



**DOLLAR GENERAL®**

**& DOLLAR TREE®**



Representative Photos

ILLINOIS | MISSOURI | ALABAMA | TENNESSEE  
**DOLLAR STORE PORTFOLIO**

**VALU** NET LEASE PARTNERS®

**VALUE** NET  
LEASE  
PARTNERS<sup>®</sup>

# EXCLUSIVELY MARKETED DOLLAR STORE PORTFOLIO

**DOLLAR GENERAL®**

**DOLLAR  
TREE®**

In Association with Scott Reid & ParaSell, Inc. | Costa Mesa, California | P: 949.942.6578 | A Licensed Illinois Broker #478027307 | A Licensed Missouri Broker #2019035835 | A Licensed Alabama Broker #000127148-0 | A Licensed Tennessee Broker #264531

## LEAD CONTACT

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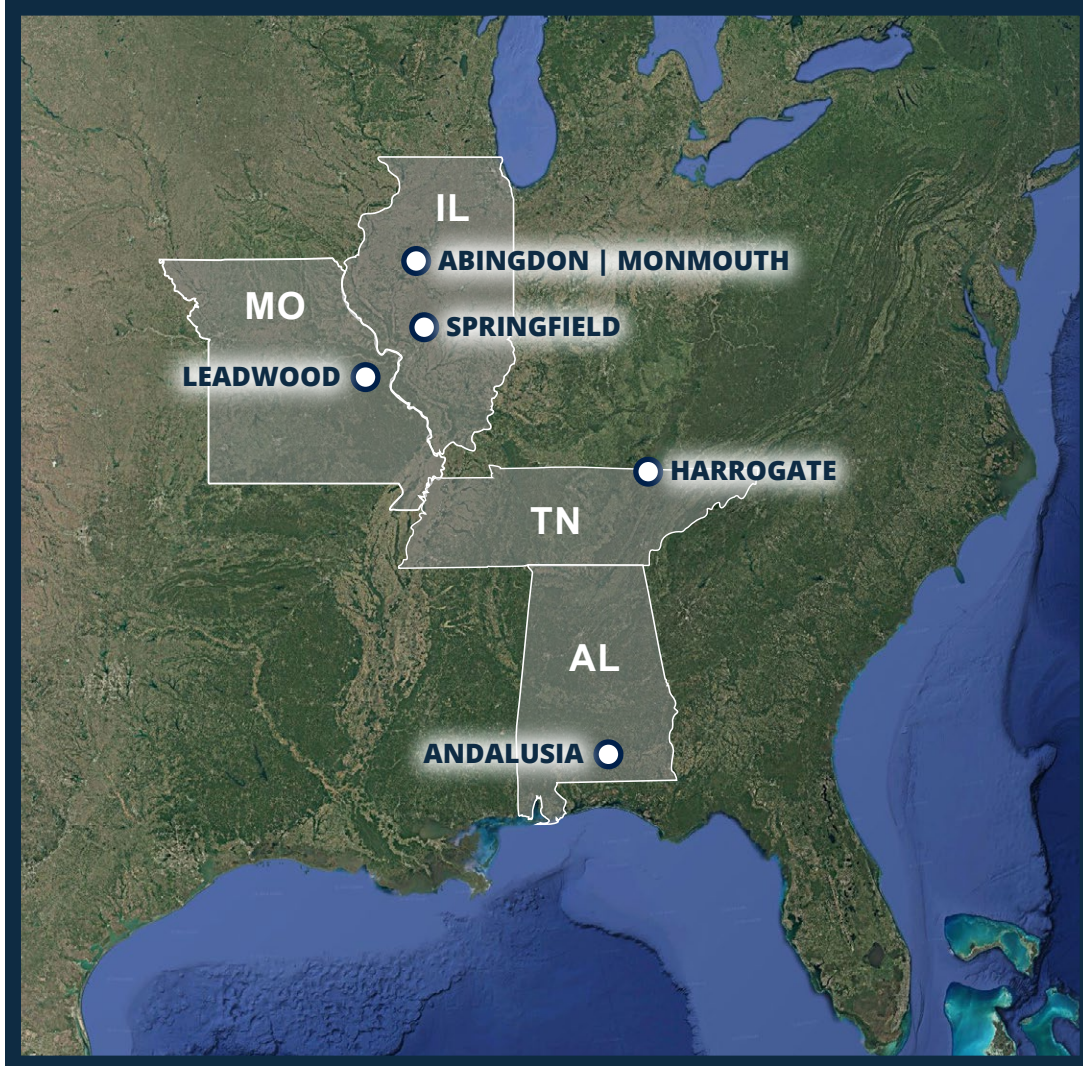
Representative Photo

# PORTFOLIO SUMMARY

## DOLLAR STORE PORTFOLIO

**DOLLAR GENERAL**<sup>®</sup>

**DOLLAR  
TREE**<sup>®</sup>



## PRICING SUMMARY




|                             |                    |
|-----------------------------|--------------------|
| Price                       | \$3,056,398        |
| CAP Rate                    | 8.96%              |
| Initial NOI/Rent            | \$277,139          |
| Approx. Total Building Size | Approx. 52,079 SF  |
| Approx. Total Lot Size      | Approx. 4.24 Acres |
| Locations                   | 6 Stores           |

# PORTFOLIO OVERVIEW

## DOLLAR STORE PORTFOLIO

**DOLLAR GENERAL®**

**DOLLAR  
TREE®**



|  | Property Name  | Address                 | City        | State    | Building Size (SF) | Lot Size (AC) | Years Left On Lease | NOI      | CAP RATE | PRICE     |
|--|----------------|-------------------------|-------------|----------|--------------------|---------------|---------------------|----------|----------|-----------|
|    | Dollar Tree    | 721 S. Main Street      | Monmouth    | Illinois | 7,775 SF           | 1.26 AC       | 4.9 years           | \$32,782 | 10.00%   | \$327,825 |
|   | Dollar General | 505 Commercial Drive    | Abingdon    | Illinois | 8,000 SF           | 0.53 AC       | 5.3 years           | \$45,235 | 9.00%    | \$502,611 |
|  | Dollar General | 500 E. Saint Joseph St. | Springfield | Illinois | 9,000 SF           | 0.45 AC       | 1.5 years           | \$34,015 | 10.00%   | \$340,150 |

# PORTFOLIO OVERVIEW

## DOLLAR STORE PORTFOLIO

**DOLLAR GENERAL®**

**DOLLAR  
TREE®**

|  | Property Name  | Address                  | City      | State     | Building Size (SF) | Lot Size (AC) | Years Left On Lease | NOI      | CAP RATE | PRICE     |
|--|----------------|--------------------------|-----------|-----------|--------------------|---------------|---------------------|----------|----------|-----------|
|    | Dollar General | 425 Hunt Street          | Leadwood  | Missouri  | 9,014 SF           | 0.89 AC       | 4.7 years           | \$34,530 | 8.25%    | \$418,545 |
|    | Dollar General | 225 Church Street        | Andalusia | Alabama   | 9,090 SF           | 0.59 AC       | 4.9 years           | \$46,560 | 8.25%    | \$564,364 |
|  | Dollar General | 7006 Cumberland Gap Pkwy | Harrogate | Tennessee | 9,200 SF           | 0.52 AC       | 4.5 years           | \$51,802 | 8.25%    | \$627,903 |



***DOLLAR TREE***®

# TENANT AND GUARANTEE SUMMARY

## DOLLAR STORE PORTFOLIO

**DOLLAR GENERAL®**

**DOLLAR  
TREE®**



**TENANT HEADQUARTERS:  
CHESAPEAKE, VA**

**TENANT:  
DOLLAR TREE**

**OPERATOR:  
DOLLAR TREE**

**GUARANTEE:  
CORPORATE (ASK BROKER FOR DETAILS)**

**TENANT LOCATIONS:  
OVER 8,200 STORES**

### DESCRIPTION OF DOLLAR TREE

Founded in 1959 by Leon Levine in Charlotte, North Carolina, Family Dollar began with a mission to provide essential goods at affordable prices. Over the years, the company expanded its footprint, catering to suburban and rural communities under-served by traditional retailers. In 1986, Dollar Tree emerged in Norfolk, Virginia, founded by Doug Perry, Macon Brock, and Ray Compton, pioneering the concept of quality products at a single price point. In 2015, Dollar Tree acquired Family Dollar, creating a formidable presence in the retail landscape.

### COMPANY OVERVIEW:

- Family Dollar, with 8,206 locations, and Dollar Tree, boasting over 8,200 stores, collectively operate as North America's largest single-price-point retailer
- Family Dollar and Dollar Tree have experienced significant growth since their inception.
- Family Dollar's strategic focus on suburban and rural markets has contributed to its resilience and expansion
- Dollar Tree's commitment to offering quality products at affordable prices has garnered a loyal customer base.

# MONMOUTH, IL | OVERVIEW

## DOLLAR STORE PORTFOLIO



**DOLLAR GENERAL®**

**DOLLAR  
TREE®**

### PRICING SUMMARY

|                       |                                       |
|-----------------------|---------------------------------------|
| Property Name         | Dollar Tree                           |
| Property Address      | 721 S Main Street, Monmouth, IL 61462 |
| Price                 | \$327,825                             |
| CAP Rate              | 10.00%                                |
| Initial NOI/Rent      | \$51,975                              |
| Approx. Building Size | Approx. 7,775 SF                      |
| Approx. Lot Size      | 1.26 Acres                            |
| Year Built/Renovated  | 2002                                  |

### LOAN QUOTE

|               |                       |
|---------------|-----------------------|
| Loan to Value | 65%                   |
| Amortization  | 30 Years              |
| Interest Rate | 6.30% - 6.50%         |
| Term          | 5+5 Year Fixed        |
| Pre-Payment   | No Pre-Payment Needed |

### DEMOGRAPHICS

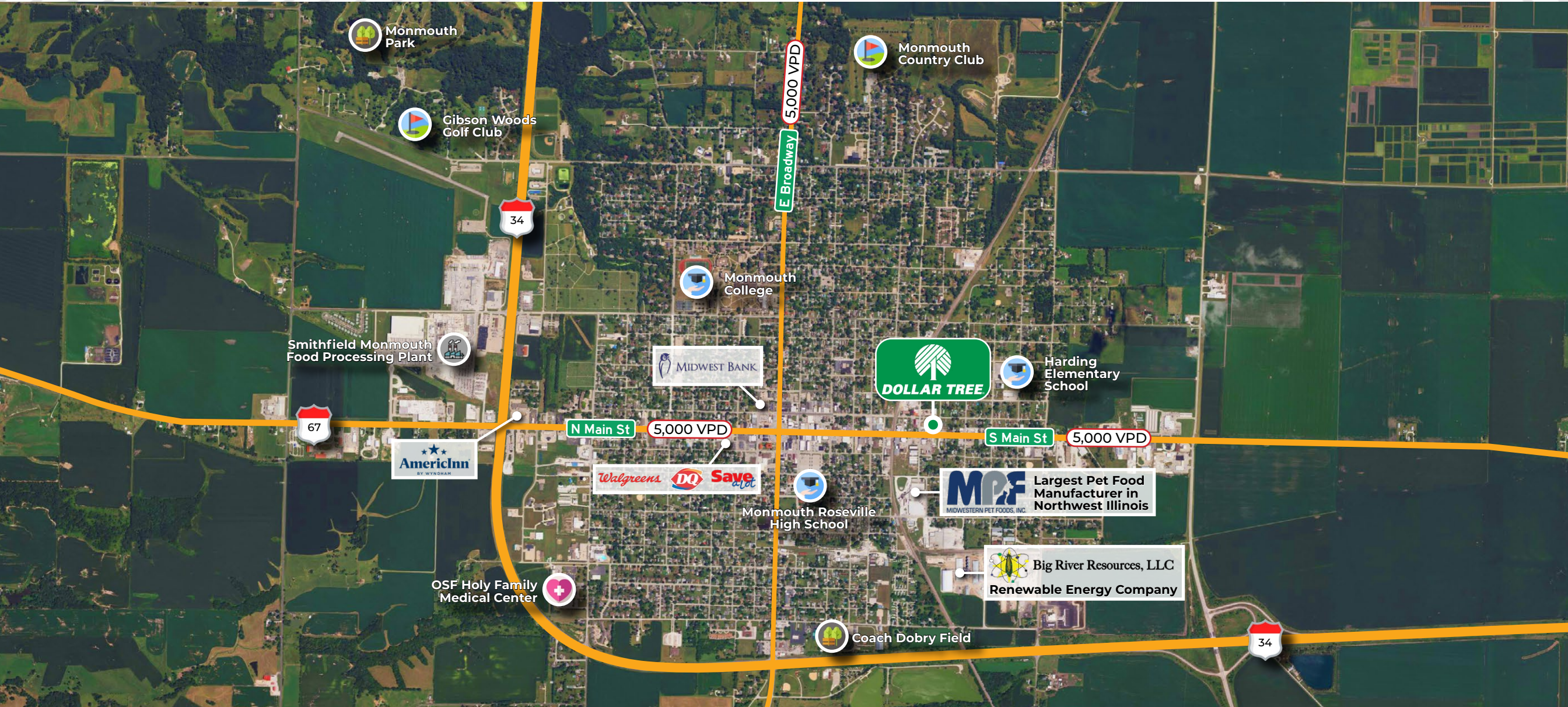
|                  | 3 MILE   | 5 MILE   | 10 MILE  |
|------------------|----------|----------|----------|
| Population       | 8,766    | 9,161    | 12,162   |
| Total Households | 3,616    | 3,778    | 5,002    |
| Household Income | \$67,804 | \$68,860 | \$72,936 |

# MONMOUTH, IL | AERIAL MAP

DOLLAR STORE PORTFOLIO

**DOLLAR GENERAL®**

**DOLLAR TREE®**



**DOLLAR GENERAL®**

# TENANT AND GUARANTEE SUMMARY

## DOLLAR STORE PORTFOLIO

**DOLLAR GENERAL®**

**DOLLAR  
TREE®**



### TOTAL SALES

 **\$40 BILLION  
ON SALES**

### TOTAL STORES

 **MORE THAN  
19,000 STORES**

### NEW STORES PLANNED

 **800 NEW STORES  
OPENING IN 2024**

### SAME STORE SALES GROWTH

 **4.3% SAME  
STORE GROWTH**

**TENANT HEADQUARTERS:  
GOODLETTSVILLE, TN**

**TENANT:  
DOLLAR GENERAL**

**GUARANTEE:  
CORPORATE (ASK BROKER FOR DETAILS)**

**TENANT LOCATIONS:  
OVER 19,000 STORES**

### DESCRIPTION OF DOLLAR GENERAL

- Dollar General (NYSE: DG) is the largest (by store count) small box discount retailer in the United States.
- Dollar General has a total store count of more than 19,000 with more than 1,000 new store openings in 2023 and 800 New Stores scheduled for 2024 - Indication of Tenant's Commitment to store efficiency and growth in sales.
- Dollar General is one of few Net Lease Retailers within the industry that are combined corporately guaranteed and a healthy credit rating making it a perfect tenant to gain safe leverage. Dollar General is a BBB credit rating by Standard & Poor agency.
- Dollar General's strategy is to be the "Walmart" of small towns or provide hassle-free experience to customers by providing a carefully crafted assortment of the most popular brands to the consumer.
- Dollar General is a strong company financially with a 10.6% increase in net sales boasting a total sales of more than \$40 Billion (2023) and a same store growth of 4.3%.

# ABINGDON, IL | OVERVIEW

## DOLLAR STORE PORTFOLIO



**DOLLAR GENERAL®**

**DOLLAR  
TREE®**

### PRICING SUMMARY

|                       |   |
|-----------------------|---|
| Property Name         | Dollar General                          |
| Property Address      | 505 S Commercial Dr, Abingdon, IL 61410 |
| Price                 | \$502,611                               |
| CAP Rate              | 9.00%                                   |
| Initial NOI/Rent      | \$45,235                                |
| Approx. Building Size | Approx. 8,125 SF                        |
| Approx. Lot Size      | 1.07 Acres                              |
| Year Built/Renovated  | 2002                                    |

### LOAN QUOTE

|               |                       |
|---------------|-----------------------|
| Loan to Value | 65%                   |
| Amortization  | 30 Years              |
| Interest Rate | 6.30% - 6.50%         |
| Term          | 5+5 Year Fixed        |
| Pre-Payment   | No Pre-Payment Needed |

### DEMOGRAPHICS

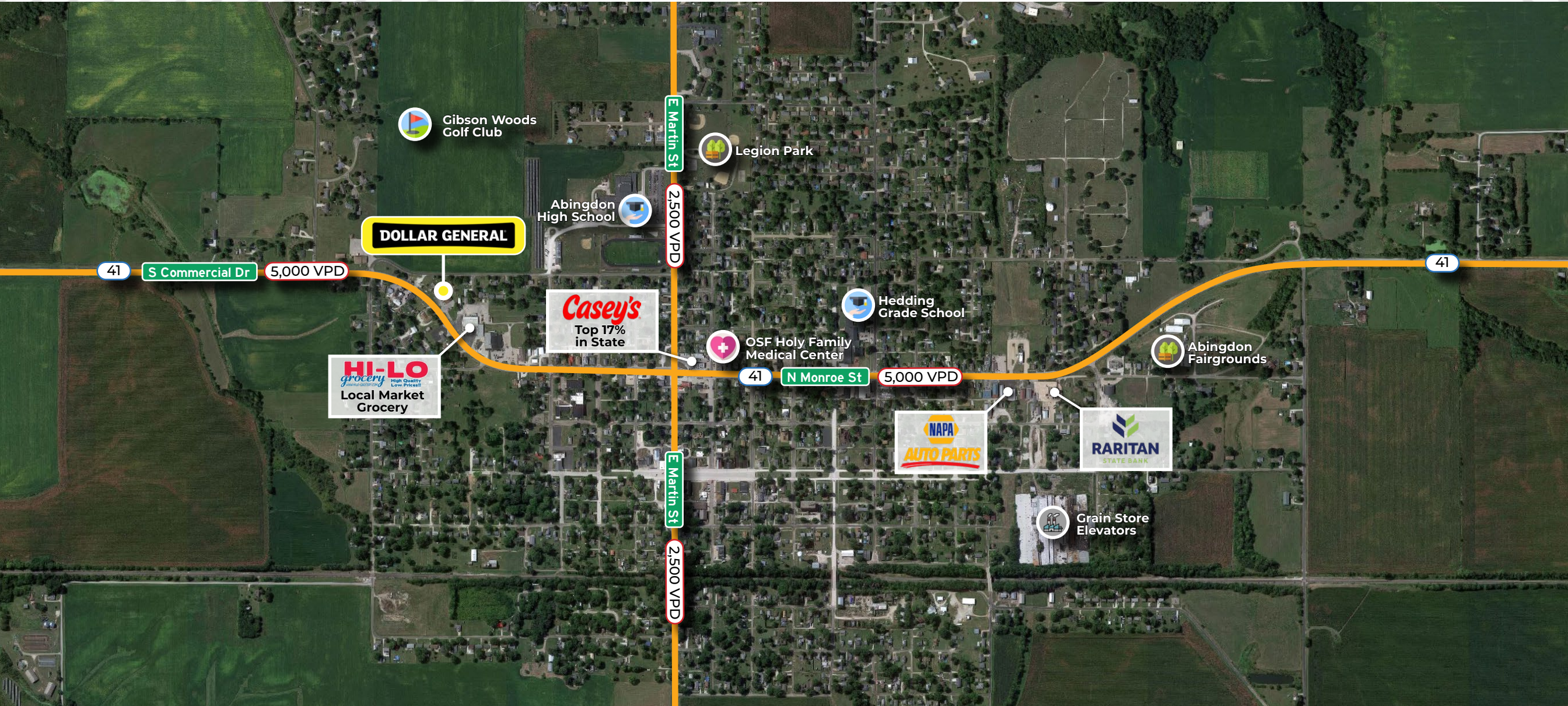
|                  | 3 MILE   | 5 MILE   | 10 MILE  |
|------------------|----------|----------|----------|
| Population       | 3,323    | 3,702    | 12,546   |
| Total Households | 1,313    | 1,471    | 5,077    |
| Household Income | \$52,730 | \$56,209 | \$64,071 |

# ABINGDON, IL | AERIAL MAP

DOLLAR STORE PORTFOLIO

**DOLLAR GENERAL**

**DOLLAR TREE**



# SPRINGFIELD, IL | OVERVIEW

## DOLLAR STORE PORTFOLIO



Springfield, IL



Regional Map

**DOLLAR GENERAL®**

**DOLLAR  
TREE®**

### PRICING SUMMARY

|                       |   |
|-----------------------|---|
| Property Name         | Dollar General                                |
| Property Address      | 500 E Saint Joseph St, Springfield, IL, 62703 |
| Price                 | \$340,150                                     |
| CAP Rate              | 10.00%  |
| Initial NOI/Rent      | \$34,015                                      |
| Approx. Building Size | Approx. 8,344 SF                              |
| Approx. Lot Size      | 0.45 Acres                                    |
| Year Built/Renovated  | 1994/2019                                     |

### LOAN QUOTE

|               |                       |
|---------------|-----------------------|
| Loan to Value | 65%                   |
| Amortization  | 30 Years              |
| Interest Rate | 6.30% - 6.50%         |
| Term          | 5+5 Year Fixed        |
| Pre-Payment   | No Pre-Payment Needed |

### DEMOGRAPHICS

|                  | 3 MILE   | 5 MILE   | 10 MILE  |
|------------------|----------|----------|----------|
| Population       | 53,394   | 115,681  | 170,247  |
| Total Households | 23,407   | 50,765   | 72,437   |
| Household Income | \$68,253 | \$73,674 | \$82,239 |



# SPRINGFIELD, IL | AERIAL MAP

## DOLLAR STORE PORTFOLIO

**DOLLAR GENERAL®**

**DOLLAR TREE®**



# LEADWOOD, MO | OVERVIEW

## DOLLAR STORE PORTFOLIO

**DOLLAR GENERAL®**

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TREE®**



### PRICING SUMMARY

|                       |                               |
|-----------------------|-------------------------------|
| Property Name         | Dollar General                |
| Property Address      | 425 Hunt Street, Leadwood, MO |
| Price                 | \$418,545                     |
| CAP Rate              | 8.25%                         |
| Initial NOI/Rent      | \$34,530                      |
| Approx. Building Size | Approx. 10,511 SF             |
| Approx. Lot Size      | 1.27 AC                       |
| Year Built/Renovated  | 1950                          |

### LOAN QUOTE

|               |                       |
|---------------|-----------------------|
| Loan to Value | 65%                   |
| Amortization  | 30 Years              |
| Interest Rate | 6.30% - 6.50%         |
| Term          | 5+5 Year Fixed        |
| Pre-Payment   | No Pre-Payment Needed |

### DEMOGRAPHICS

|                  | 3 MILE   | 5 MILE   | 10 MILE  |
|------------------|----------|----------|----------|
| Population       | 4,671    | 26,342   | 47,375   |
| Total Households | 1,779    | 9,840    | 17,645   |
| Household Income | \$65,635 | \$58,310 | \$59,243 |

# LEADWOOD, MO | AERIAL MAP

## DOLLAR STORE PORTFOLIO

**DOLLAR GENERAL**

**DOLLAR TREE**

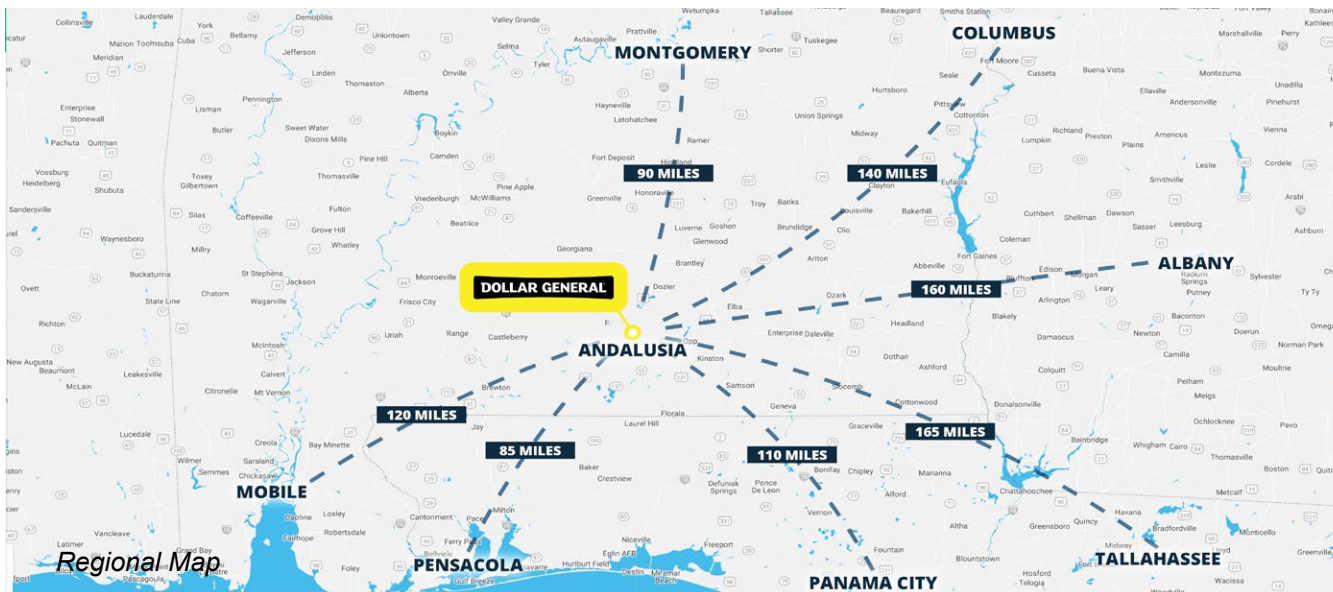


# ANDALUSIA, AL | OVERVIEW

## DOLLAR STORE PORTFOLIO

**DOLLAR GENERAL®**

**DOLLAR  
TREE®**



### PRICING SUMMARY

|                       |                                   |
|-----------------------|-----------------------------------|
| Property Name         | Dollar General                    |
| Property Address      | 225 Church St, Andalusia AL 36420 |
| Price                 | \$564,364                         |
| CAP Rate              | 8.25%                             |
| Initial NOI/Rent      | \$46,560                          |
| Approx. Building Size | Approx. 9,000 SF                  |
| