

# SINGLE TENANT RETAIL INVESTMENT OFFERING

## DOLLAR GENERAL – 15 YR LEASE

300 N Royhill Blvd, GOODMAN, MO



Dollar General is a \$9.2 billion company and, with more than 8,000 stores, the leader in the dollar store segment. The company pioneered the dollar store concept in 1955 and in 1968 launched its name to Dollar General. In 2007, Dollar General became a private company after being acquired by affiliates of the private equity firm Kohlberg Kravis Roberts & Co., L.P. Today, 30% of Dollar General's merchandise is still priced at \$1 or less. During fiscal year 2006, (ended February 2, 2007), Dollar General opened 537 new stores.

### The Property:

- Property Type: Retail
- Occupancy: 100% Leased
- Tenant: Dollar General Corporation
- Price:
- Cap Rate:
- NOI: \$70,744
- Size (SF): 9,014
- Rent Commencement: 8/15/09
- Lease Expiration: 8/31/2024
- Lease Term Remaining: 15 Years
- Annual Rent Yrs 1-10: \$70,744
- Yrs 11-15: \$72,862
  
- 4-5 Year Options:
  - Option 1: \$80,137/YR
  - Option 2: \$88,149/YR
  - Option 3: \$96,967/YR
  - Option 4: \$106,656/YR

For more information contact  
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# Goodman, MO

**PROPOSED  
DOLLAR GENERAL**



**Redneck Cafe**

**Elementary School**

**Hunte Corporation**

**S & S Market**

**Garner Ave.**

**71 HWY**

**59 HWY**

**Splitlog St.**

**W B Ave.**

Goodman, MO



# Looking West at Site

**PROPOSED  
DOLLAR GENERAL**

**59 HWY  
45 MPH - 5,895 VPD**

*Garner Ave.*

*Garner Ave.*

# Looking Northwest

**PROPOSED  
DOLLAR GENERAL**



**59 HWY  
45 MPH - 5,895 VPD**

**Garner Ave.**



# Looking North

45MPH Begins

60 MPH Begins

59 HWY  
5,895 VPD

**PROPOSED  
DOLLAR GENERAL**

**Looking East from  
Site - Casey's**



*Garner Ave.*

**59 HWY  
45 MPH - 5,895 VPD**

**PROPOSED  
DOLLAR GENERAL**

# Looking Southeast

Garner Ave.

Phillips 66

Redneck Cafe

59 HWY  
45 MPH - 5,895 VPD

Garner Ave.

**PROPOSED  
DOLLAR GENERAL**

# Looking South

**Redneck Cafe**

**Hunte Corporation Distributor  
of Pure-Bred puppies  
250 Employees**

**59 HWY  
45 MPH - 5,895 VPD**

**Garner Ave.**

**PROPOSED  
DOLLAR GENERAL**

# Looking Southwest

Garner Ave.

**PROPOSED  
DOLLAR GENERAL**

SPEED  
LIMIT  
45

GOODMAN

45 MPH 59 HWY  
- 5,895 VPD



**South of Site  $\frac{3}{4}$  Mile  
S&S Market**



# Local Elementary School



**South of Site ½ Mile  
Hunte Corporation  
100,000 SF Facility  
250 Employees  
Distributor of Pure-Bred  
Puppies**



**59 HWY**

Across from Site  
Redneck Cafe



# North of Site 1 Mile



59 HWY  
60 MPH - 5,895 VPD