

IOWA INVESTMENT PORTFOLIO

DOLLAR GENERAL

GRUNDY CENTER | ELDORA | MOUNT AYR



CBRE



PORTFOLIO OVERVIEW

This investment portfolio contains three separate, freestanding Dollar Generals located throughout Iowa. All properties were built between 2002-2004 solely for Dollar General use. The leases were all extended in 2024, which demonstrates Dollar General's commitment to these stores. All these stores are in county seat towns. The leases are corporately guaranteed, and all stores are part of Dollar General's National Insurance Program. Properties can be sold as a portfolio or individually.

Sale Price: \$1,885,242

Cap Rate: 7.25%

Tenant: Dolgencorp, LLC

Guarantor: Corporate

Lease Type: NN

Avg. Remaining Lease Term: 4.67 years

AVAILABLE

2009 Commerce Drive, Grundy Center, IA 50638

1212 24th Street, Eldora, IA 50627

200 E South Street, Mount Ayr, IA 50854



9,014 SF INVESTMENT RETAIL FOR SALE

2009 COMMERCE DRIVE

GRUNDY CENTER | IOWA

CBRE



PROPERTY OVERVIEW

GRUNDY CENTER, IOWA

The subject property is a freestanding 9,014 SF building in Grundy Center, Iowa. The property is ideally situated along Hwy-14 on the western edge of town. Dollar General has occupied the space since it was built in 2004. The store completed an interior remodel in 2024 and extended its lease, thus showing a strong commitment to the location.

Sale Price: \$620,690
 NOI: \$45,000
 Cap Rate: 7.25%
 Tenant: Dolgencorp, LLC
 Guarantor: Corporate
 Lease Type: NN
 Lease Expiration: 11/30/2029

- Interior remodel (2024) & recent parking lot repair work
- (2) 5-year extension options remaining at \$3,000 increases
- Part of National Insurance Program (Tenant pays insurance directly)
- Dollar General responsible for minor repairs less than \$1000 per occurrence
- Dollar General reimburses in full for taxes

9,014 SF

0.83 ACRES

LEASE SCHEDULE

Rental Period	Lease Term	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
Current	12/1/2024 – 11/30/2029	\$3,750	\$45,000	\$4.99	7.00%
Option 1	12/1/2029 - 11/30/2034	\$4,000	\$48,000	\$5.33	7.47%
Option 2	12/1/2034 – 11/30/2039	\$4,250	\$51,000	\$5.66	7.93%

