

**FOR SALE**

DOLLAR GENERAL PORTFOLIO

Springfield, Illinois

Flint, Michigan



**EXCLUSIVE**

— REALTY —



SPRINGFIELD, ILLINOIS



FLINT, MICHIGAN

**\$2,700,000**

**6.57% Cap Rate**

**NOI \$177,441**

**FOR MORE INFORMATION CONTACT:**

Steve Sagmani  
Chief Executive Officer  
steve@exclusive-realty.com  
(248) 833-6601

**313-963-SOLD**

Angelo Iacobelli  
Sales Associate  
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(248) 833-6595

# FOR SALE

DOLLAR GENERAL  
2015 N Grand Ave E  
Springfield, Illinois 62702



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— REALTY —



## INVESTMENT HIGHLIGHTS

- NN Lease/Minimal Landlord Responsibilities
- 13,709 square feet on 1.57 Acres of Land
- In close proximity to Circle K, CVS, California Kitchen, Dairy Queen, AutoZone, Popeyes, UPS and more
- Dollar General is a publicly traded Fortune 500 company with over 80 years in business and BBB Investment grade rated
- Over 10,000 Vehicles Per Day
- Population exceeds 105,000 Residents within a 5 Mile Radius
- Average Household Income exceeds \$65,000 within a 5 Mile Radius

NOI: \$90,000

CAP RATE: 6.57%

LEASE TYPE: NN

PRIMARY LEASE TERM: 5 YEARS

**FOR MORE INFO CONTACT: STEVE SAGMANI/ANGELO IACOBELLI**

# 313-963-7653

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## INVESTMENT OFFERING

Exclusive Realty is pleased to present this 13,709 SF Dollar General store located in Springfield, Illinois. The property has a NN Lease with minimal Landlord responsibility. The lease is corporately guaranteed by Dollar General Corp.

This Dollar General is located in an area with an Average Household Income that exceeds \$65,000 within a 5 Mile Radius making it a lucrative area for this store. The subject property is located near retailers such as Circle K, CVS, California Kitchen, Dairy Queen, AutoZone, Popeyes, UPS and more ensuring this location is 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

NOI:	\$90,000
CAP RATE:	6.57%
BUILDING SIZE:	13,709 sq. ft.
LAND SIZE:	1.57 Acres
ZONING:	Commercial
YEAR BUILT:	1941
TENANT:	Dollar General
LEASE TYPE:	NN
PRIMARY LEASE TERM:	10 Years
TAXES, INSURANCE:	Tenant Responsibility
ROOF, STRUCTURE:	Landlord Responsibility
LEASE START DATE:	October 1, 2004
LEASE EXPIRATION:	September 30, 2029
OPTIONS:	3 (5) Year Options
INCREASES:	10% in each option
LEASE GUARANTOR:	Dollar General
TENANT WEBSITE:	<a href="http://www.dollargeneral.com">www.dollargeneral.com</a>

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Springfield, Illinois 62702



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## DEMOGRAPHICS

INTERSECTION	CARS PER DAY		3 MILES	5 MILES	10 MILES
N Grand Ave E & N Ohio St W	10,992	Total Population	55,499	105,417	161,712
N Grand Ave E & N Albany St E	10,493	Total Households	23,838	46,312	69,025
N 19th St & E Cummins Ave N	5,760	Average HH Income	\$52,464	\$65,427	\$79,777

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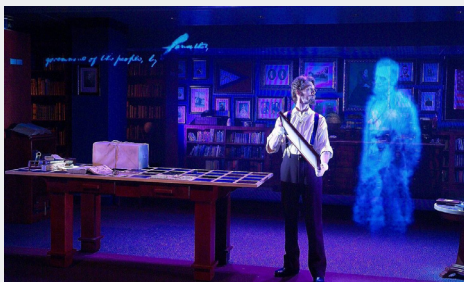
Springfield, Illinois 62702



