

DOLLAR GENERAL®

202 W JACKSON ST, FARMLAND, IN 47340
OFFERING MEMORANDUM

JUST EXTENDED FIVE YEARS

IN FEBRUARY 2025

CORPORATE GUARANTEE

MORE THAN 20,000 LOCATIONS



EXECUTIVE SUMMARY

DOLLAR GENERAL

202 W JACKSON ST, FARMLAND, IN 47340

OFFERING PRICE: \$1,041,000 CAP RATE: 8.00%

| | |
|-------------------------|----------------|
| GROSS LEASABLE AREA: | 9,014 SF |
| PRICE / SF: | \$115.49 |
| NET OPERATING INCOME: | \$83,276 |
| TENANT TRADE NAME: | Dollar General |
| LEASE GUARANTEE: | Corporate |
| TERM REMAINING: | 4+ Years |
| YEAR BUILT / RENOVATED: | 2010 |
| LOT SIZE: | 1.45 AC |
| TYPE OF OWNERSHIP: | Fee Simple |

PROPOSED FINANCING: 65% LTV / 3 YR TERM / 25 YR AMORT / 6.00% RATE

CASH ON CASH RETURN: \$30,960 / 8.50%

TOTAL RETURN: (PRINCIPAL REDUCTION) \$43,005 / 11.80%



[CLICK TO VIEW ON GOOGLE MAPS](#)



[CLICK TO VISIT WEBSITE](#)



JUST EXTENDED FIVE YEARS

IN FEBRUARY 2025



RENT SCHEDULE

| YEAR | ANNUAL RENT | MONTHLY RENT | RENT/SF | CAP RATE |
|---------------------|-------------|--------------|---------|----------|
| Current - 8/31/2030 | \$83,276 | \$6,940 | \$9.24 | 8.00% |
| Option 2 | \$91,604 | \$7,634 | \$10.16 | 8.80% |
| Option 3 | \$100,764 | \$8,397 | \$11.18 | 9.68% |
| Option 4 | \$110,840 | \$9,237 | \$12.30 | 10.65% |

LEASE TERMS

| | |
|------------------------------|--------------------|
| LEASE TYPE: | Double-Net |
| LEASE GUARANTEE: | Corporate |
| OPTION TO PURCHASE / ROFR: | No |
| SALES / FINANCIAL REPORTING: | No |
| RENT COMMENCEMENT: | 8/8/2010 |
| LEASE EXPIRATION: | 8/31/2030 |
| RENT INCREASES: | At Next Option |
| OPTIONS: | Three – Five Years |

**OFFERED INDIVIDUALLY OR AS A PORTFOLIO
(CONTACT AGENT FOR OFFERING
MEMORANDUMS)**

OFFERING PRICE: \$8,720,000 CAP RATE: 7.83% 7 LOCATIONS IN 5 STATES

| LOCATION | | TERM | BASE RENT | LIST PRICE | LIST CAP RATE | LEASE COMMENCEMENT | LEASE EXPIRATION | SQUARE FEET | PRICE PSF | RENT PSF |
|---------------|----|-------------|------------------|--------------------|---------------|--------------------|------------------|---------------|-----------------|---------------|
| Evansville | IN | 4.84 | \$101,220 | \$1,298,000 | 7.80% | 3/30/2011 | 3/31/2031 | 9,100 | \$142.64 | \$11.12 |
| Farmland | IN | 4.26 | \$83,276 | \$1,041,000 | 8.00% | 8/8/2010 | 8/31/2030 | 9,014 | \$115.49 | \$9.24 |
| Avilla | IN | 5.41 | \$88,390 | \$1,179,000 | 7.50% | 10/8/2011 | 10/31/2031 | 9,026 | \$130.62 | \$9.79 |
| Floralia | AL | 2.28 | \$69,696 | \$820,000 | 8.50% | 8/29/2003 | 8/28/2028 | 14,500 | \$56.55 | \$4.81 |
| Dunbar | WV | 1.55 | \$98,252 | \$1,156,000 | 8.50% | 12/1/2012 | 11/30/2027 | 11,837 | \$97.66 | \$8.30 |
| Marksville | LA | 4.09 | \$120,732 | \$1,610,000 | 7.50% | 6/27/2010 | 6/30/2030 | 12,480 | \$129.01 | \$9.67 |
| Spring Valley | IL | 4.50 | \$121,184 | \$1,616,000 | 7.50% | 11/6/2010 | 11/30/2030 | 9,014 | \$179.28 | \$13.44 |
| TOTAL | | 3.84 | \$682,750 | \$8,720,000 | 7.83% | | | 74,971 | \$116.31 | \$9.11 |