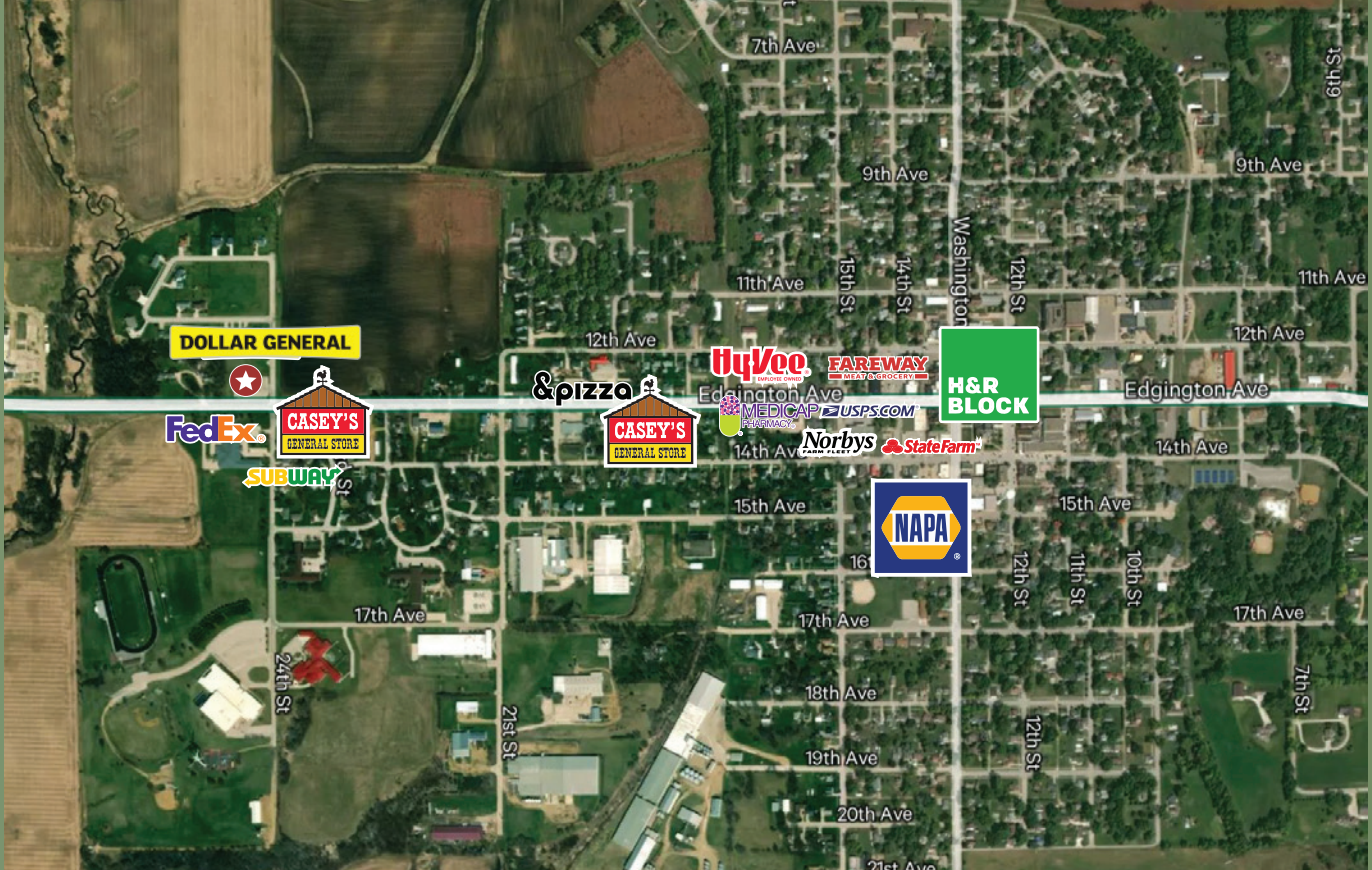


8,320 SF INVESTMENT RETAIL FOR SALE

1212 24TH STREET

ELDORA | IOWA

CBRE



PROPERTY OVERVIEW

ELDORA, IOWA

The subject property is a freestanding 9,014 SF building in Grundy Center, Iowa. The property is ideally situated along Hwy-175 on the western edge of town. Dollar General has occupied the space since it was built in 2004. The store recently extended its lease for an additional 6 years, thus showing a strong commitment to the location.

Sale Price: \$651,724
 NOI: \$47,250
 Cap Rate: 7.25%
 Tenant: Dolgencorp, LLC
 Guarantor: Corporate
 Lease Type: NN
 Lease Expiration: 9/30/2030

- Recent parking lot and exterior lighting improvements
- (2) 5-year extension options remaining at 10% increases
- Part of National Insurance Program (Tenant pays insurance directly)
- Dollar General responsible for minor repairs less than \$500 per occurrence
- Dollar General reimburses in full for taxes
- Dollar General pays additional percentage rent at this location

8,320 SF

0.99 ACRES

LEASE SCHEDULE

Rental Period	Lease Term	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
Current	10/1/2024 – 9/30/2030	\$3,937.50	\$47,250	\$5.68	7.00%
Option 1	10/1/2030 – 9/30/2035	\$4,331.25	\$51,975	\$6.25	7.70%
Option 2	10/1/2035 – 9/30/2040	\$4,764.38	\$57,172.56	\$6.87	8.47%

Note: Dollar General pays additional percentage rent equal to 2.5% of its sales in excess of \$1,890,000 each year. This figure increases with each extension option.