# EXCLUSIVE

— REALTY —

Springfield is the capital of the U.S. state of Illinois and the county seat and largest city of Sangamon County. The city's population was 116,250 at the 2010 U.S. Census, which makes it the state's sixth most-populous city, the second largest outside of the Chicago metropolitan area (after Rockford), and the largest in central Illinois. Springfield was settled by European-Americans in the late 1810s, around the time Illinois became a state. The most famous historic resident was Abraham Lincoln, who lived in Springfield from 1837 until 1861, when he went to the White House as President of the United States. Major tourist attractions include multiple sites connected with Lincoln including the Abraham Lincoln Presidential Library and Museum, Lincoln Home National Historic Site, Lincoln-Herndon Law Offices State Historic Site, and the Lincoln Tomb at Oak Ridge Cemetery. Springfield lies in a valley and plain near the Sangamon River. Lake Springfield, a large artificial lake owned by the City Water, Light & Power company (CWLP), supplies the city with recreation and drinking water. Weather is fairly typical for middle latitude locations, with four distinct seasons including hot summers and cold winters. Spring and summer weather is like that of most Midwestern cities; thunderstorms may occur in late spring. Lying in Downstate Illinois, a part of Tornado Alley, tornadoes have hit the region on a few occasions.



### Abraham Lincoln Presidential Library/Museum

In a stunning combination of scholarship and showmanship, the Abraham Lincoln Presidential Library and Museum immerses you in Lincoln's world and time. Journey from a rustic Indiana cabin to the Executive Mansion in the nation's capitol; follow the fate of America's 16th president and share the joys and sorrows of a family - and a nation.



### Lincoln Home Historical Site

The only house Abraham Lincoln ever owned is the centerpiece of this four-block historic neighborhood. Lincoln and his family lived in the two-story house from 1844 until 1861, when their address changed to the White House.



### Illinois State Museum

The Illinois State Museum inspires exploration of Illinois' past and present to inform and enrich everyday life and to promote stewardship of cultural and natural resources for the future. The Museum's extensive collections and research activities provide the foundation for exhibitions and public programs that tell the story of the land, life, people, and art of Illinois.



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# FOR SALE

DOLLAR GENERAL  
1835 E Court Street  
Flint, Michigan 48503



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## INVESTMENT HIGHLIGHTS

- NN Lease/Minimal Landlord Responsibilities
- 8,134 square feet on 0.51 Acre of Land
- In close proximity to Ashley Outlet, Discount Tire, The Home Depot, Starbucks, Planet Fitness, Rite Aid, Mott Community College and more
- Dollar General is a publicly traded Fortune 500 company with over 80 years in business and BBB Investment grade rated
- Over 18,000 Vehicles Per Day
- Densely populated area with over 157,000 Residents within a 5 Mile Radius

NOI:	\$87,441
CAP RATE:	6.57%
LEASE TYPE:	NN
PRIMARY LEASE TERM:	10 YEARS

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## INVESTMENT OFFERING

Exclusive Realty is pleased to present this 8,134 SF Dollar General store located in Flint, Michigan. The property has a NN Lease with minimal Landlord responsibility. The lease is corporately guaranteed by Dollar General Corp.

This Dollar General is located in an area with an Average Household Income that exceeds \$61,000 within a 10 Mile Radius making it a lucrative area for this store. The subject property is located near retailers such as Ashley Outlet, Discount Tire, The Home Depot, Starbucks, Planet Fitness, Rite Aid, Mott Community College and more ensuring this location is 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.



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GENERAL®**

## INVESTMENT SUMMARY

NOI:	\$87,441
CAP RATE:	6.57%
BUILDING SIZE:	8,134 sq. ft.
LAND SIZE:	.51 Acre
ZONING:	Commercial
YEAR BUILT/RENOVATED:	2005/2019
TENANT:	Dollar General
LEASE TYPE:	NN
PRIMARY LEASE TERM:	10 Years
TAXES, INSURANCE:	Tenant Responsibility
ROOF, STRUCTURE:	Landlord Responsibility
LEASE START DATE:	January 29, 2020
LEASE EXPIRATION:	January 31, 2030
OPTIONS:	4 (5) Year Options
INCREASES:	10% in each option
TENANT PURCHASE OPTION:	ROFO
LEASE GUARANTOR:	Dollar General
TENANT WEBSITE:	<a href="http://www.dollargeneral.com">www.dollargeneral.com</a>

