

**OFFERING MEMORANDUM**

# Metropolis, IL Dollar General

**1103 E 8TH ST**

Metropolis, IL 62960

PRESENTED BY:

ADDISON LIJEWSKI

O: 636.628.2111

addison.lijewski@svn.com

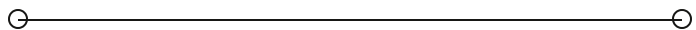
MO#2019023222

BROKER OF RECORD:

SHARI NEVELS

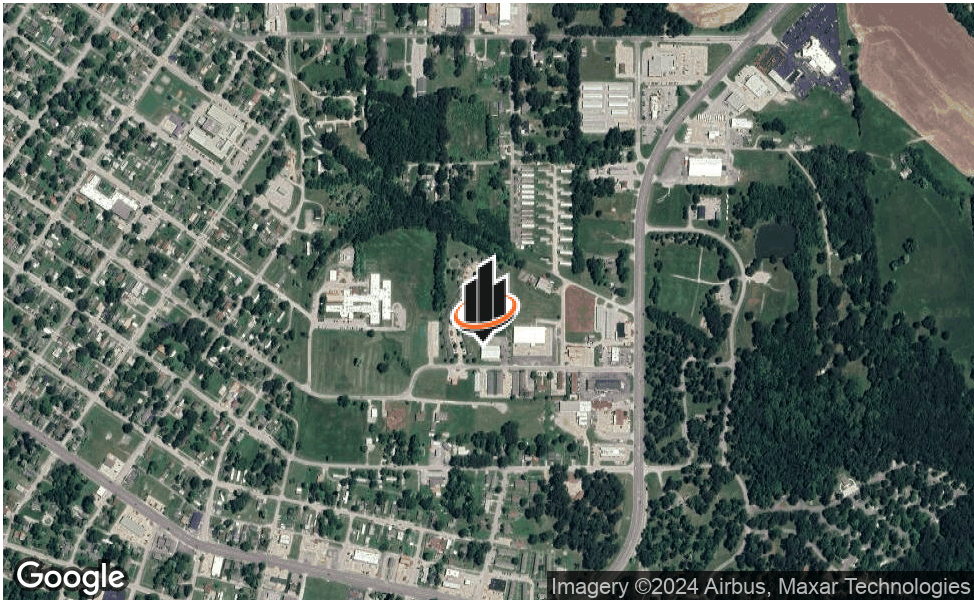
IL#471017462

WILL HOLMAN  
O:636.628.2111  
will.holman@svn.com  
MO #1999033650





PROPERTY SUMMARY



SALE PRICE	\$449,000
------------	-----------

OFFERING SUMMARY

BUILDING SIZE:	8,625 SF
LOT SIZE:	0.83 Acres
PRICE / SF:	\$52.06
CAP RATE:	8.51%
NOI:	\$38,195
ZONING:	C-2

PROPERTY HIGHLIGHTS

- 5+ Years Remaining on Current Lease Term
- Recent Early Lease Extension
- (2) Five Year Renewal Options
- 6% Rent Increases at Each Option
- NN Lease – Limited Landlord Responsibility

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,772	6,562	30,523
TOTAL POPULATION	3,019	12,502	60,186
AVERAGE HH INCOME	\$32,621	\$46,445	\$56,731

## PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

SVN | Holman Partners is pleased to present a 100% fee simple interest in a Dollar General property located at 1103 East 8th St., Metropolis, IL 62960. The 8,625+/- SF store built in 1999 is operated on a recently extended NN Lease through July 2029. Included with the 5+ years remaining on the lease term is (2) Five Year Options to Renew, with 6% base rent increases at each option. Dollar General provides \$175/mo in CAM reimbursement, routine HVAC maintenance and up to \$500 per occurrence in repairs. Dollar General also provides reimbursement for insurance premium increases and Real Estate Tax increases after the base year of 2001, so the max amount paid each year is \$1,221.00 for insurance and \$2,061.35 for RE Taxes. Dollar General is the largest discount retailer in the United States by the number of stores with over 18,700 neighborhood stores in 47 states. Not to mention they are among the largest retailer of top-quality products made by America's most trusted manufacturers such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg, General Mills, Nabisco, PepsiCo, and Coca-Cola.

