

FOR SALE

DOLLAR GENERAL
260 Cross Creek Boulevard
Branson, Missouri 65616



EXCLUSIVE
— REALTY —



INVESTMENT HIGHLIGHTS

- NN Lease/Minimal Landlord Responsibilities
- 9,540 square foot Dollar General Store
- Freestanding Retail Building on 0.9 Acres of Land
- Built in 2008
- Dollar General is a publicly traded Fortune 500 company with over 80 years in business and BBB Investment grade rated
- Corporate Guaranteed Lease
- Average Annual Household Income exceeds \$63,000 within a 3 Mile Radius

PRICE:	\$1,011,852
CURRENT NOI:	\$68,300
CAP RATE:	6.75%
LEASE TYPE:	NN
PRIMARY LEASE TERM:	10 YEARS
OPTIONS:	4 (5) YEAR OPTIONS
INCREASES:	10% IN EACH OPTION

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INVESTMENT OFFERING

Exclusive Realty is pleased to present this 9,540 SF Dollar General store located in Branson, Missouri. The property has a NN Lease with minimal Landlord responsibility. The lease has 4 (5) year options. The lease is corporately guaranteed by Dollar General Corp.

The three mile average household income exceeds \$63,000 per year, making this location ideal for a Dollar General.

The subject offering represents an ideal opportunity for a 1031 Exchange buyer.

This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, one of the nation's top dollar stores.

**DOLLAR
GENERAL®**

INVESTMENT SUMMARY

LIST PRICE:	\$ 1,011,852
CURRENT NOI:	\$68,300
INITIAL CAP RATE:	6.75%
BUILDING SIZE:	9,540 sq. ft.
LAND ACREAGE:	0.90 Acres
ZONING:	Commercial
YEAR BUILT:	2008
TENANT:	Dollar General
LEASE TYPE:	NN
PRIMARY LEASE TERM:	10 Years
TAXES, INSURANCE, CAM:	Tenant Responsibility
ROOF, STRUCTURE:	Landlord Responsibility
LEASE START DATE:	August 1, 2008
LEASE EXPIRATION DATE:	July 31, 2028
LEASE TERM REMAINING:	6 Years
OPTIONS:	4 (5) Year Options
INCREASES:	10% in each Option
LEASE GUARANTOR:	Dollar General
TENANT WEBSITE:	www.dollargeneral.com

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third- party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. ER makes no warranties and/or representations regarding the accuracy, totality, or relevance of any financial data or assumptions. All data and assumptions regarding financial performance may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ER in compliance with all applicable fair housing and equal opportunity laws.

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TENANT PROFILE

**DOLLAR
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Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of January 2020, Dollar General operates 16,278 stores in the continental United States.

The company began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky, owned by James Luther Turner and Cal Turner. In 1955, the name changed to Dollar General Corporation and in 1968 the company went public on the New York Stock Exchange. Fortune 500 recognized Dollar General in 1999 and in 2020 reached #112. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$27 billion in 2019.

TENANT OVERVIEW

Company:	Dollar General
Founded:	1939
Total Revenue:	27.8 Billion
Net Worth:	22.825 Billion
Headquarters:	Goodlettsville, Tennessee
Website:	www.dollargeneral.com

TENANT HIGHLIGHTS

- Over 16,278 stores in the United States
- Ranked #354 as America's Best Employer by State in Forbes 2020
- Dollar General has over 143,000 Employees
- Ranked #179 as America's Largest Public company in Forbes 2018
- Launching a new retail concept - popshelf - designed to appeal to Consumers with more disposable income

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DEMOGRAPHICS

INTERSECTION	CARS PER DAY				
			3 MILES	5 MILES	10 MILES
E State Hwy 76	15,169	Total Population	13,356	28,436	56,716
E State Hwy 76 & Auburn Rd W	20,010	Total Households	5,316	11,403	23,036
US Hwy 65 S Bus & Branson Landing	22,996	Average HH Income	\$63,043	\$61,383	\$62,912

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Branson is a city in Taney and Stone counties in the U.S. state of Missouri. Most of the city is in Taney County, with a small portion in the west extending into Stone County. Branson is in the Ozark Mountains. The community was named after Reuben Branson, postmaster and operator of a general store in the area in the 1880s. The population was 12,638 at the 2020 census.

