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Keller Williams Paint Creek Somerset & Central 901 Wilshire Dr – Troy, MI 48084

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LISTING TEAM:

Investment Summary



Sale Price	Address:	1259 N 7th St, Riverton, IL 62561
	Current NOI:	\$87,822
,033,000	Term Remaining	6+ Years, Plus 2 - 5 year Options
Cap Rate	Lease Type:	NN+ Lease
8.5%	VPD Access:	3,845+ VPD
	Year Built:	2009
	Tear Duitt.	2009

Investment Highlights

- 15 Year Operating History with Low-Rent •
- Landlord Favorable NN+ Lease
- Corporately Guaranteed Lease by Dollar General (S&P-BBB Credit)
- Two 5 year Options through 2040 ٠



Lot Size 0.98 Acres

Tenant

Dollar General

Building Size

9,014 SF

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Lease Abstract

Lease Summary

	TENANT:	Dollar General
	LEASE TYPE:	NN
	ORIGINAL TERM	10 Years
	LEASE START DATE:	06/01/2010
	LEASE END DATE:	05/31/2030
1	TERM REMAINING:	~6+ Years
	CAM ALLOWANCE:	\$308./month
	ESTOPPEL:	20 days

Landlord / Tenant Obligations

	TAXES:	Tenant Responsibility		
	INSURANCE:	Tenant Responsibility		
	ROOF REPAIRS	Landlord Responsibility		
	ROOF REPLACEMENT	Landlord Responsibility		
	STRUCTURE:	Landlord Responsibility		
	PARKING LOT REPAIRS:	Tenant Pays Monthly		
	PARKING LOT REPLACEMENT:	Landlord Responsibility		
	STRIPING AND SEALING	Tenant Pays Monthly		
	HVAC REPAIRS:	Tenant Responsibility		
	HVAC REPLACEMENT:	Tenant Responsibility		
	CAM:	Tenant Pays Monthly		

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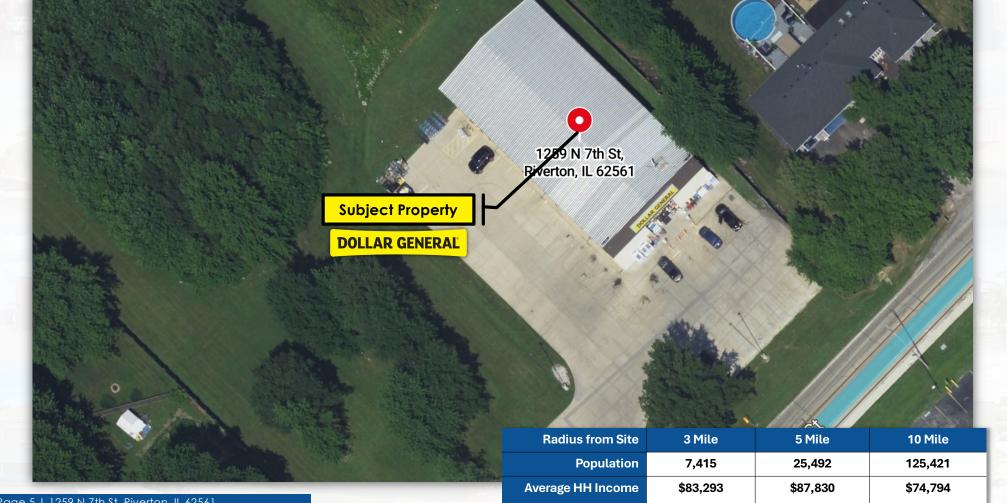
Rent Schedule

	Term	Rent	Increases
ORIGINAL TERM:	06/01/2010 - 05/31/2020	\$85,263.96	
EXTENDED TERM:	06/01/2020 - 05/31/2025	\$87,822.00	
CAM INCOME:		\$308.00	
OPTION 1:	06/01/2025 - 05/31/2030	\$87,822.00	0%
CAM INCOME:		\$308.00	0%
OPTION 2:	06/01/2030 - 05/31/2035	\$96,603.96	10%
CAM INCOME:		\$308.00	0%
OPTION 3:	06/01/2035 - 05/31/2040	\$106,263.96	10%





Parcel Overview



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Tenant Overview

COMPANY OVERVIEW

Company: Founded: Total Revenue: Net Worth: Headquarters: Website: Dollar General 1939 (10/27/23) \$38.607 Billion (10/27/23) \$26.3 Billion Goodlettsville, TN www.dollargeneral.com

COMPANY HIGHLIGHTS

- Dollar General is a publicly traded (NYSE: DG) Fortune 500 company with an S&P investment grade credit rating of BBB.
- Over 21,000 Locations and expanding by 1,050 stores every year
- There are over 140,000 Employees at Dollar General
- Dollar General was ranked the 179th Largest
 Public Company in America

DOLLAR GENERAL



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Location Overview







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Economy

- **Diverse Economy:** Riverton, IL has a diverse economy with contributions from various sectors, including healthcare, education, and agriculture.
- Employment Opportunities: The local economy provides close proximity to Springfield with many employment opportunities across different sectors, contributing to the livelihood of the residents.
- Agriculture and Farming: The surrounding region may also have a presence in agriculture and farming, with local farmers contributing to the production of crops and livestock.

Growth

- **Population Growth:** Riverton may experience population growth, with an increasing number of residents attracted to the area due to employment opportunities, a good quality of life, and other factors.
- Business Expansion: Growth in the local business sector with existing companies expanding their operations or new businesses establishing themselves in the area. This can lead to increased job opportunities and economic development.
- **Real Estate Development**: Ongoing or planned real estate development projects, including residential, commercial, and industrial properties, contributing to the overall growth and modernization of the city.
- Infrastructure Improvements: Investments in infrastructure such as roads, utilities, and public facilities to support the growing population and business activities, enhancing the overall livability of the community.

Contact Us



Listing Contacts

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