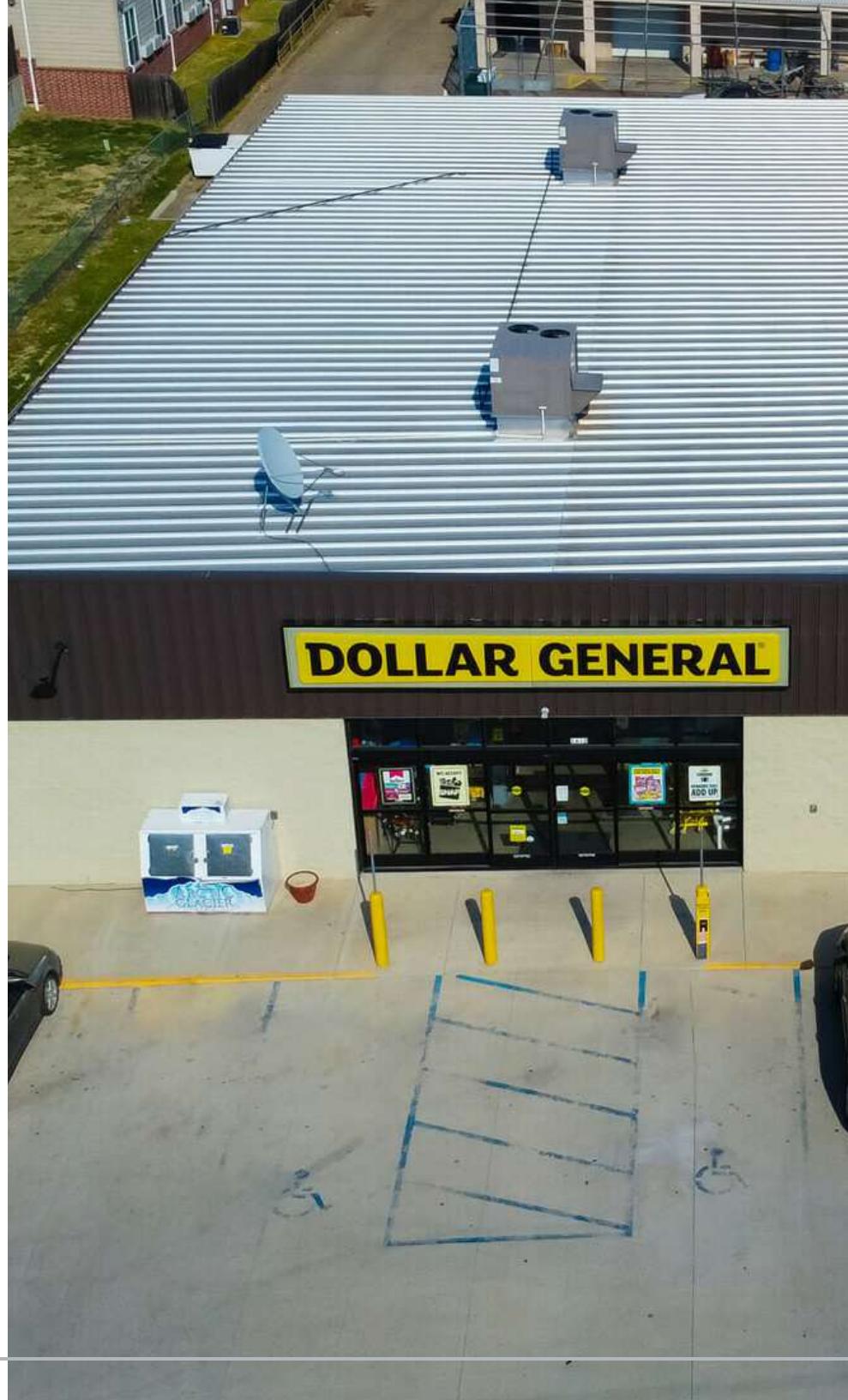
\$ Listing Price \$1,120,000	📈 Cap Rate 8.10%	➡➡ Price/SF \$124.09
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FINANCIAL

