

CONFIDENTIAL OFFERING MEMORANDUM

FOR SALE

# DOLLAR GENERAL

PROVEN SUCCESSFUL LOCATION | RECENT EARLY RENEWAL

GERMANTOWN, IL | ST. LOUIS MSA



**BLUE  
WEST  
CAPITAL**

ills just  
of savings

Where  
goes a



**DOLLAR GENERAL**  
1549 Lake Park Drive  
Germantown, IL 62245

**DEAL TEAM**

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# INVESTMENT HIGHLIGHTS

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- Located within the St. Louis MSA approximately 35 miles east of downtown
- Affluent area with average annual household incomes of \$98,000 within five miles
- Proven and successful operating history at this property
- Dollar General is committed to this location evidenced by a recent early lease extension
- Strategically located twenty miles east of Scott Air Force Base, employing 13,000 people, 5,100 civilians with 5,500 active-duty Air Force, and an additional 2,400 Air National Guard and Reserve personnel
- 7+ years remaining on the lease
- Positioned at a hard corner along IL Route 161
- 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
- Rental increases in each renewal option period
- Low rent of \$8.73/SF



# INVESTMENT OVERVIEW

**DOLLAR GENERAL**



**DOLLAR GENERAL**

1549 LAKE PARK DRIVE  
GERMANTOWN, IL 62245



**\$1,141,000**

PRICE

**6.90%**

CAP RATE

**\$78,726**

NOI

**2009**

YEAR BUILT

**1.03 AC**

LAND SIZE

**9,014 SF**

BUILDING SIZE

## LEASE OVERVIEW

RENT COMMENCEMENT:	November 2, 2009
LEASE EXPIRATION:	November 30, 2029
RENTAL ESCALATIONS:	In Options
RENEWAL OPTIONS:	Three 5-Year
TENANT:	Dollar General
CREDIT RATING:	Investment Grade (S&P: BBB)
LEASE TYPE:	NN
LANDLORD RESPONSIBILITIES:	Roof, Structure, & Parking Lot (Replacement Only)

## NOI SCHEDULE

DATE	NOI	CAM	PERIOD	INCREASE
<b>CURRENT</b>	<b>\$78,726</b>	<b>\$308</b>	<b>Current</b>	
12/1/2029	\$86,599	\$308	Option 1	10.00%
12/1/2034	\$92,259	\$308	Option 2	6.54%
12/1/2039	\$104,785	\$308	Option 3	13.58%

\*Tenant will reimburse for the maintenance and repair costs of the grassed and landscaped areas including irrigation systems, snow removal, repairs to parking lot (excluding capital expenditures), striping, and light poles.

\*\*Tenant pays monthly CAM estimates of \$308.30, which can be adjusted up based upon actual expenses, and are fully reconciled at the end of the year.





**DOLLAR GENERAL**

**TOP SHOP AUCTIONS**

KOHEMANN BROS. MASONRY, INC.

