



# Dollar General Co.

913 S Main St Piedmont, MO 63957

CORE Real Estate Group, LLC  
200 Centre on the Lake, Lake St. Louis, MO 63367  
[www.corerealestatelc.com](http://www.corerealestatelc.com)



# Executive Overview

<b>Offering Price</b>	<b>\$924,500</b>
<b>CAP Rate</b>	<b>8%</b>
<b>NOI</b>	<b>\$73,956.96</b>
<b>TERM</b>	<b>15 Years (8/1/2015 - 8/31/30)</b>
<b>Price/SF</b>	<b>\$36</b>
<b>Year Built</b>	<b>2015</b>
<b>Zoning Type</b>	<b>Commercial</b>
<b>County</b>	<b>Wayne</b>
<b>Lease Type</b>	<b>ABSOLUTE NNN</b>

# Lease Abstract

<b>TENANT</b>	Dolgencorp, LLC
<b>GUARANTOR</b>	Dollar General Corporation
<b>ADDRESS</b>	913 S Main St. Piedmont, MO 63957
<b>RENT COMMENCEMENT</b>	August 1, 2015
<b>LEASE EXPIRATION</b>	August 30, 2030
<b>RENEWAL OPTIONS</b>	Four (4) five (5) year options
<b>REAL ESTATE TAXES</b>	Tenant shall reimburse Landlord for the ad valorem taxes payable with respect to the Demised Premises.
<b>INSURANCE</b>	Tenant shall, at its sole cost, carry and maintain Liability Insurance and Property Insurance. Landlord shall be the named insured, and Tenant and Landlord's designated mortgagee, if any, shall be named as an additional insureds under the Liability Insurance. Tenant shall be named as the loss payee, and Landlord and Landlord's designated mortgagee shall be named as additional loss payees, under the Property Insurance policy.
<b>REPAIR &amp; MAINTENANCE</b>	Tenant shall, at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.
<b>UTILITIES</b>	Tenant shall pay for all utilities used by it in the Demised Premises.
<b>MAINTENANCE BY LANDLORD</b>	None
<b>RIGHT OF FIRST REFUSAL</b>	None

# Rent Roll

<b>Period</b>	<b>Monthly Rent</b>	<b>Return</b>
<b>Lease Years 1-15</b>	<b>\$73,956.96</b>	<b>8%</b>
<b>Lease Years 16-20 (Option 1)</b>	<b>\$81,352.68</b>	<b>8.8%</b>
<b>Lease Years 21-25 (Option 2)</b>	<b>\$89,487.96</b>	<b>9.68%</b>
<b>Lease Years 26-30 (Option 3)</b>	<b>\$98,436.72</b>	<b>10.6%</b>

# About Piedmont

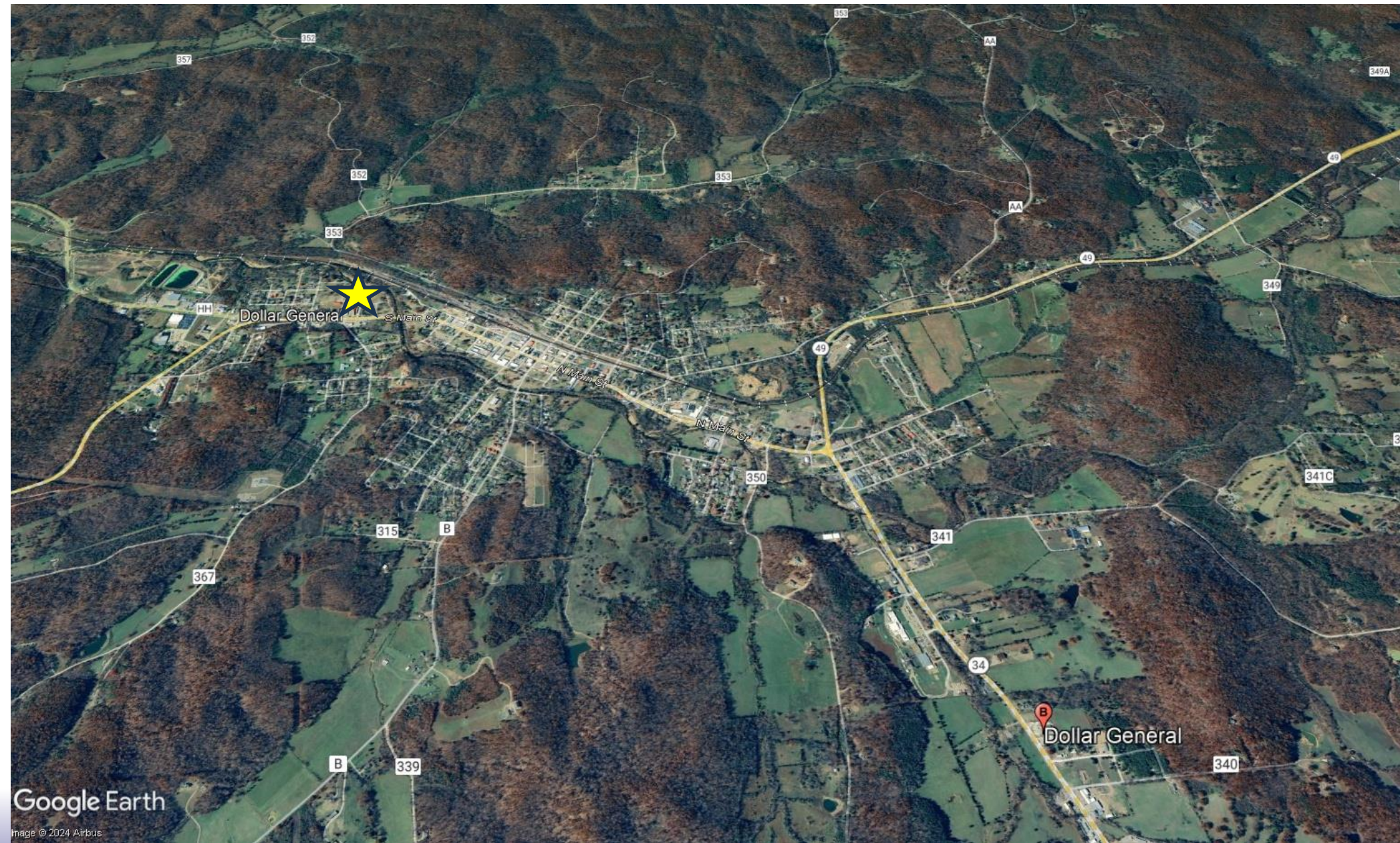
**Piedmont** is a city in northwestern Wayne County in Southeast Missouri, United States. Its population was 1,897 at the 2020 census.<sup>[4]</sup> Part of the Ozark Foothills Region, it is at the convergence of State Highways 34 and 49. Piedmont, transliterated as "foot of the mountain," is named for its position at the foot of Clark Mountain, a 1424-foot summit approximately two miles north of the town.

**Clearwater Lake** is a reservoir on the Black River, six miles (9.7 km) from Piedmont, Missouri. The U.S. Army Corps of Engineers uses Clearwater for flood control in the White and lower Mississippi River Basins.

Clearwater Lake



# Aerial





# Tenant Summary

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. Dollar General offers products that are frequently used and replenished—such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, and seasonal items—at low everyday prices in convenient neighborhood locations. A leading discount retailer, Dollar General operates 14,000 stores in 43 states and has plans for significant future growth. On September 15, 2016, Dollar General announced plans to hire 10,000 new employees and open 900 new stores in fiscal 2016 and 1,000 in fiscal 2017.

On June 16, 2016, Reuters released a report that found:

- » Wealthy millennials are increasingly shopping at dollar stores
- » The number of heads of households shopping at dollar stores who are under 35 years old and earning more than \$100,000 a year increased 7.1% between 2012 and 2015, compared to 3.6% at all retail stores
- » 29% of millennial dollar store consumers earn over \$100,000 annually
- » Wealthy millennials accounted for about 25% of sales

For more information, please visit [www.dollargeneral.com](http://www.dollargeneral.com).





# CONFIDENTIALITY STATEMENT

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Exclusively  
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