

FOR SALE



CONFIDENTIAL OFFERING MEMORANDUM

REPRESENTATIVE IMAGE

Dollar General

BRAND-NEW CONSTRUCTION “PLUS” STORE

Brownstown, IL



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**DOLLAR
GENERAL**

DOLLAR GENERAL

Brownstown, IL

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Investment Highlights

- + Located approximately 70 miles east of St. Louis
- + Long-term lease with 15 years remaining
- + Absolute triple net lease with no landlord responsibilities
- + Brand-new construction property that opened in September 2022
- + Rare Dollar General “Plus” located featuring the larger and preferred 10,566 SF prototype
- + Located along U.S. 40, the primary thoroughfare in the area
- + Average annual household incomes are over \$81,000 within five miles
- + Positioned in the immediate proximity to Brownstown High School and adjacent to the Fayette County Fairgrounds
- + Located just north of Interstate 70 and two miles west of the I-70 and U.S. 40 interchange
- + Limited competition in the immediate area
- + Dollar General is an investment graded 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**

Investment Overview



Dollar General

450 WEST CUMBERLAND ROAD
BROWNSTOWN, IL 62418

\$1,580,000

PURCHASE PRICE

\$92,435

NET OPERATING INCOME

5.85%

CAP RATE

10,566 SF

BUILDING SIZE

2022

YEAR BUILT

1.55 AC

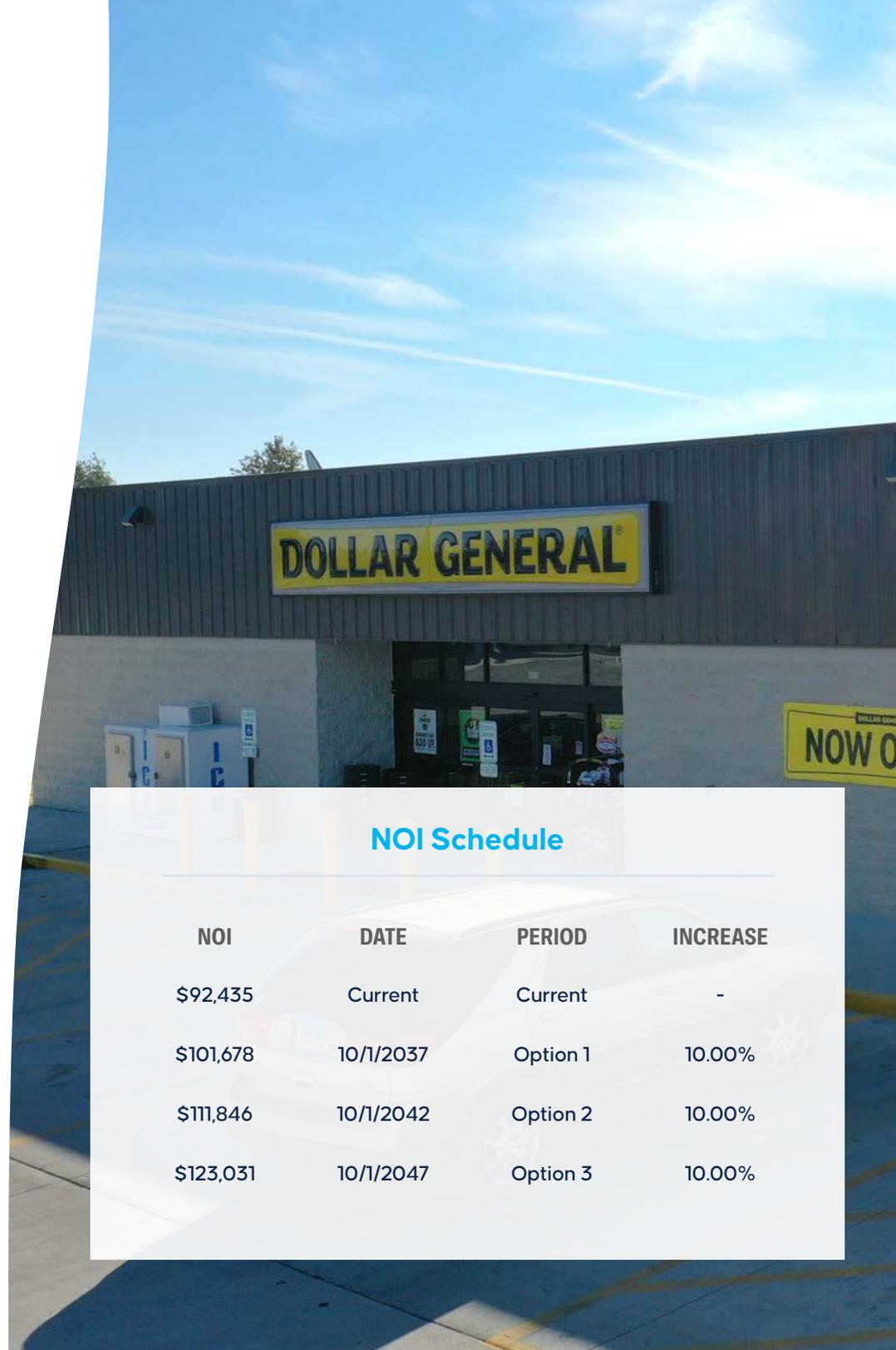
LAND SIZE

Lease Overview

RENT COMMENCEMENT:	September 20, 2022
LEASE EXPIRATION:	September 30, 2037
RENTAL ESCALATIONS:	10% in Each Option
RENEWAL OPTIONS:	Three 5-Year
TENANT:	Dollar General
CREDIT RATING:	Investment Grade (S&P: BBB)
LEASE TYPE:	Absolute Triple Net
LANDLORD RESPONSIBILITIES:	None

NOI Schedule

NOI	DATE	PERIOD	INCREASE
\$92,435	Current	Current	-
\$101,678	10/1/2037	Option 1	10.00%
\$111,846	10/1/2042	Option 2	10.00%
\$123,031	10/1/2047	Option 3	10.00%



Site Plan



Site Surroundings

BROWNSTOWN, IL



Brownstown Elementary School

Brownstown High School

Brownstown Park

UNITED STATES POSTAL SERVICE

The First National Bank of Brownstown

BROWNSTOWN LUMBER
A Great Name to Build On!

Fine Shine Detailing & Ceramic Coatings

W Cumberland Road

Mark's Cafe

VICTORYLANE
Race Shop Food

Brownstown Fire Protection

Lanracorp, Inc.