**KCP**  
KOHLEN CONCRETE PRODUCTS, INC.  
Since 1952

**Koetting**  
Insurance  
AND RESOURCE AGENCY

Siblings & Co  
Daycare Center

**GTSB**  
GERMANTOWN TRUST & SAVINGS BANK  
Organized 1866

UNITED STATES  
POSTAL SERVICE

**JANSEN**  
COLLISION REPAIR



Germantown  
Public Library

Germantown  
Fire Department

Germantown  
Elementary School

CHEVROLET

161

**FIT ZONE**  
161  
Edward Jones  
Member Since 1978



Germantown  
Village Mayor

Lake Park Dr  
≈5,000 VPD

Schoendienst  
Park

Lake  
Park

161



# SITE PLAN





# PROPERTY PHOTOS

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# MAP & DEMOGRAPHICS



## AVERAGE HOUSEHOLD INCOME

3 Mile	\$96,261
5 Mile	\$97,830
7 Mile	\$100,729



## TOTAL POPULATION

3 Mile	1,905
5 Mile	10,445
7 Mile	14,475



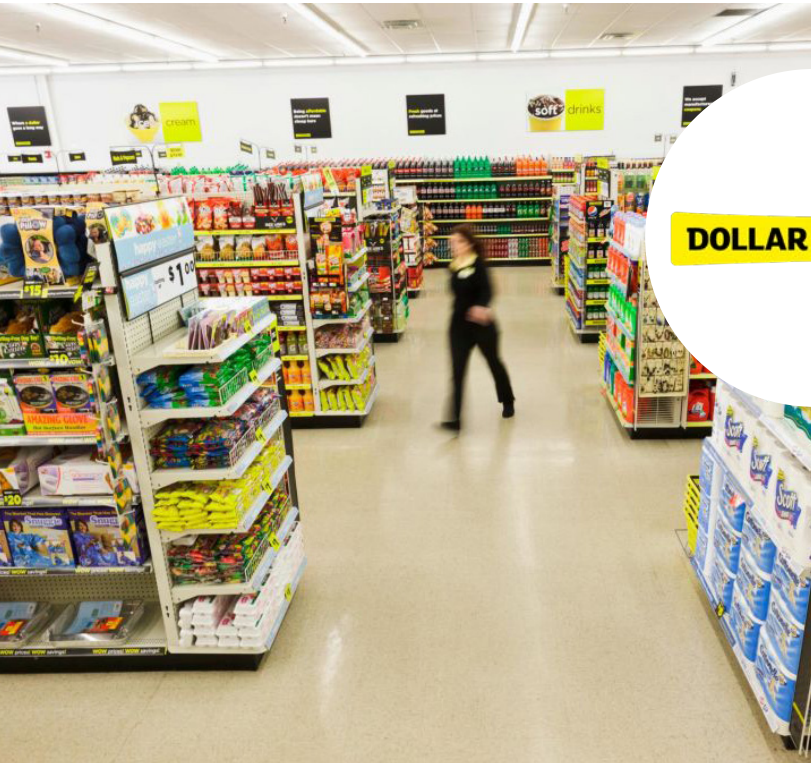
## TOTAL HOUSEHOLDS

3 Mile	732
5 Mile	4,027
7 Mile	5,566





# TENANT OVERVIEW



**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 \$57 billion.

WEBSITE [dollargeneral.com](http://dollargeneral.com)

HEADQUARTERS [Goodlettsville, TN](#)

LOCATIONS **± 18,000**

**S&P: BBB**

INVESTMENT GRADE  
CREDIT RATING

**NYSE: DG**

STOCK SYMBOL

**\$57B**

MARKET  
CAPITALIZATION

# LOCATION OVERVIEW

## GERMANTOWN, IL

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**GERMANTOWN, IL** is a town in Clinton County. Founded in 1833, the town has maintained a small-town atmosphere. Residents have the benefits of a small town paired with the access to big cities. Germantown is approximately thirty miles east of downtown St. Louis and is a part of the St. Louis MSA.

Formerly known as Hanover, named after the city in Germany, Germantown is said to be one of the first true German settlements in Illinois. The residents enjoy the small downtown area of retail shops and restaurants as well as the outdoor parks. Schoendiest Park and Germantown Park are the two most popular outdoor attractions for residents throughout the summer. Summer events include the Earth Day Celebration, Party in the Park, and the Bulldog Dash.





# 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 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, 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.

2  
PROFESSIONAL  
SPORTS TEAMS



2  
MAJOR RESEARCH  
UNIVERSITIES



9  
FORTUNE 500  
COMPANIES



  
MAJOR  
COMPANIES



# ABOUT US

## BLUE WEST CAPITAL

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. For additional information, please visit [www.bluestcapital.com](http://www.bluestcapital.com).



### NATIONWIDE REACH

Net lease investors across the US

80+  
YEARS

### EXPERIENCE TEAM

of dedicated net lease professionals



### UNPARALLELED BROKER COOPERATION

Split fees 50-50 with all cooperating brokers



### SHARED DATABASE

Collaborative proprietary national database

#1

### ROCKY MOUNTAIN REGION LEADER

A year-over-year investment sales leader in the region

OUR  
TEAM



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**\$1,141,000**

**PRICE**

**\$78,726**

**NOI**

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