Listing Price	\$1,120,000
Down Payment	100% / \$1,120,000
NOI	\$90,672
Cap Rate	8.10%
Price/SF	\$124.09
Rent/SF	\$0.84

OPERATIONAL

Lease Type	Triple Net (NNN)
Guarantor	Corporate Guarantee
Lease Expiration	11/30/2033
Rentable SF	9,026 SF
Lot Size	0.64 Acres (27,878 SF)
Occupancy	100%
Year Built	2018



DOLLAR GENERAL

1612 Ohio St, Augusta, KS 67010

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present a freestanding Dollar General located in Augusta, KS. There are currently just less than 9 years remaining on a triple net lease. In addition to the 3% increase in 2028, the lease calls for 10% increases in each of the 4, 5-year renewal options. The subject property is strategically located along Ohio Street in front of the Dillons Food Store. Additional nearby traffic generators include the Augusta Country Club, Augusta High School, and Augusta Lake. Supportive single family residences surround the subject property.

Augusta is a city in western Butler County, located about 20 miles east of Wichita along U.S. Route 54 / 400 highway. The city is home to nearly 9,300 residents and a range of retail, manufacturing, and service businesses. A traditional all-American town, Augusta is a place where the metro's modern edge meets the serenity of the sweeping grasslands, offering the perfect blend of recreation, commerce, and rich culture. The area's diverse economy includes industries ranging from petroleum production and refining, farming, ranching and manufacturing.

INVESTMENT HIGHLIGHTS

Corporate NNN Lease with nearly 9 Years Remaining (No Landlord Responsibilities)

Dollar General (NYSE:DG) holds an Investment Grade Credit Rating (S&P:BBB)

Pad Building to Dillons Food Store (Kroger)