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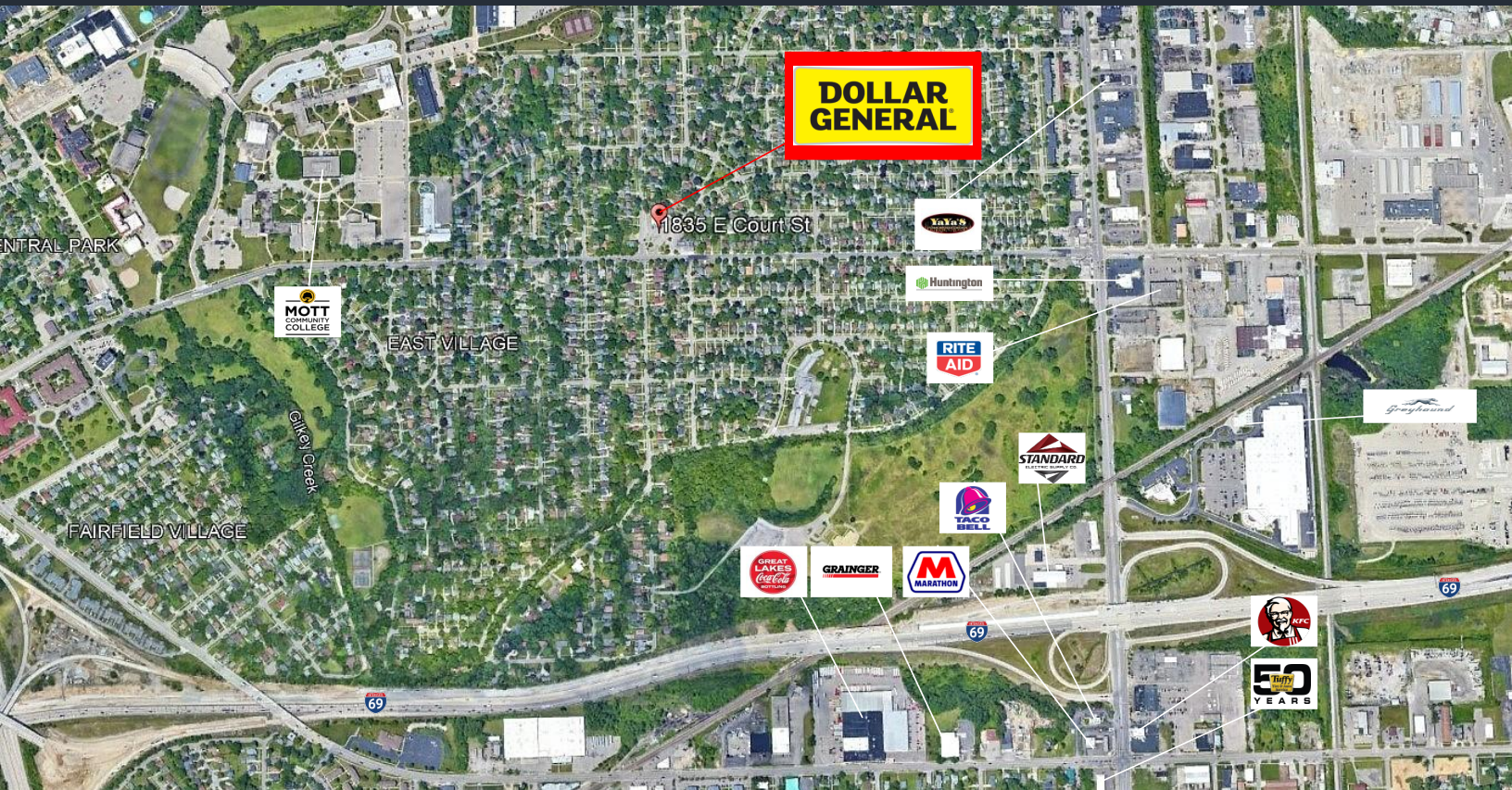
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## DEMOGRAPHICS

INTERSECTION	CARS PER DAY		3 MILES	5 MILES	10 MILES
S Dort Hwy & E Court St N	18,226	Total Population	67,265	157,530	307,635
E Court St N & m-54 Dort Hwy	15,535	Total Households	27,038	62,565	122,900
1-69 & Brookside Dr W	74,240	Average HH Income	\$43,684	\$47,562	\$61,719

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Flint is the largest city and seat of Genesee County, Michigan, United States. Located along the Flint River, 66 miles (106 km) northwest of Detroit, it is a principal city within the region known as Mid Michigan. According to the 2010 census, Flint has a population of 102,434, making it the seventh largest city in Michigan. The Flint metropolitan area is located entirely within Genesee County. It is the fourth largest metropolitan area in Michigan with a population of 425,790 in 2010. The city was incorporated in 1855.