Rt-40 Flea-Market

2 Miles to Interstate 70 Access

Sunset

Fayette County Fairgrounds

TCM

DOLLAR GENERAL

Fayette County Speedway

Interstate 70

INTERSTATE 70

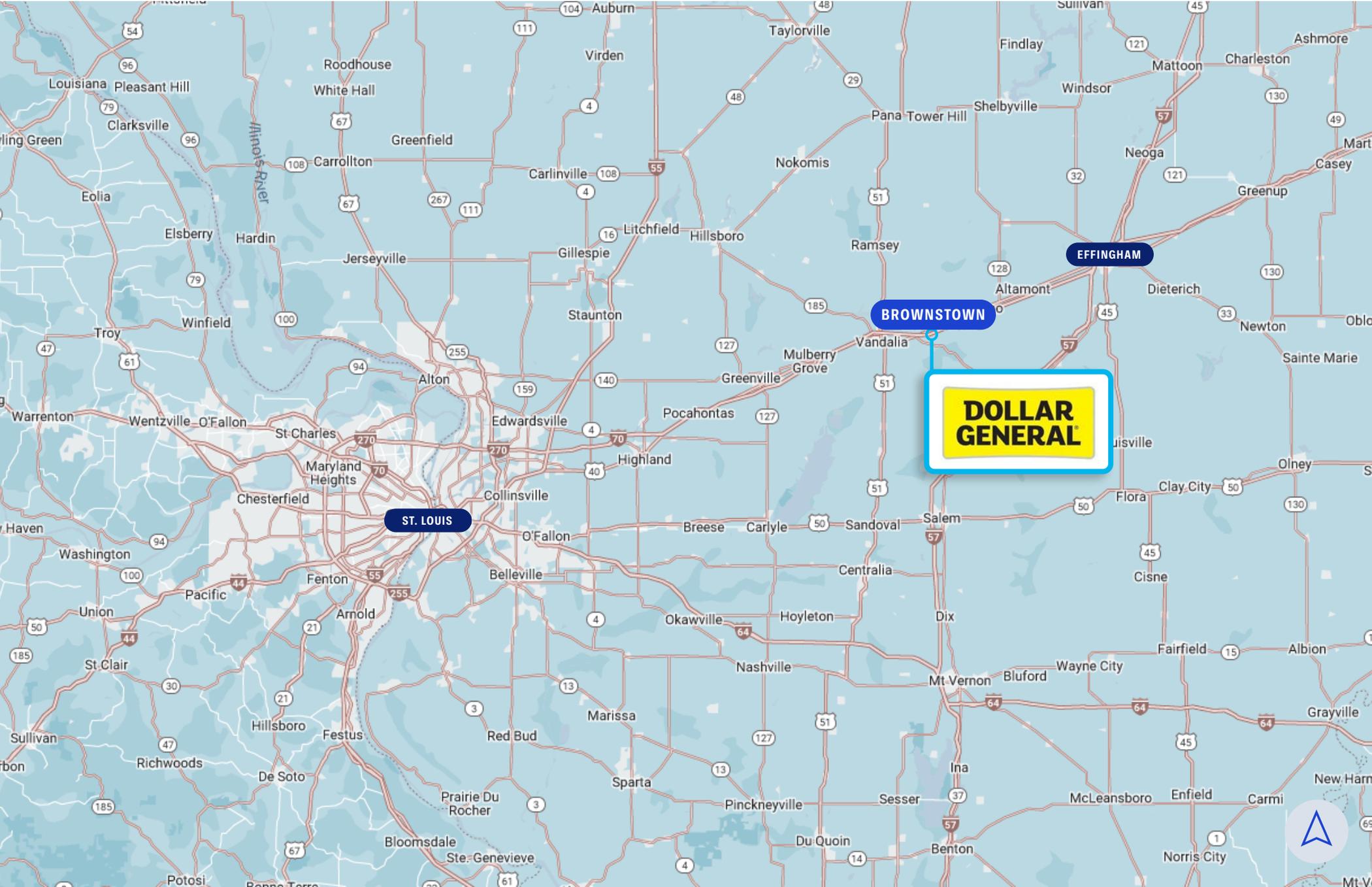
Property Photos

DOLLAR GENERAL



Regional Map

BROWNSTOWN, IL



Tenant Overview

DOLLAR GENERAL

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 18,000 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 \$56 billion.

WEBSITE:	dollargeneral.com	MARKET CAPITALIZATION:	\$56 billion
CREDIT RATING:	Investment Grade (S&P: BBB)	NUMBER OF LOCATIONS:	18,000+
STOCK SYMBOL:	NYSE: DG	HEADQUARTERS:	Goodlettsville, TN



18,000+

LOCATIONS



1939

YEAR FOUNDED



43

STATES



Location Overview

BROWNSTOWN, IL

Brownstown is a quaint village located in Fayette County, IL. Brownstown's south three-quarters belong to Otego Township and the northwest quarter belongs to Sefton Township. Outdoor enthusiasts are drawn to Fayette County as well for Ramsey Lake State Recreation Area which includes various active recreational uses, including boating, fishing, and hunting. Brownstown is also host to the annual Fayette County Fair, held each summer in mid-July. The fair includes livestock shows, fine arts and culinary exhibits, tractor pulls, stock car races, a talent show, and a queen pageant.