Upgraded Concrete Parking Lot

3% Increase in Year 11 of the Base Term of the Lease

TENANT PROFILES // **Dollar General**

DOLLAR GENERAL®

TENANT HIGHLIGHTS

- 20,345 as of 8/2/2024
- NYSE:DG
- S&P Credit Rating: BBB
- 185,000+ Employees

TENANT OVERVIEW

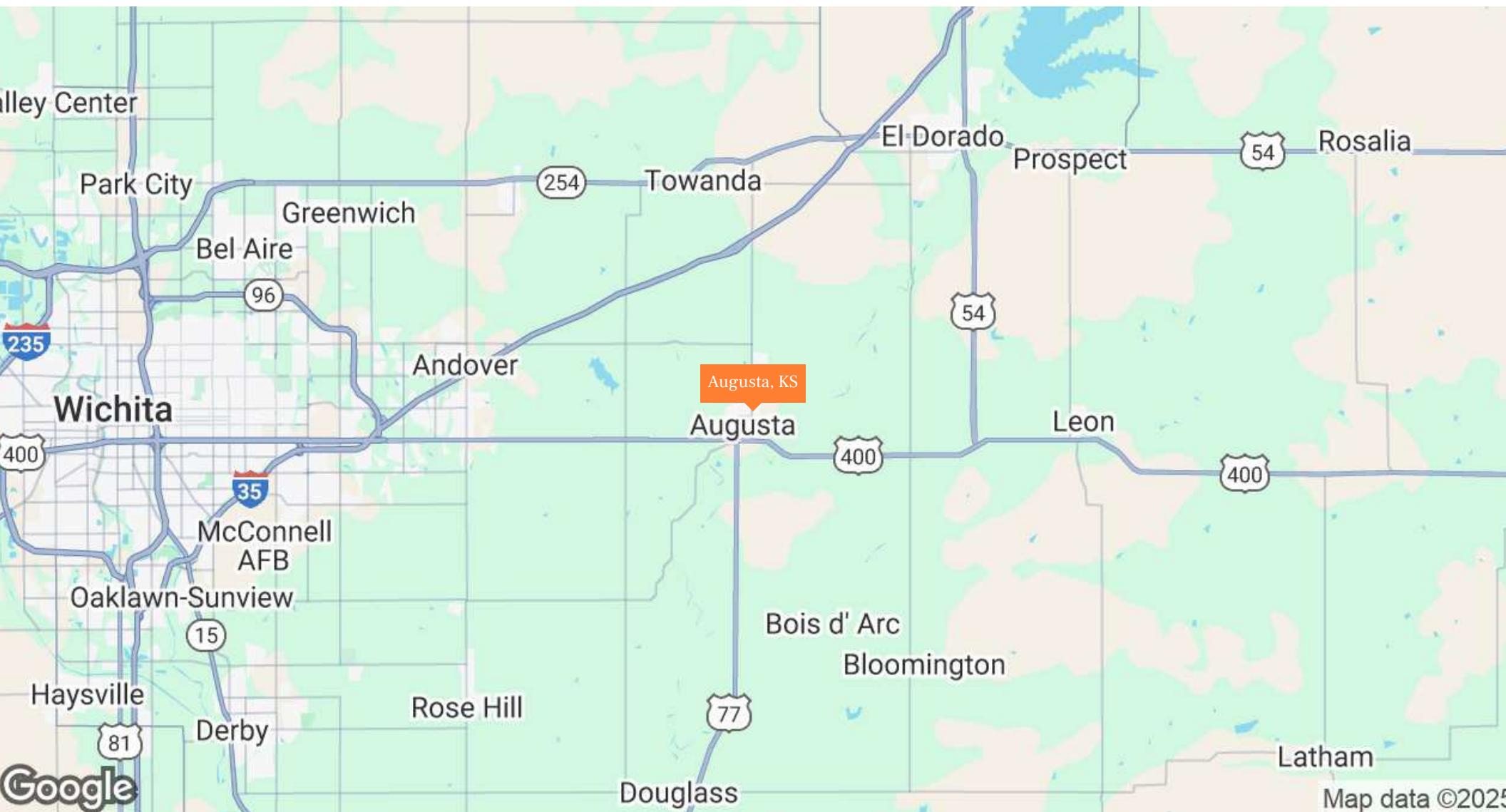
Company:	-Dollar General Corporation
Founded:	-1939
Locations:	-20,345 (8/2/2024)
Total Revenue:	-\$38.69B (2023)
Net Income:	-\$1.66B (2023)
Net Worth:	-\$6.75B (2023)
Headquarters:	-Goodlettsville, TN
Website:	- www.dollargeneral.com