## LOCATION DESCRIPTION

Metropolis is a city and the county seat of Massac County, Illinois located along the Ohio River. Metropolis is part of the Paducah, KY-IL Micropolitan Statistical Area in Southern Illinois. The Metropolis area has been settled by many different peoples throughout history including Native Americans, French, and Migrants from the South before the city was officially founded in 1839. Agriculture was the primary economic driver of the region through the 19th and 20th centuries. Harrah's Metropolis casino/hotel is frequented by visitors around the region and makes tourism now one of the city's largest industries. In 1972, the Illinois State Legislature passed a resolution declaring Metropolis, IL, the "Hometown of Superman" which the city plays into with a 15-foot tall Superman statue and annual Superman Celebration including celebrity guests from movies, TV, and the comic book industry. The subject property is located on E 8th Street, just 2.5 miles from I-24 which connects Metropolis to Paducah, KY. Dollar General has a large service area to the North of 10+ miles, and 3.5 miles to the South, 2.5 miles to the East, and 1 mile to the West servicing an average population of 7,500. The local tourism and large service area make this an excellent location for Dollar General with a long history of success.

LEASE DETAILS

Lease Terms & Options

Lease Term	Start Date	End Date	Monthly Rent	Annual Rent
Current Term	March 1, 2000	July 31, 2024	\$3,102.50	\$37,230.00
Extended Term	August 1, 2024	July 31, 2029	\$3,474.15	\$41,689.80
Option 1	August 1, 2029	July 31, 2034	\$3,682.60	\$44,191.20
Option 2	August 1, 2034	July 31, 2039	\$3,903.56	\$46,842.72

Lease Abstract

Taxes	Tenant shall pay any increase in general RE Taxes over the base year of 2001 (\$4,217.60). Tenant also pays an additional \$0.25/SF annually toward its RE Tax contribution. Landlord will provide copies of paid receipt to Tenant.
Insurance	Landlord and Tenant will carry comprehensive general liability insurance. Tenant will reimburse Landlord for any increase in insurance premiums over the base year amount (\$1,221.00).
Utilities	Tenant Responsible
Roof & Structure	Landlord Responsible
CAM/Parking Lot	Landlord Responsible. Tenant reimburses \$175.00/mo. as Tenant's sole reimbursement to Landlord for its actual cost of care and maintenance on the Parking Lot.
HVAC	Tenant shall be responsible for the entire cost of minor repairs and routine maintenance. Minor repairs are repairs less than \$500/occurrence. Landlord is responsible for repairs greater than \$500/occurrence and replacement.