INVESTMENT HIGHLIGHTS

STNL DOLLAR GENERAL

- +/- 9,014 SQUARE FEET
- +/- 1.45 AC PARCEL
- BUILT IN 2010
- BUILD-TO-SUIT

DOLLAR GENERAL COMPANY

- CORPORATE GUARANTEE – OPERATES 20,000+ STORES
- NYSE: DG
- FORTUNE 500 COMPANY
- S&P RATED: BBB

LEASE OVERVIEW

- TOOK OCCUPANCY IN AUGUST OF 2011
- CURRENT LEASE GOES THROUGH AUGUST 2030
- JUST UNDER FIVE YEARS REMAIN
- RECENT FIVE YEAR EXTENSION IN 2025
- THREE-FIVE YEAR OPTIONS

DOUBLE-NET LEASE

- TENANT RESPONSIBLE FOR REAL ESTATE TAXES
- TENANT RESPONSIBLE FOR CAM
- TENANT RESPONSIBLE FOR INSURANCE
- LANDLORD RESPONSIBLE FOR ROOF & STRUCTURE

LOCATION

- NEAREST DOLLAR STORE – DOLLAR GENERAL 4 MILES WEST
- GREAT VISIBILITY FROM W JACKSON ST
- TRAFFIC COUNTS – 4,797 VPD (N MAIN ST)