RENT SCHEDULE

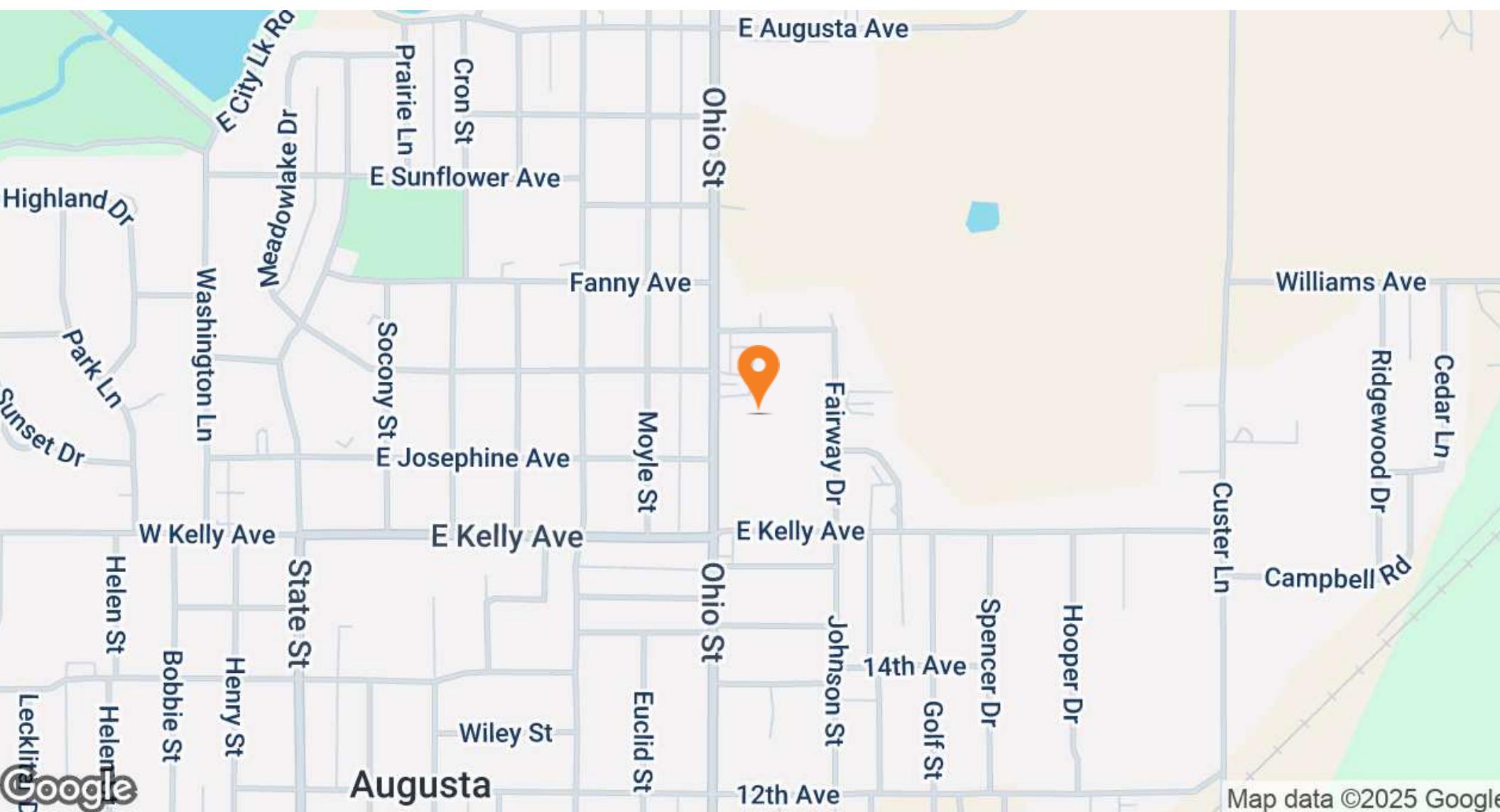
CUSTOM TEXT

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of August 2, 2024, the Company's 20,345 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

Dollar General // REGIONAL MAP



LOCAL MAP // Dollar General





FINANCIAL DETAILS // **Dollar General**

THE OFFERING	
Price	\$1,120,000
Capitalization Rate	8.10%
Price/SF	\$124.09

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$90,672	\$7,556	\$10.05	8.10%
12/1/2028 - 11/30/2033	\$93,396	\$7,783	\$10.35	8.34%
Option 1	\$102,732	\$8,561	\$11.38	9.17%
Option 2	\$113,004	\$9,417	\$12.52	10.09%
Option 3	\$124,308	\$10,359	\$13.77	11.10%
Option 4	\$136,740	\$11,395	\$15.15	12.21%

PROPERTY DESCRIPTION	
Year Built / Renovated	2018
Gross Leasable Area	9,026 SF
Type of Ownership	Fee Simple
Lot Size	0.64 Acres

LEASE SUMMARY	
Tenant	Dollar General
Rent Increases	3% in Year 10
Guarantor	Corporate Guarantee
Lease Type	Triple Net (NNN)
Lease Commencement	11/11/2018
Lease Expiration	11/30/2033
Renewal Options	4 (5-Year)
Term Remaining on Lease (Yrs)	9 Years
Landlord Responsibility	None
Tenant Responsibility	Taxes, Insurance, Maintenance