Flint was founded as a village by fur trader Jacob Smith in 1819 and became a major lumbering area on the historic Saginaw Trail during the 19th century. From the late 19th century to the mid 20th century, the city was a leading manufacturer of carriages and later automobiles, earning it the nickname "Vehicle City". General Motors (GM) was founded in Flint in 1908, and the city grew into an automobile manufacturing powerhouse for GM's Buick and Chevrolet divisions, especially after World War II up until the early 1980s recession. Flint was also the home of the Flint Sit-Down Strike of 1936–37 that played a vital role in the formation of the United Auto Workers.



### Stepping Stone Falls

This beautiful manmade falls holds back the Flint River, creating the 600-acre Mott Lake. A pleasant, easy walk takes visitors to the falls and a series of overlooks. Underwater lights illuminate the falls at night. The Genesee Belle Riverboat departs from the falls Sunday evenings for a 45-minute cruise. Picnic area. Newly restored lighting display. Free admission.



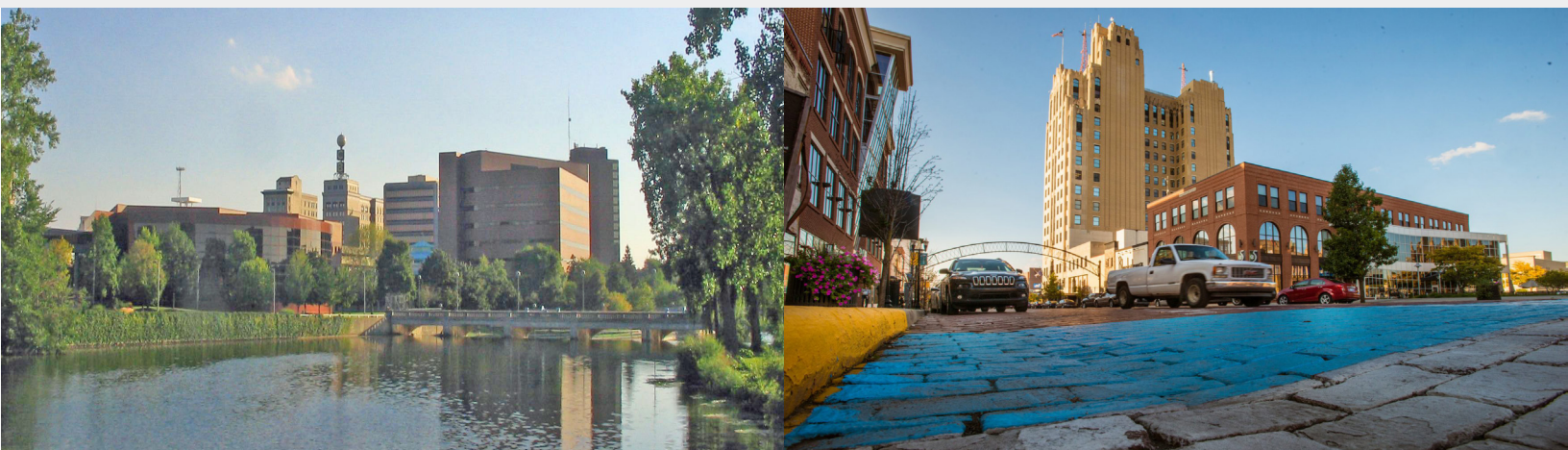
### The Sloan Museum

A public museum located within the Flint Cultural Center in Flint, Michigan. The museum specializes in the local history of Genesee County and the Flint area, particularly in connection with the rise and decline of the local auto industry.



### The University of Michigan–Flint

U of M Flint is a public university in Flint, Michigan. It is one of the two regional campuses of the University of Michigan operating under the policies of the Board of Regents. U of M-Flint is classified among "Doctoral/Professional Universities."



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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

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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:	<a href="http://www.dollargeneral.com">www.dollargeneral.com</a>

## 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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