DEMOGRAPHICS

- OVER 4,200 RESIDENTS WITHIN FIVE MILES
- AVERAGE HOUSEHOLD INCOME OF \$71,642 WITHIN FIVE MILES

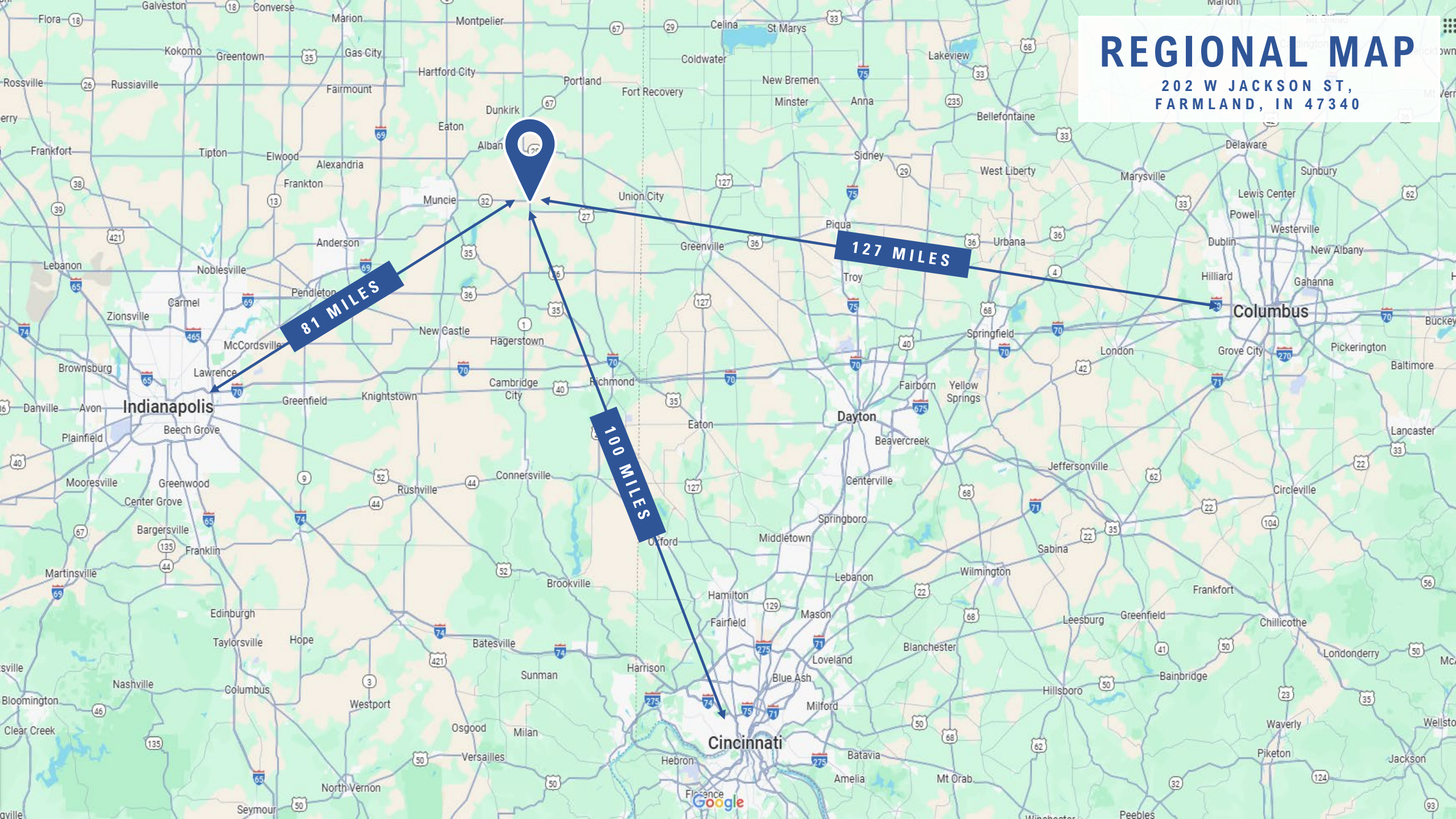
DOLLAR GENERAL®

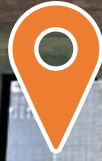
[CLICK HERE FOR MORE DOLLAR GENERAL CORPORATE INFORMATION](#)



REGIONAL MAP

202 W JACKSON ST,
FARMLAND, IN 47340



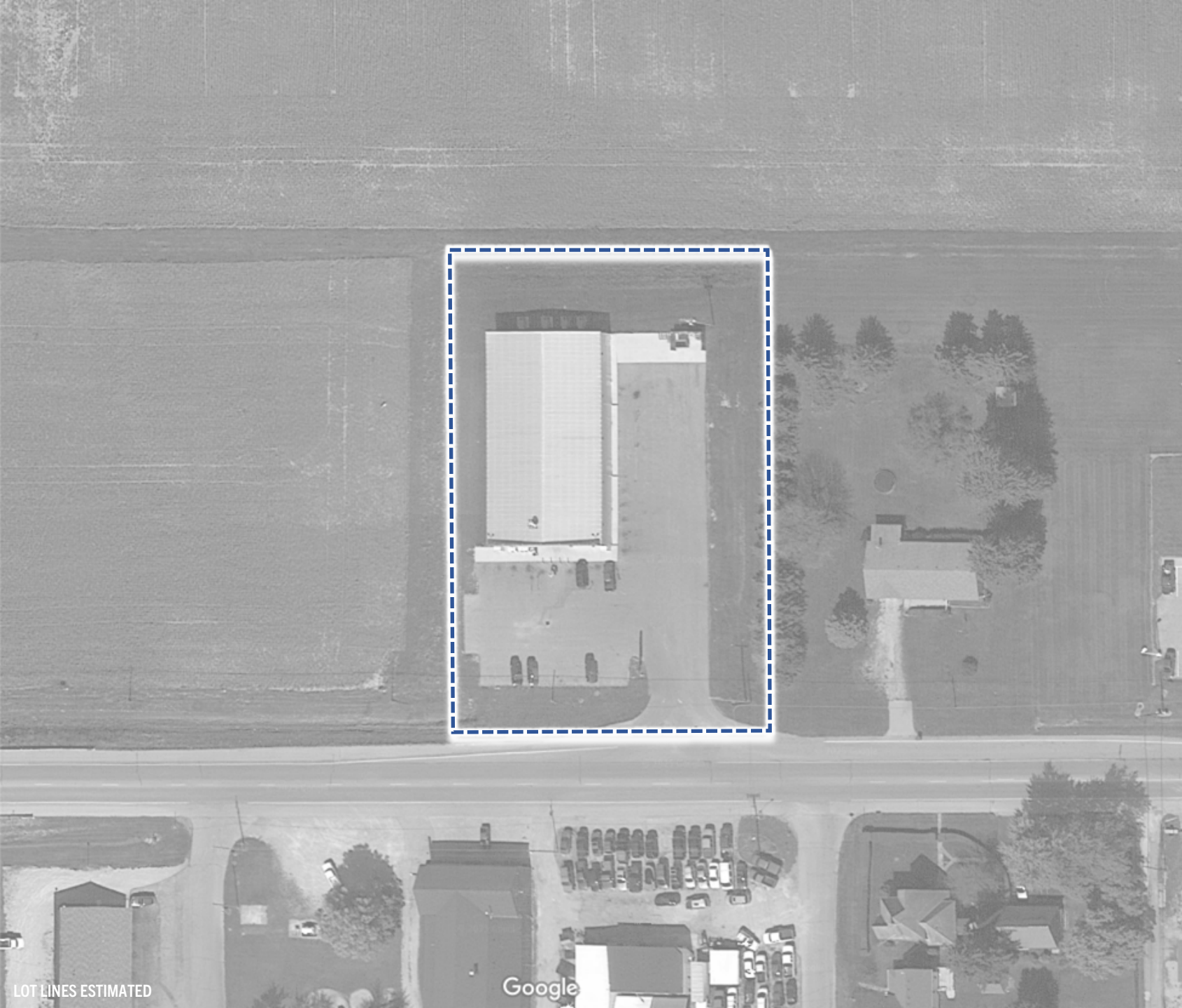


MARATHON GAS

JABO'S
SPORTS BAR

FARMLAND
AUTO PARTS INC

MYERS AUTO SALES



LEASE RESPONSIBILITIES

REAL ESTATE TAXES

Tenant Responsible For Reimbursement Of Real Estate Taxes

INSURANCE

Tenant Responsible For Reimbursement Of Insurance

ROOF / STRUCTURE / PARKING LOT / CAM

Landlord Responsible For Roof
Landlord Responsible For Structure
Landlord Responsible For Parking Lot Replacement