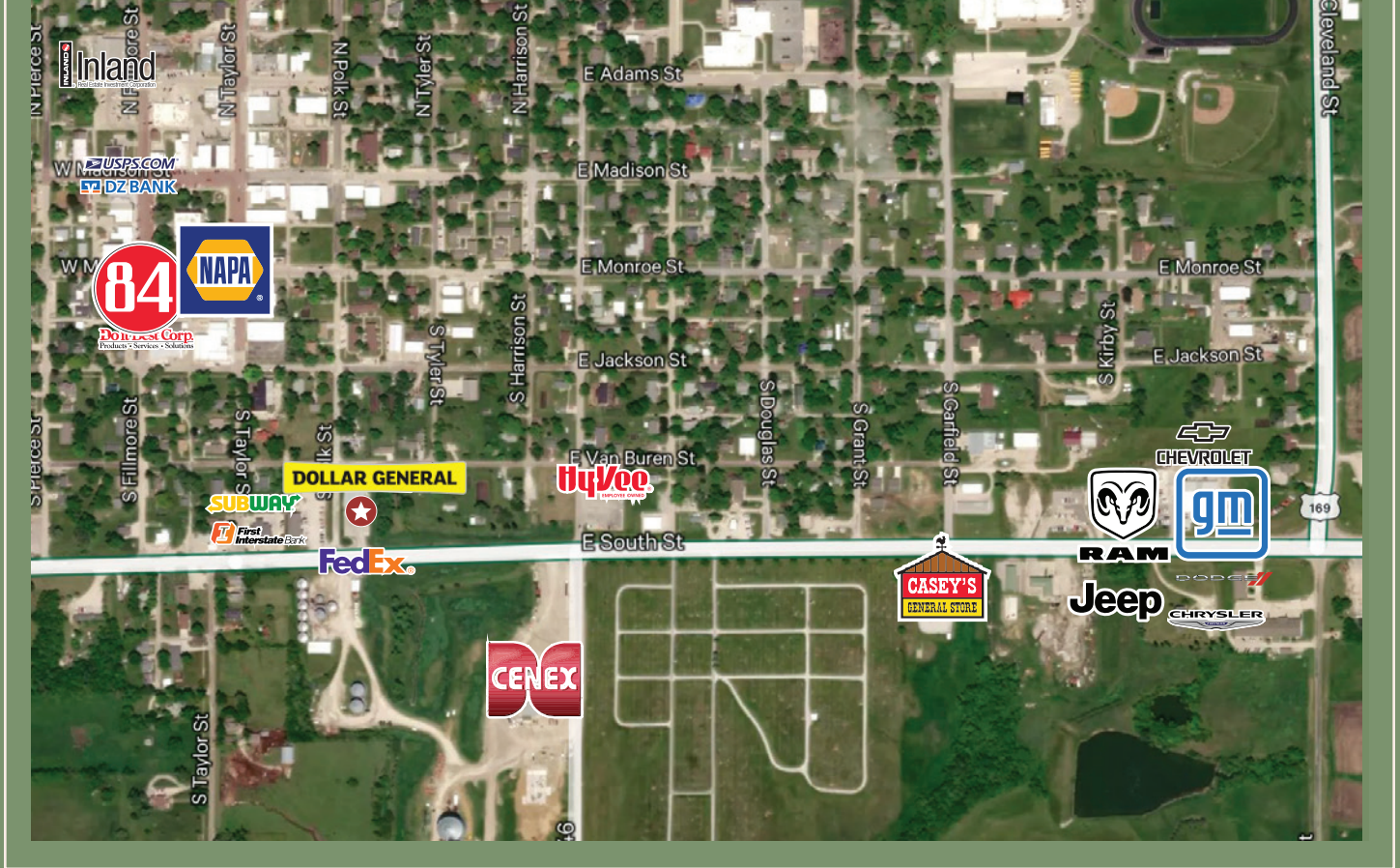


7,200 SF INVESTMENT RETAIL FOR SALE

200 E SOUTH STREET

MOUNT AYR | IOWA

CBRE



PROPERTY OVERVIEW

MOUNT AYR, IOWA

The subject property is a freestanding 7,200 SF building in Mount Ayr, Iowa. The property is ideally situated along Hwy-169 in the center of town. Dollar General has occupied the space since it was built in 2002. The store recently extended its lease for an additional 6 years, thus showing a strong commitment to the location.

Sale Price: \$612,828
 NOI: \$44,430
 Cap Rate: 7.25%
 Tenant: Dolgencorp, LLC
 Guarantor: Corporate
 Lease Type: NN
 Lease Expiration: 10/31/2030

- Roof sealing (2024) & recent parking lot improvements
- (2) 5-year extension options remaining at 10% increases
- Part of National Insurance Program (Tenant pays insurance directly)
- Dollar General responsible for minor repairs less than \$1000 per occurrence