Dollar General // SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	CAP RATE	# OF UNITS	CLOSE
	Dollar General 1612 Ohio St Augusta, KS 67010	\$1,120,000	9,026 SF	8.10%	1	On Market
	SALE COMPARABLES	PRICE	BLDG SF	CAP RATE	# OF UNITS	CLOSE
	Dollar General (Fort Wayne MSA) 17604 Wayne St Zanesville, IN 46799	\$1,115,000	7,545 SF	7.10%	-	01/15/2025
	Dollar General I Next to Largest Employer in County 13812 NC-33 Blounts Creek, NC 27814	\$1,176,000	7,500 SF	7.10%	-	10/27/2024
	Dollar General 68300 Co Hwy A Iron River, WI 54847	\$1,250,000	9,100 SF	7.00%	-	11/07/2024
	Dollar General 4276 Levalley Road Columbiaville, MI 48421	\$1,230,000	9,026 SF	7.19%	-	09/06/2024
	Dollar General 3561 Sullivant Ave Columbus, OH 43204	\$1,475,000	7,489 SF	6.97%	-	08/08/2024
AVERAGES		\$1,249,200	8,132 SF	7.07%	-	-

SALE COMPS // Dollar General



★ **Dollar General**
1612 Ohio St, Augusta, KS 67010

Listing Price:	\$1,120,000
Cap Rate:	8.10%
Lease Expiration:	11/30/2033
COE Date:	On Market
Property Type:	Net Lease
Gross Leasable Area:	9,026 SF
Price/SF:	\$124.09
Lot Size:	0.64 Acres
Year Built:	2018



📍 **Dollar General (Fort Wayne MSA)**
17604 Wayne St Zanesville, IN 46799

Sale Price:	\$1,115,000
Cap Rate:	7.10%
Years Remaining On Lease:	9.0
COE Date:	01/15/2025
Property Type:	Net Lease
Gross Leasable Area:	7,545 SF
Price/SF:	\$147.78
Lot Size:	1.96 Acres
Year Built:	2018

Dollar General // SALE COMPS



B **Dollar General I Next To Largest Employer In County**
13812 NC-33 Blounts Creek, NC 27814

Sale Price:	\$1,176,000
Cap Rate:	7.10%
Years Remaining On Lease:	9.0
COE Date:	10/27/2024
Property Type:	Net Lease
Gross Leasable Area:	7,500 SF
Price/SF:	\$156.80
Lot Size:	1.3 Acres
Year Built:	2019



C **Dollar General**
68300 Co Hwy A Iron River, WI 54847

Sale Price:	\$1,250,000
Cap Rate:	7.00%
Years Remaining On Lease:	10.0
COE Date:	11/07/2024
Property Type:	Net Lease
Gross Leasable Area:	9,100 SF
Price/SF:	\$137.36
Lot Size:	1 Acres
Year Built:	2019