INCOME & EXPENSES

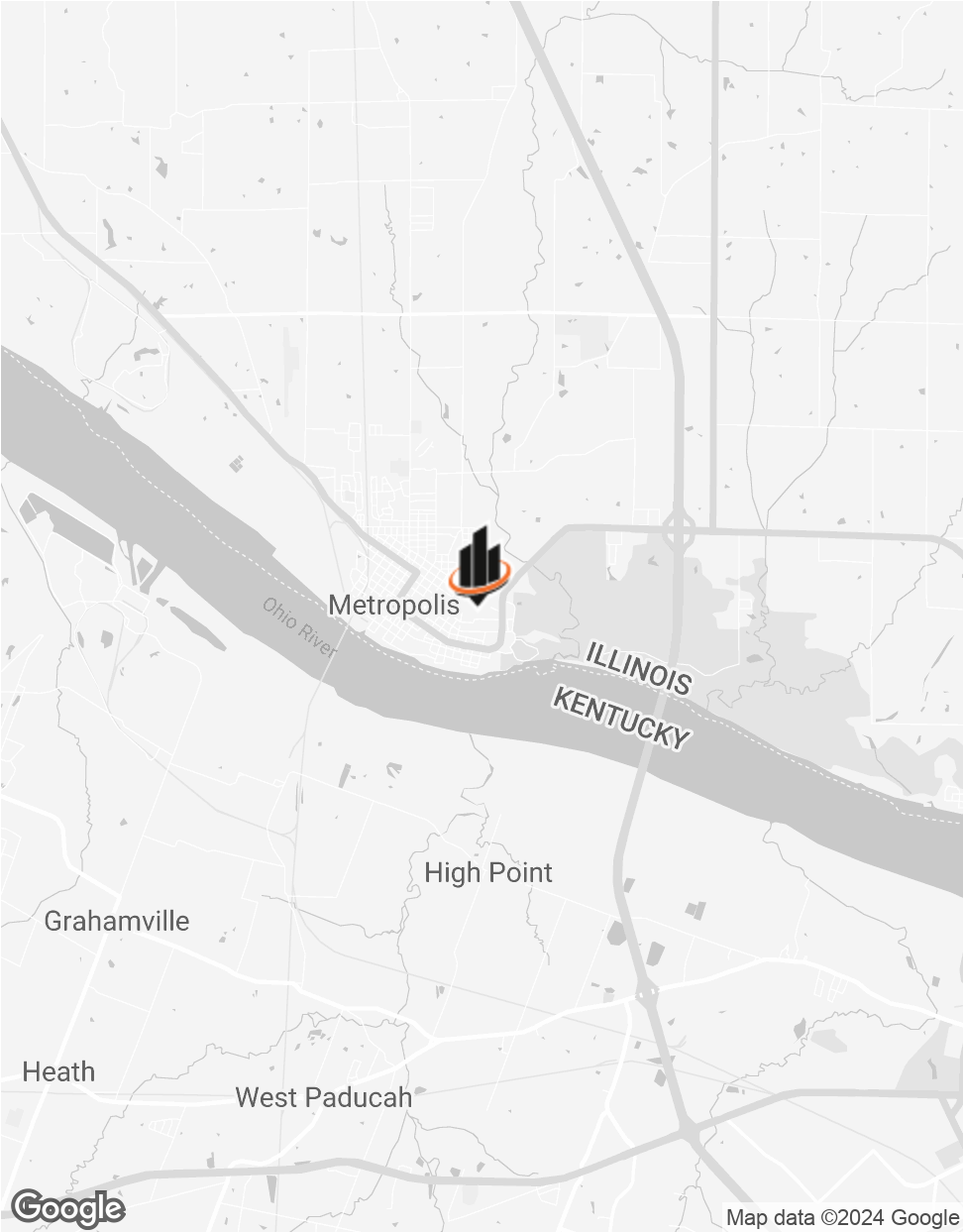
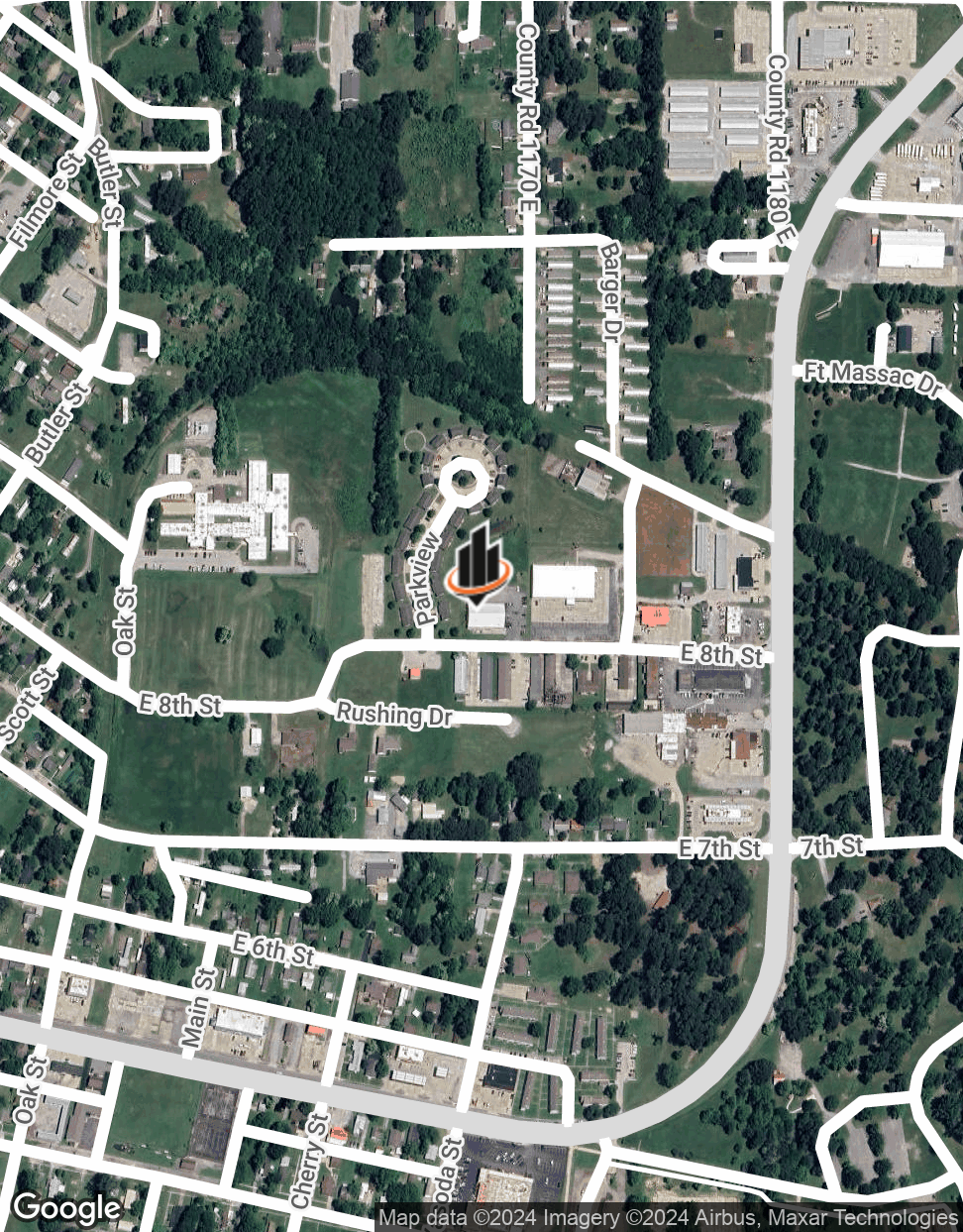
INCOME SUMMARY