Branson has long been a popular destination for vacationers from Missouri and around the country. The collection of entertainment theaters along 76 Country Boulevard (and to a lesser extent along Shepherd of the Hills Expressway), including Dolly Parton's Stampede, has increased Branson's popularity as a tourist destination.

The increasing number of theaters and other attractions opening in Branson drew the attention of 60 Minutes, which aired an episode about Branson on December 8, 1991, and called it the "live music capital of the entire universe".



Titanic Museum

The Titanic Museum Branson is a life-size recreation of the Titanic, filled with interactive exhibitions and artifacts from the original ship and its passengers. With this admission ticket, visit at a time that suits you and explore the historic boat on a self-guided tour.



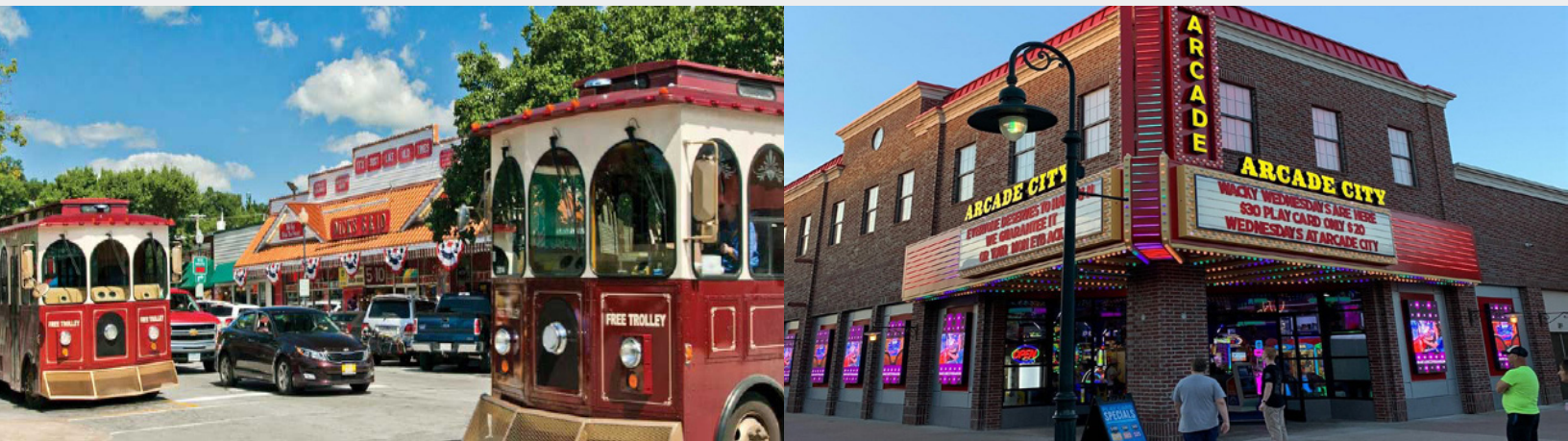
Silver Dollar City

One of America's great theme parks, is an 1880's themed experience that puts the words "family" and "fun" at the heart of everything they do. Experience Time Traveler, the only rollercoaster of its kind, that goes speeds up to 50 mph while you make a 10-story, 90-degree vertical drop, or be amazed by the craftsmen and artisan demonstrations before your eyes.



Aquarium at the Boardwalk

One of the newest things to do in Branson, Missouri, and is unlike any other aquarium you've visited. Some features that visitors can expect to enjoy are more than 250 different animal species, an original 5D submarine adventure to the bottom of the seasharks, a 24-foot high Kelp Forest climbing structure for kidsstingrays, and a gorgeous 16-foot view of a coral reef.



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