SALE COMPS // **Dollar General**



D **Dollar General**
4276 Levalley Road Columbiaville, MI 48421

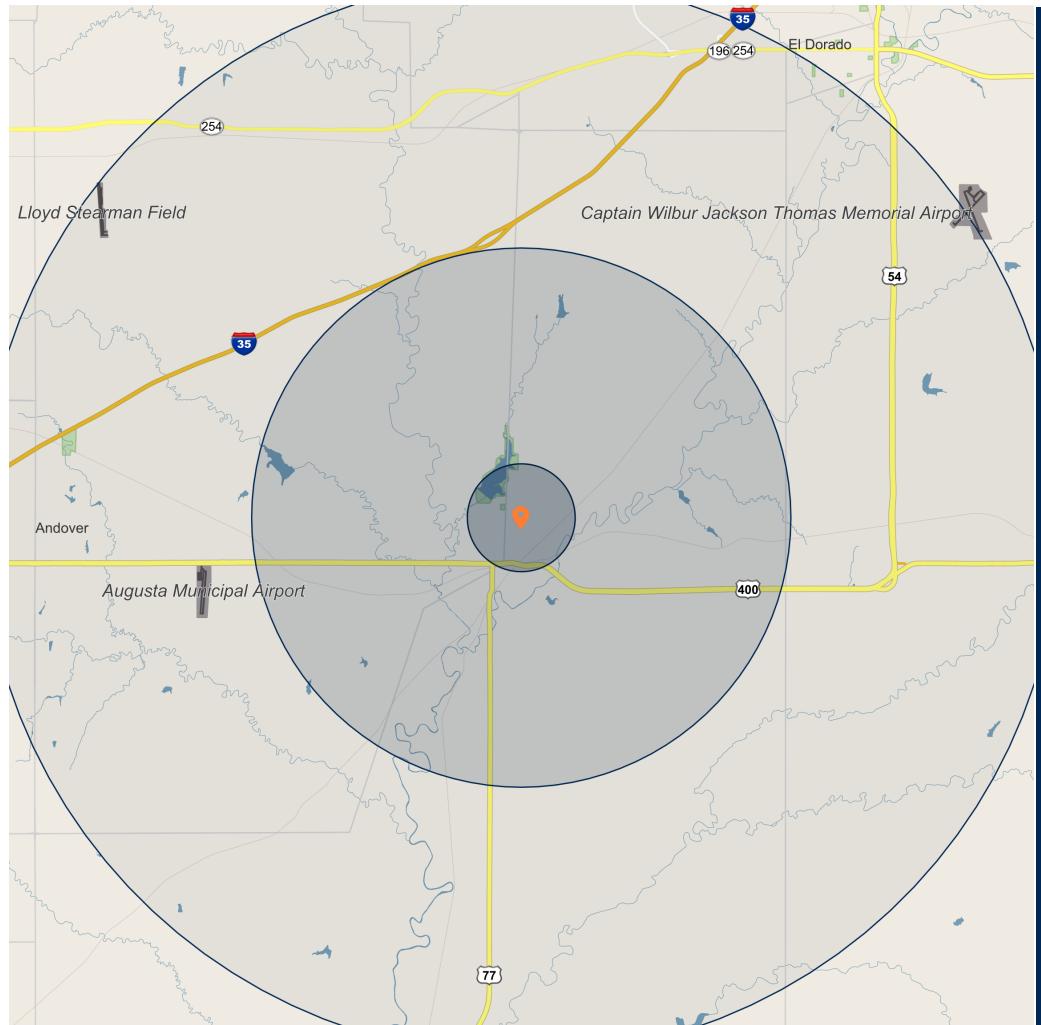
Sale Price:	\$1,230,000
Cap Rate:	7.19%
Years Remaining On Lease:	9.0
COE Date:	09/06/2024
Property Type:	Net Lease
Gross Leasable Area:	9,026 SF
Price/SF:	\$136.27
Lot Size:	1.73 Acres
Year Built:	2018



E **Dollar General**
3561 Sullivant Ave Columbus, OH 43204

Sale Price:	\$1,475,000
Cap Rate:	6.97%
Years Remaining On Lease:	8.0
COE Date:	08/08/2024
Property Type:	Net Lease
Gross Leasable Area:	7,489 SF
Price/SF:	\$196.96
Lot Size:	0.78 Acres
Year Built:	2017

Dollar General // DEMOGRAPHICS



	1 Mile	5 Miles	10 Miles
POPULATION			
2028 Projection	6,527	12,747	39,463
2023 Estimate	6,345	12,511	38,422
2020 Census	6,285	12,548	38,722
2010 Census	6,411	12,723	36,333
HOUSEHOLD INCOME			
Average	\$58,482	\$69,915	\$89,836
Median	\$44,256	\$53,968	\$68,387
Per Capita	\$24,258	\$28,144	\$33,984
HOUSEHOLDS			
2028 Projection	2,693	5,128	14,861
2023 Estimate	2,606	5,008	14,408
2020 Census	2,550	4,928	14,112
2010 Census	2,585	4,941	13,277
HOUSING			
Median Home Value	\$124,889	\$158,839	\$184,129
EMPLOYMENT			
2023 Daytime Population	5,924	9,844	37,724
2023 Unemployment	5.41%	5.21%	4.37%
Average Time Traveled (Minutes)	26	26	25
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	30.85%	30.31%	24.99%
Some College (13-15)	29.53%	28.42%	26.23%
Associate Degree Only	10.65%	10.37%	10.01%
Bachelor's Degree Only	14.33%	15.68%	21.13%
Graduate Degree	5.79%	7.48%	10.96%



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