Tenant Responsible For Parking Lot Maint. & Repair – Not Replacement

Tenant Pays \$300/Month For The Care And Maintenance Of The Common Area

UTILITIES

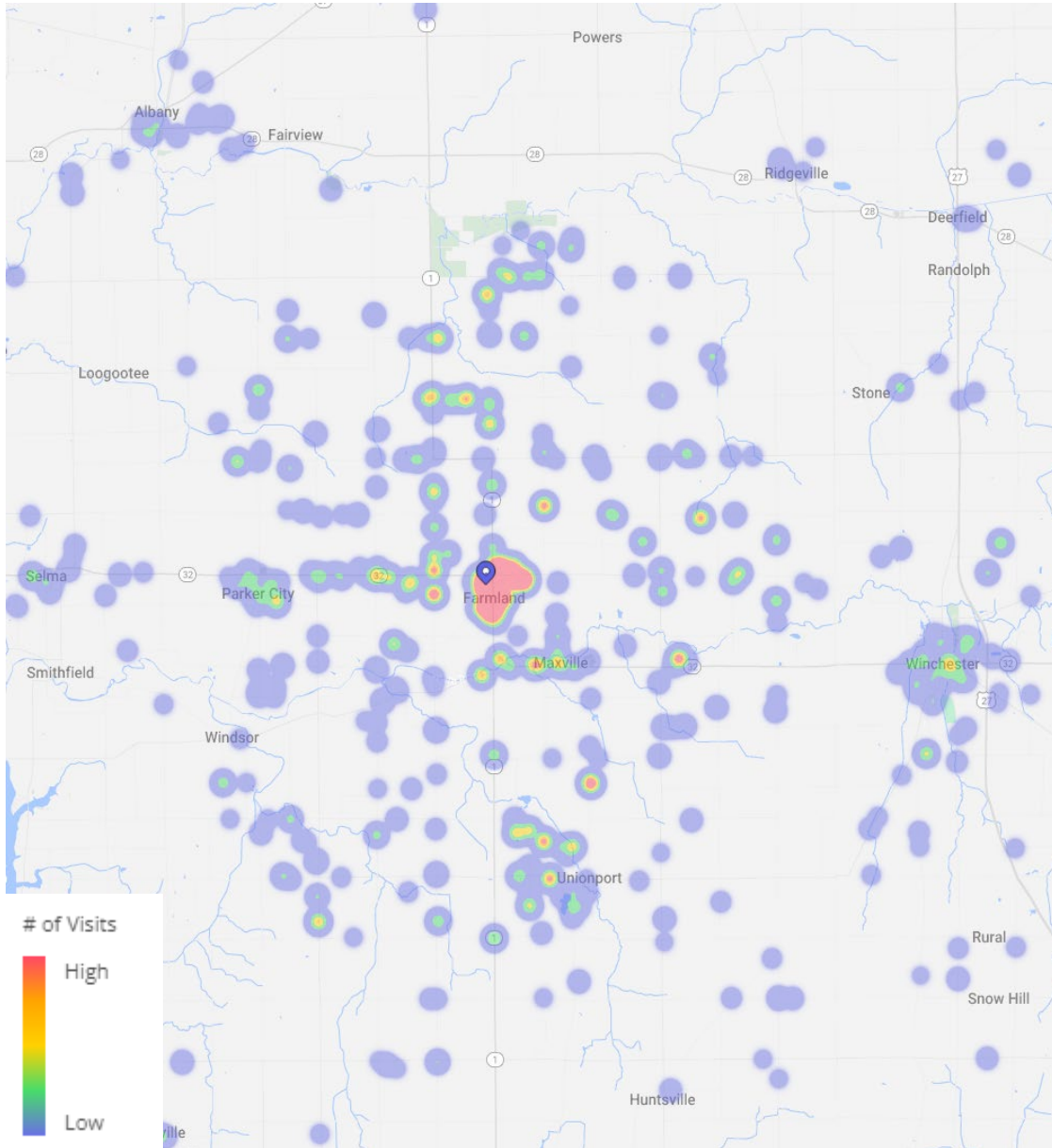
Tenant Responsible For Utilities

HVAC

Tenant Responsible For HVAC Repair & Replacement

INFORMATION FROM PLACER.AI (MAP FROM GOOGLE)
LAST 12 MONTHS

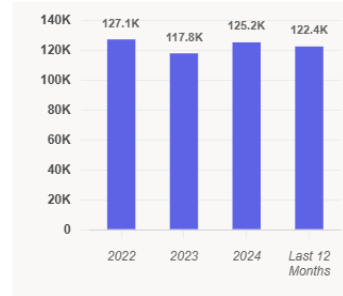
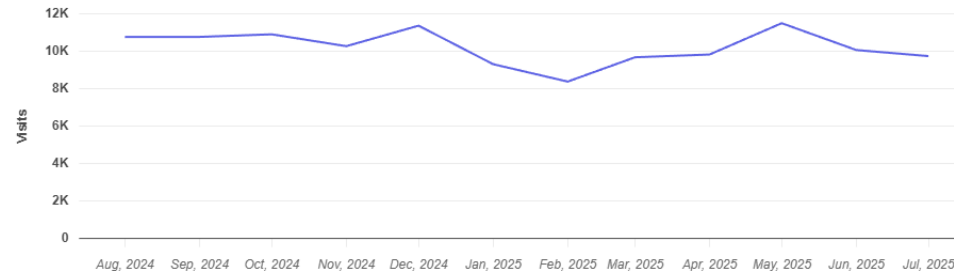
TRUE TRADE AREA