BLENDDED ANNUAL BASE RENT	\$41,477
CAM REIMBURSEMENT	\$2,100
RE TAX REIMBURSEMENT	\$6,234
RE TAX ADDITIONAL REIMBURSEMENT	\$2,156
INSURANCE REIMBURSEMENT	\$5,522
TOTAL INCOME	\$57,490

EXPENSE SUMMARY

CAM EXPENSE	\$2,100
RE TAX EXPENSE	\$10,452
INSURANCE EXPENSE	\$6,743
GROSS EXPENSES	\$19,295
NET OPERATING INCOME	\$38,195

LOCATION MAP





RETAILER MAP





DEMOGRAPHICS MAP & REPORT

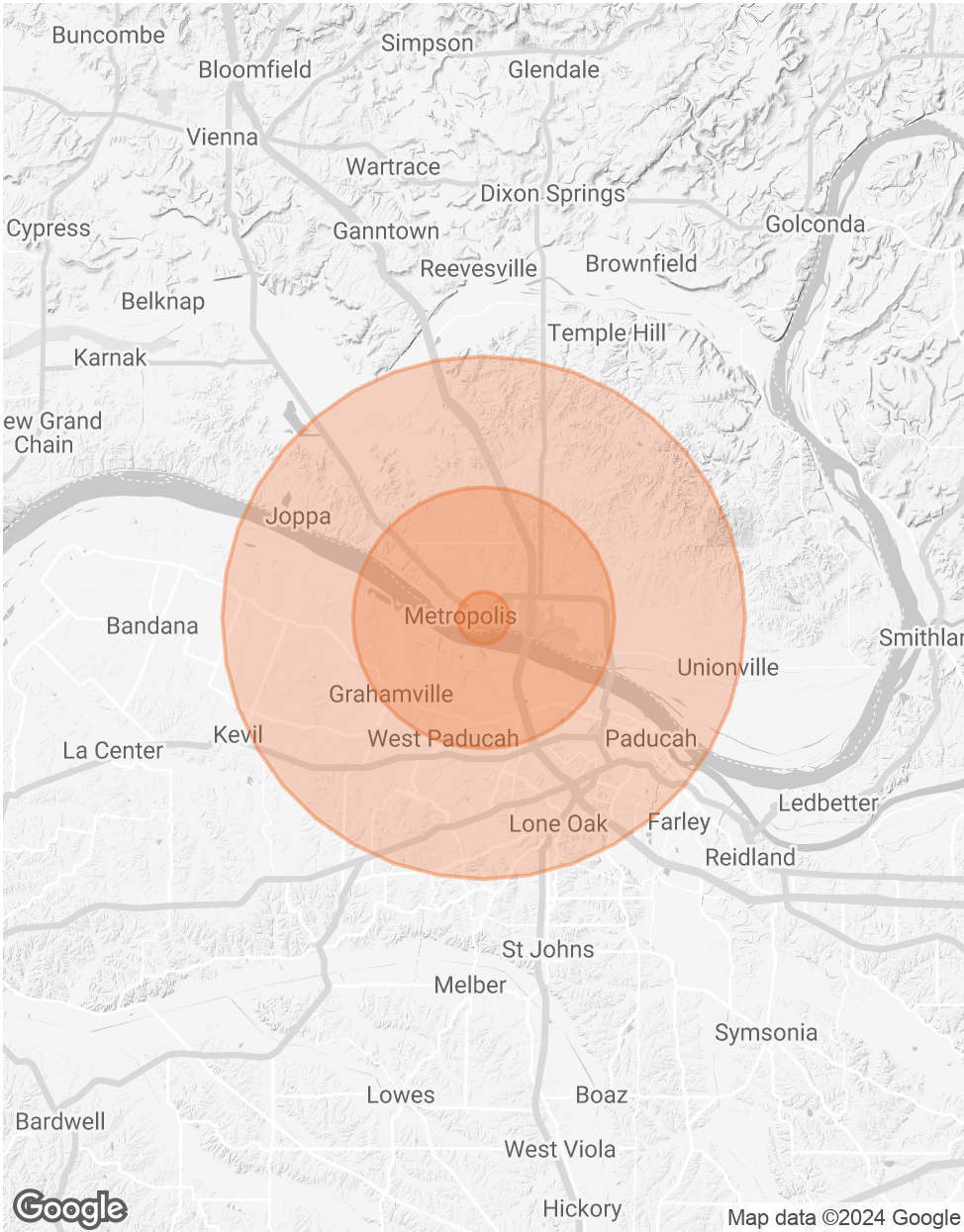
POPULATION1 MILE5 MILES10 MILES

TOTAL POPULATION	3,019	12,502	60,186
AVERAGE AGE	42.4	41.8	43.1
AVERAGE AGE (MALE)	40.8	40.9	39.8
AVERAGE AGE (FEMALE)	44.1	43.8	45.1

HOUSEHOLDS & INCOME1 MILE5 MILES10 MILES

TOTAL HOUSEHOLDS	1,772	6,562	30,523
# OF PERSONS PER HH	1.7	1.9	2.0
AVERAGE HH INCOME	\$32,621	\$46,445	\$56,731
AVERAGE HOUSE VALUE	\$72,677	\$101,921	\$152,050

2020 American Community Survey (ACS)





## MEET THE TEAM

### Biography



Will Holman  
Managing Director

Prior to forming SVN® | Holman Norden (SVN | HN), Will has had a successful and diverse career since starting in the Real Estate sales industry in 1984. Growing up in a real estate development and construction family, it only made sense that he chose that as his career. Starting with sales and development of residential product types, Will quickly moved into the commercial arena. Over the decades, his clients were primarily investors and owner/users, but he also assisted landlords and tenants. During this time Will worked with multiple product types including Industrial, Retail, Multi-Family, and Office providing unprecedented experience in which to benefit his clients. Will has participated in over One Billion Six Hundred Million Dollars (\$1,600,000,000) in transactions not only as the Broker as well as a Principal, Developer, and Builder. This gives Will a uniquely beneficial viewpoint and skillset that greatly benefits his Net Leased Investment clients.

During his career, Will has been associated with some of the industry's leading firms. Prior to SVN | HN, Will served as Mid States Sales Manager and Associate Director of the National Retail Group - Marcus & Millichap where he sharpened his National Market Real Estate Investment skills. Just prior to that Will was a Principal, Managing Partner and Broker with Commercial Brokerage Group, Inc., a 22-person full-service Commercial Real Estate, Construction /Development firm, serving the entire St. Louis Regional Market for 8+ years.