Cross-country travelers may be familiar with Brownstown due to its location along two major highways and interstates. U.S. Highway 40 (also known as "Main Street of America") passes through the village along its route through 12 US states. Tracing the path of US-40, Interstate 70 passes through Fayette County's seat, Vandalia, just to the south. Brownstown is centrally located between two major cities, located just over 1 hour northeast of St. Louis, MO and 1.5 hours southeast of Illinois' capital, Springfield. In addition, Lambert-St. Louis International Airport is located just 1.25 hours from Brownstown with service by many major airlines including Delta, United, and Southwest.

1.25 hours

from Lambert-St. Louis
International Airport

1 hour

from St. Louis, MO



Location Overview

ST. LOUIS, MO

St. Louis is known as the Gateway to the West and is the second-largest city in Missouri. It sits near the confluence of the Mississippi and the Missouri Rivers, on the western bank of the latter. As of 2020, the city proper had a population of around 301,500, while the bi-state metropolitan area, which extends into Illinois, had an estimated population of over 2.8 million, making it the largest metropolitan area in Missouri, the second-largest in Illinois, the seventh-largest in the Great Lakes Megalopolis, and the 20th-largest in the United States.

St. Louis has a diverse economy with strengths in the service, manufacturing, trade, transportation, and tourism industries. It is home to nine of the ten Fortune 500 companies based in Missouri. Major companies headquartered or with significant operations in the city include Enterprise Rent-A-Car, Ameren Corporation, Peabody Energy, Nestlé Purina PetCare, Anheuser-Busch, Wells Fargo Advisors, Stifel Financial, Square, Inc., U.S. Bank, Anthem BlueCross and Blue Shield, Federal Reserve Bank of St. Louis, U.S. Department of Agriculture, Centene Corporation, and Express Scripts.

Major research universities located in St. Louis include Saint Louis University and Washington University in St. Louis, which is the fourteenth highest ranked university by US News. The Washington University Medical Center in the Central West End host an agglomeration of medical and pharmaceutical institutions, including Barnes-Jewish Hospital.

St. Louis is home to two professional sports teams, the world champion St. Louis Blues and world champion St. Louis Cardinals. Among the city's notable sights is the 630-foot Gateway Arch. St. Louis is also home to the St. Louis Zoo and the Missouri Botanical Garden, which has the second-largest herbarium in North America.