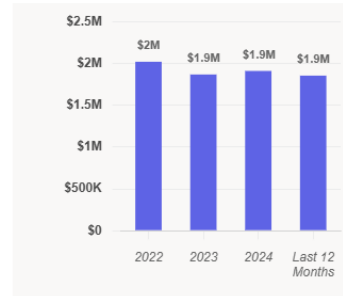
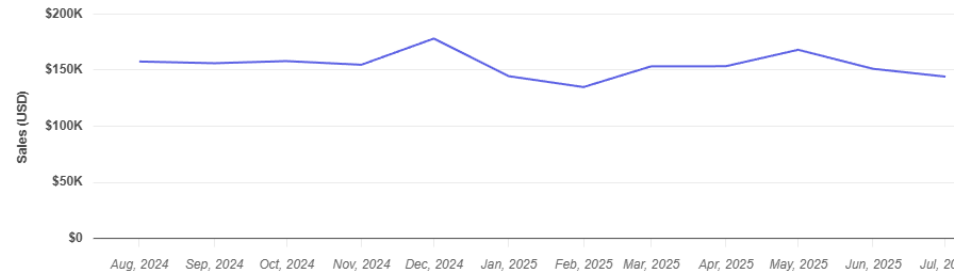
VISITS DATA

| | | | |
|----------------|--------|-----------------|--------|
| Visits | 122.4K | Visit Frequency | 7.77 |
| Visits / sq ft | 13.19 | Avg. Dwell Time | 11 min |
| Visitors | 15.8K | | |

VISITS VARIANCE



ESTIMATED SALES



TENANT RANKINGS

| | | |
|---|--|--|
| <p>Nationwide</p> <p>10,801 / 19,247</p> <p>View List</p> <p>43%</p> | <p>Indiana</p> <p>376 / 672</p> <p>View List</p> <p>44%</p> | <p>Local: 10mi</p> <p>3 / 5</p> <p>View List</p> <p>60%</p> |
|---|--|--|

DEMOGRAPHICS SUMMARY

| POPULATION | 3 Miles | 5 Miles | 10 Miles |
|-----------------|---------|---------|----------|
| 2029 Projection | 2,093 | 4,063 | 21,389 |
| 2024 Population | 2,154 | 4,200 | 21,643 |
| 2020 Population | 2,340 | 4,660 | 21,996 |
| Median Age | 45.5 | 46.2 | 44.7 |

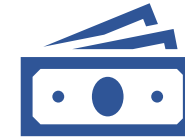
| INCOME | 3 Miles | 5 Miles | 10 Miles |
|---------|----------|----------|----------|
| Average | \$68,412 | \$71,642 | \$73,382 |
| Median | \$54,455 | \$59,170 | \$58,162 |

TRAFFIC COUNTS

| | |
|-----------|--------------|
| N Main St | 4,797 (2023) |
|-----------|--------------|

| HOUSEHOLDS | 3 Miles | 5 Miles | 10 Miles |
|-----------------|---------|---------|----------|
| 2029 Projection | 879 | 1,687 | 8,911 |
| 2024 Households | 904 | 1,745 | 9,019 |
| 2020 Households | 984 | 1,945 | 9,176 |

Source: © 2022 Experian.



AVERAGE HOUSEHOLD
INCOME FIVE MILE RADIUS

\$71,642



HOUSEHOLDS WITHIN FIVE
MILE RADIUS

1,745



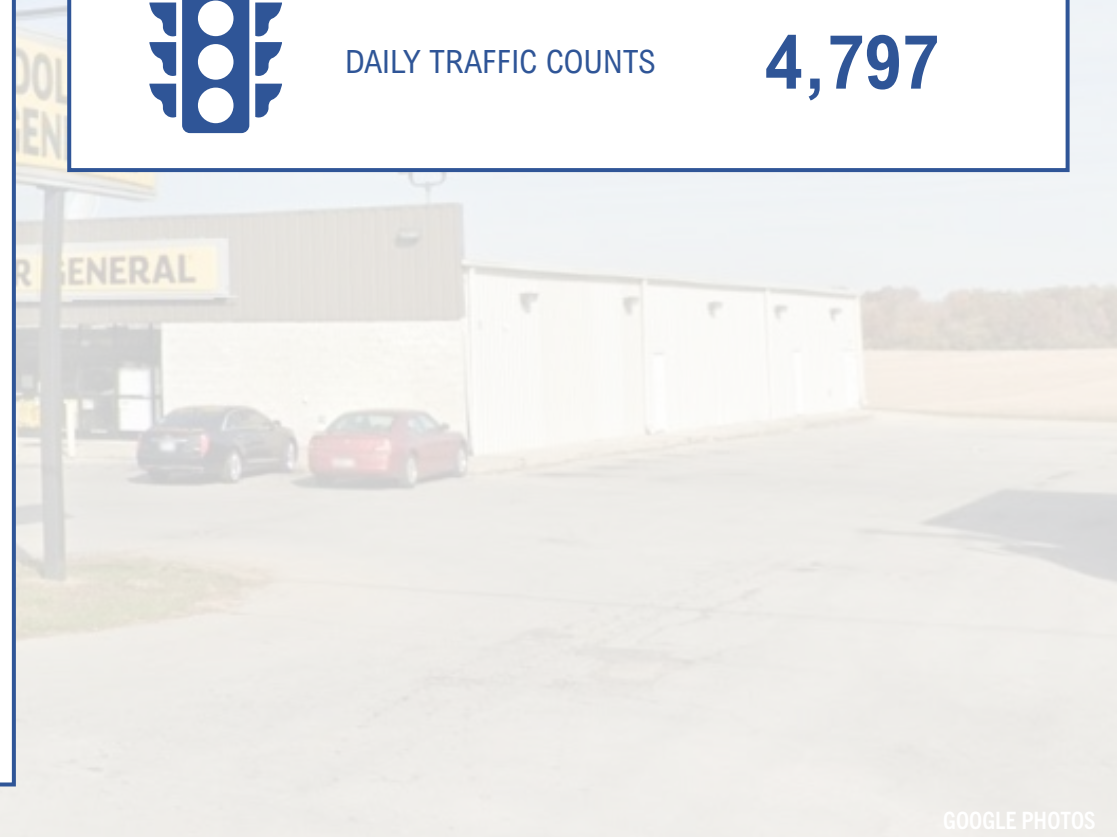
POPULATION WITHIN FIVE
MILE RADIUS

4,200



DAILY TRAFFIC COUNTS

4,797



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ACTIVITY ID: XXXX

COSTAR PHOTOS

DOLLAR GENERAL®

202 W JACKSON ST, FARMLAND, IN 47340
OFFERING MEMORANDUM

EXCLUSIVELY LISTED:

JEFF ROWLETT

SENIOR MANAGING DIRECTOR INVESTMENTS
SENIOR DIRECTOR - NATIONAL RETAIL GROUP

(262) 364-1924

JEFF.ROWLETT@MARCUSMILLICHAP.COM

LICENSE: WI 74743-94

JULIA EVINGER

BROKER OF RECORD (IN)
600 EAST 96TH ST., STE. 500
INDIANAPOLIS, IN 46240

P: (317) 218-5366

LIC #: RB14040143