Will has since continued to refine and expand his investment brokerage strategies and mentoring skills. His experience and expertise aid owners in developing successful strategies for their Single Tenant Net Leased, Retail, Industrial, and land properties. Since forming SVN | HN and after utilizing the expansive network he has developed Will has been able to expand his client base throughout the 48 states. Focusing his transaction activity on properties in the Midwest, South, and Southeastern area of the country. This expanded territory combined with the ability to mentor and co-broker with agents across the country has brought substantial benefits to his clients.

636.628.2111 x1112  
will.holman@svn.com



Addison Lijewski  
Advisor

At SVN Holman Partners, Addison specializes in Triple Net Investment properties. Addison currently serves the Greater Midwest market while based in the St. Louis MSA. This central location allows Addison to connect with clients across the country. Addison combines dedication, hard work, and knowledge to best serve her clients.

Prior to joining SVN Holman Partners, Addison grew up in LaSalle-Peru, Illinois where her parents had a portfolio of rental properties which first got her interested in Real Estate. Addison graduated Cum Laude from the University Of Missouri Trulaske College Of Business in May 2019 with a BSBA in Finance & Banking with an emphasis in Real Estate and minor in Economics. While in college, Addison worked within the banking industry for two and half years including an internship in Commercial Lending.

Since joining SVN Holman Partners in June 2019, Addison has closed over \$100 Million in Single Tenant Net Lease properties. In addition to performing broker and advisor duties, Addison also handles all transaction management for the team at SVN Holman Partners. Addison combines her customer service skills, attention to detail, and commercial real estate knowledge to go above and beyond in serving her clients.

636.628.2111  
addison.lijewski@svn.com

## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.