1ST

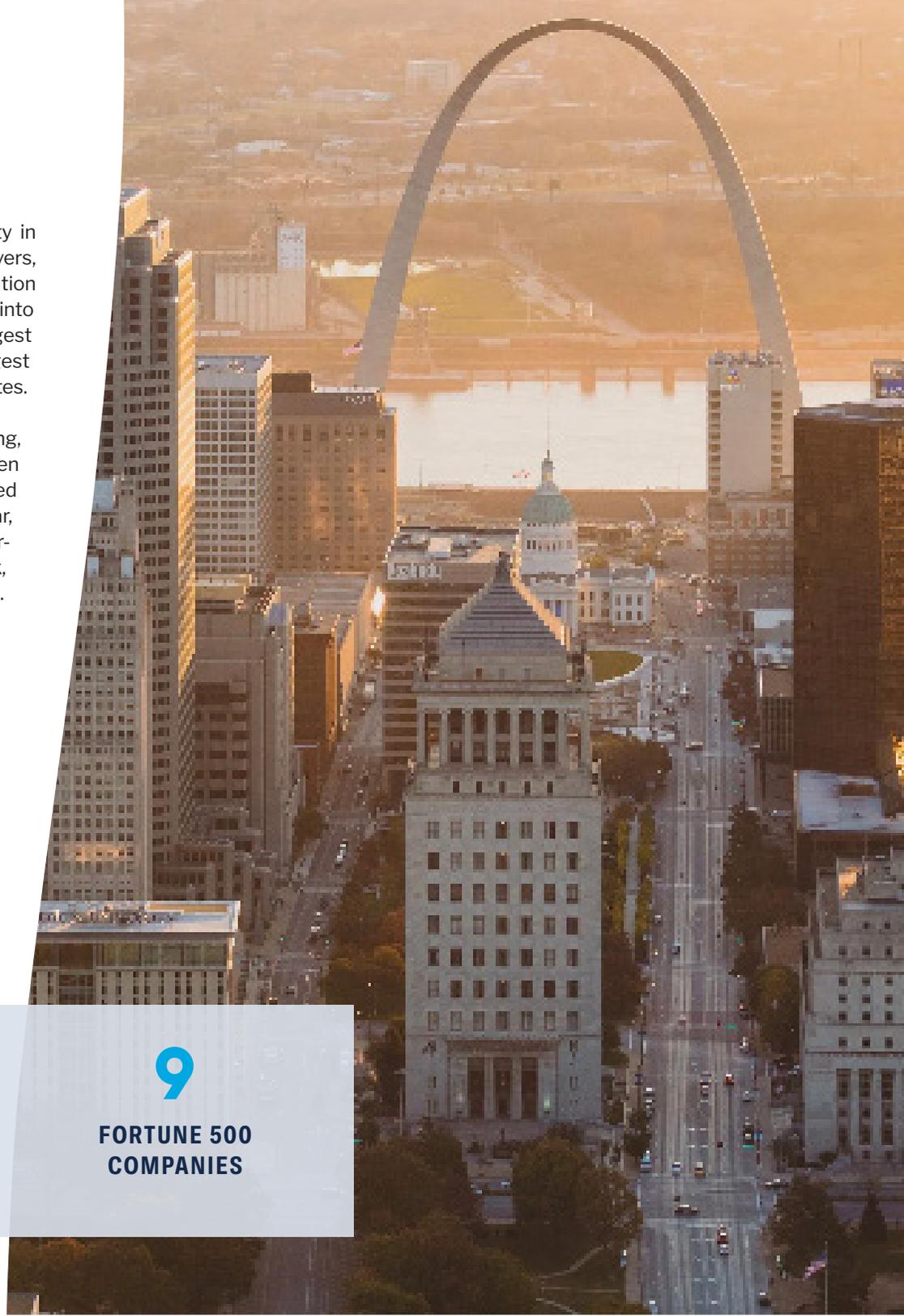
LARGEST METROPOLITAN
AREA IN MISSOURI

2ND

LARGEST CITY
IN MISSOURI

9

FORTUNE 500
COMPANIES



About Us

BLUE WEST CAPITAL

Client Focused. National Reach. Exceptional Results.

Blue West Capital is a net lease real estate investment advisory firm focused on the acquisition and disposition of single-tenant net leased properties, retail shopping centers, and commercial investment properties nationwide. We are a team of commercial real estate experts committed to helping our clients achieve their investment goals through a combination of exceptional client communication, professional collaboration, and individual experience.

STAY CONNECTED



For more information, visit
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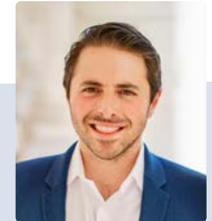
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PURCHASE PRICE

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This confidential Offering Memorandum, has been prepared by Blue West Capital, LLC ("Blue West Capital") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Blue West Capital recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as Dollar General (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Blue West Capital or its brokers.

Blue West Capital makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Blue West Capital has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Blue West Capital and the Owner of the Property. Blue West Capital makes no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Blue West Capital and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Blue West Capital and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Blue West Capital shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Blue West Capital. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Blue West Capital at your earliest convenience.



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