



# Dollar General

1259 N 7th St,  
Riverton, IL 62561



OFFERER BY: \_\_\_\_\_

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### LISTING TEAM:

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

## Investment Summary



**Sale Price**  
**\$1,033,000**



**Cap Rate**  
**8.5%**



**Tenant**  
**Dollar General**



**Building Size**  
**9,014 SF**



**Lot Size**  
**0.98 Acres**

<b>Address:</b>	1259 N 7th St, Riverton, IL 62561
<b>Current NOI:</b>	\$87,822
<b>Term Remaining</b>	6+ Years, Plus 2 - 5 year Options
<b>Lease Type:</b>	NN+ Lease
<b>VPD Access:</b>	3,845+ VPD
<b>Year Built:</b>	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

# 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
TERM REMAINING:	~6+ Years
CAM ALLOWANCE:	\$308./month
ESTOPPEL:	20 days

## 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	
		<b>CAM INCOME:</b>	\$308.00
OPTION 1:	06/01/2025 – 05/31/2030	\$87,822.00	0%
		<b>CAM INCOME:</b>	\$308.00
OPTION 2:	06/01/2030 – 05/31/2035	\$96,603.96	10%
		<b>CAM INCOME:</b>	\$308.00
OPTION 3:	06/01/2035 – 05/31/2040	\$106,263.96	10%

## 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



# Parcel Overview



Radius from Site	3 Mile	5 Mile	10 Mile
Population	7,415	25,492	125,421
Average HH Income	\$83,293	\$87,830	\$74,794

## Tenant Overview

### COMPANY OVERVIEW

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

### 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®



## Location Overview



## 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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