7,200 SF

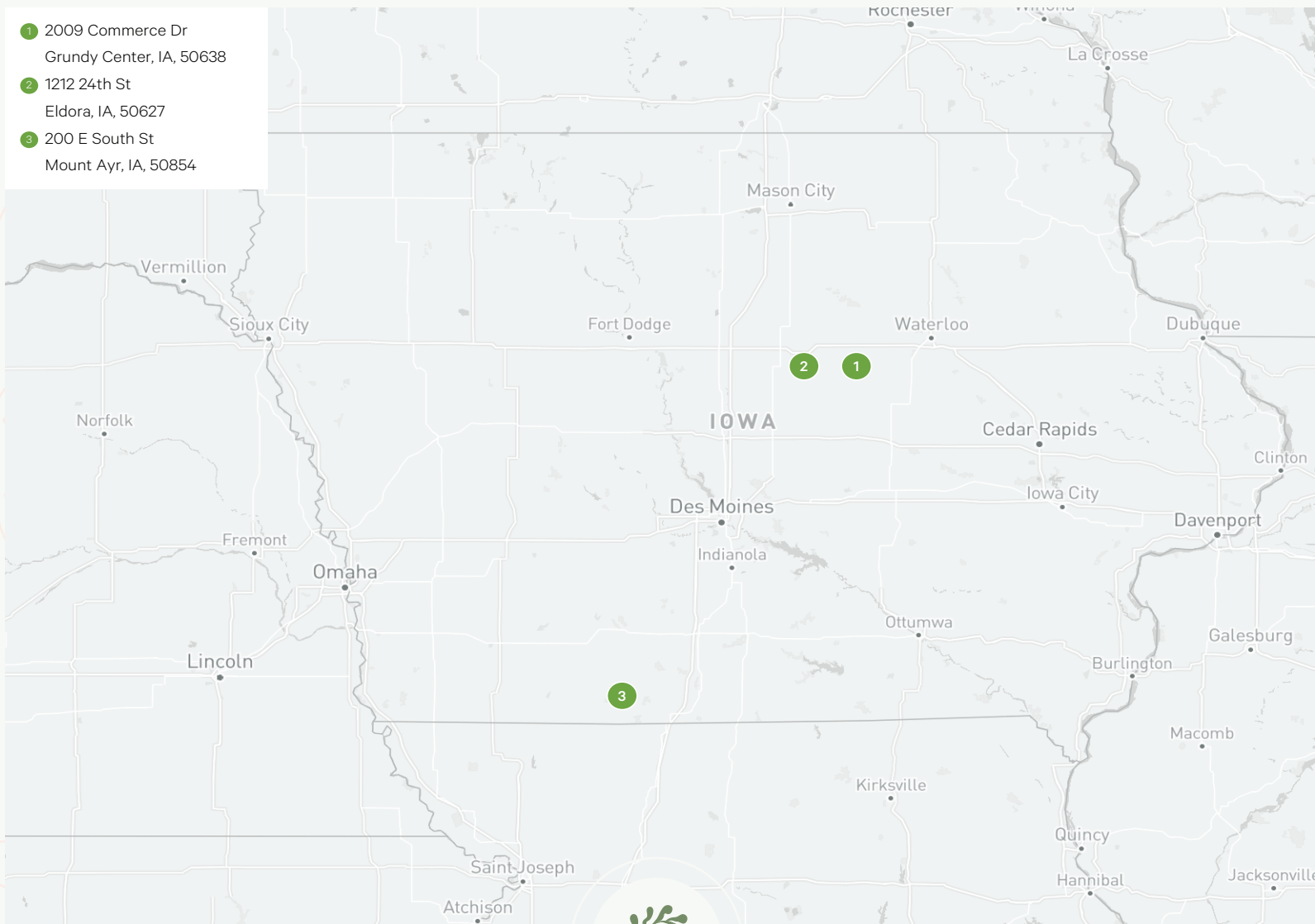
0.86 ACRES

LEASE SCHEDULE

Rental Period	Lease Term	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
Current	11/1/2024 – 10/31/2030	\$3,702.50	\$44,430	\$6.17	7.00%
Option 1	11/1/2030 - 10/31/2035	\$4,042.50	\$48,510	\$6.74	7.64%
Option 2	11/1/2035 – 10/31/2040	\$4,416.50	\$52,998	\$7.36	8.35%

Note: Monthly income includes tenant maintenance contribution of \$302.50 per month.

- 1 2009 Commerce Dr
Grundy Center, IA, 50638
- 2 1212 24th St
Eldora, IA, 50627
- 3 200 E South St
Mount Ayr, IA, 50854



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DOLLAR GENERAL

GRUNDY CENTER | ELDORA | MOUNT AYR

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Licensed in the State of Iowa

CBRE