

FOR SALE

DOLLAR GENERAL

1018 N 6th Street
Petersburg, Illinois 62675



EXCLUSIVE

— REALTY —



INVESTMENT HIGHLIGHTS

- NNN Lease/Zero Landlord Responsibilities
- 9,100 square foot Dollar General Store
- Freestanding Retail Building on 2.91 Acres
- Dollar General is a publicly traded Fortune 500 company with over 80 years in business and BBB Investment grade rated
- Corporate Guaranteed Lease
- Annual Average Household Income exceeds \$81,000 per year

PRICE:	\$1,408,754
CURRENT NOI:	\$91,569
CAP RATE:	6.50%
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	15 YEARS
OPTIONS:	5 (5) YEAR OPTIONS
INCREASES:	10% IN EACH OPTION

FOR MORE INFO CONTACT: STEVE SAGMANI/ANGELO IACOBELLI

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INVESTMENT OFFERING

Exclusive Realty is pleased to present this 9,100 SF Dollar General store located in Petersburg, Illinois. The property has an NNN Lease with zero Landlord responsibility. The lease has 5 (5) year options. The lease is corporately guaranteed by Dollar General Corp.

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:	\$1,408,754
CURRENT NOI:	\$91,569
INITIAL CAP RATE:	6.50%
BUILDING SIZE:	9,100 sq. ft.
LAND ACREAGE:	2.91 Acres
ZONING:	Commercial
TENANT:	Dollar General
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	15 Years
TAXES, INSURANCE:	Tenant Responsibility
ROOF, STRUCTURE, PARKING:	Tenant Responsibility
LEASE START DATE:	April 11, 2011
LEASE EXPIRATION DATE:	April 11, 2026
OPTIONS:	5 (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
GENERAL®**

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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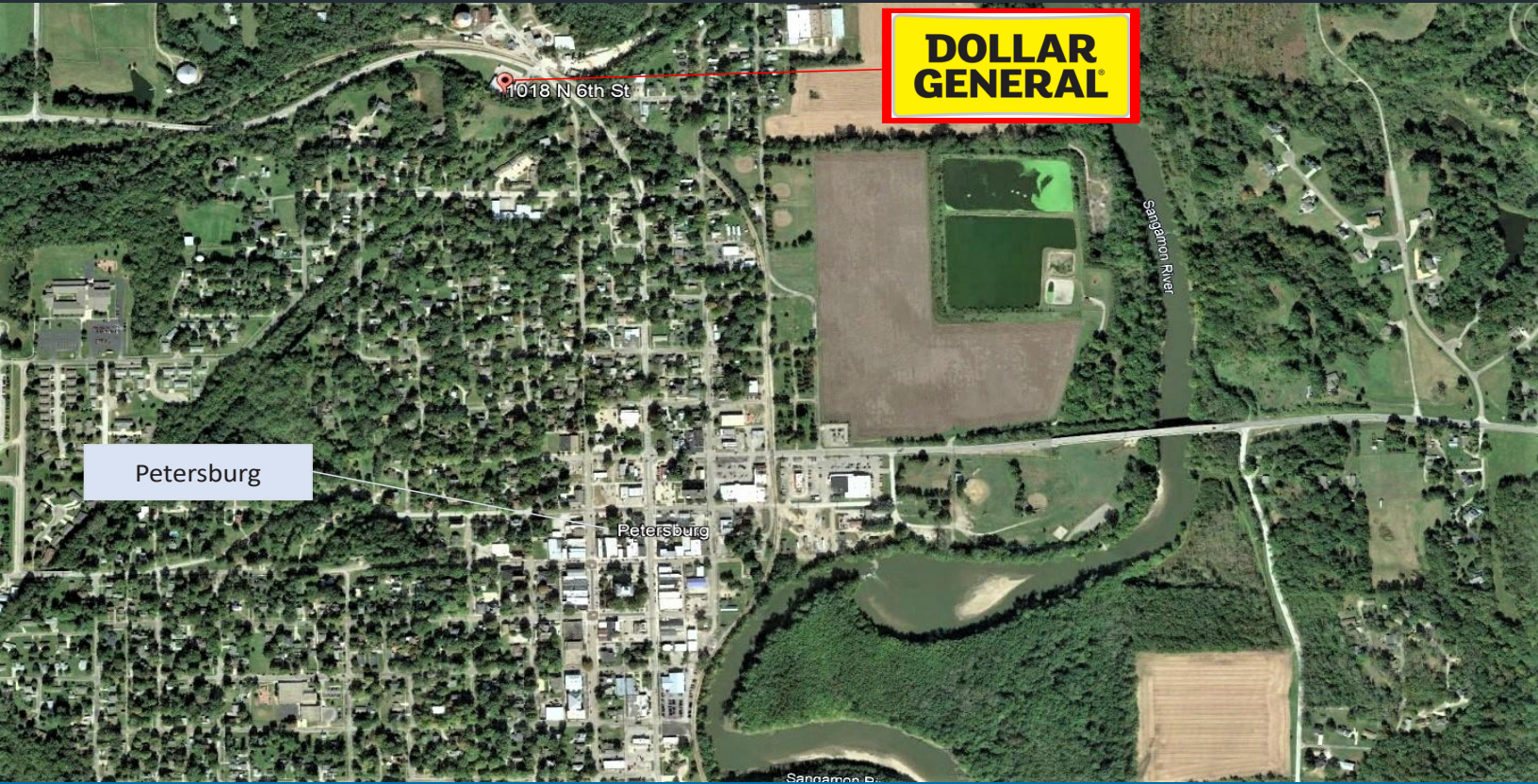
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DEMOGRAPHICS

INTERSECTION	CARS PER DAY		3 MILES	5 MILES	10 MILES
N 6th St & E Antle St S	5,108	Total Population	4,346	5,476	12,430
N 6th St & E Taylor St S	5,108	Total Households	1,830	2,277	5,017
State Rte 97 & Co Hwy 7 SE	3,606	Average HH Income	\$81,987	\$86,227	\$90,092

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Petersburg is a city in and the county seat of Menard County, Illinois, United States, on the bluffs and part of the floodplain overlooking the Sangamon River. It is part of the Springfield, Illinois Metropolitan Statistical Area. Petersburg is located approximately two miles north of New Salem, the original settlement where Abraham Lincoln first settled, as he started his career. The town began as a planned community organized by real estate speculators Peter Lukins (for whom the town is named) and George Warburton. Abraham Lincoln worked as the surveyor who first mapped, measured and help to divide lots on the land. Petersburg quickly grew, due to an advantageous placement on the river, becoming the county seat in the 1830s and eventually drawing off the population of New Salem, which was abandoned in 1840. Many of the lush Victorian-era homes built by early wealthy inhabitants still stand on the bluffs of Petersburg. The town itself takes great pride in these structures, which has even preserved some of the original cobblestone streets to complement the classical architecture.



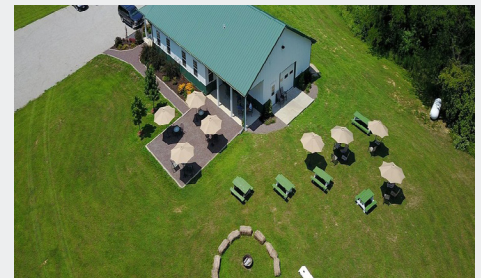
Lincoln's New Salem State Historic Site

Lincoln's New Salem State Historic Site is a CCC reproduction of the early 19th century New Salem, where Abraham Lincoln spent over 6 years of his life at as a young man. The site is owned and operated by the State of Illinois Department of Natural Resources.



Rail Golf Course

The architectural genius of Robert Trent Jones Sr. turned a sprawling 240 acre dairy farm into The Rail Golf Course. Rated 4 stars by Golf Digest and continually voted as one of the best places to play golf in Central Illinois, The Rail was also home to The State Farm Rail Classic from 1976-2006.



West of Wise Winery

Darrell and Tina Simmermaker are owners of the winery. After reading an article on grape production in the Iowa State "Vision" Alumni magazine, Darrell began planting grapes in 2008 on his Mother's farm with the help of his brother and both their families. While Darrell honed his skills at winemaking, the grape harvest was sold to local wineries.



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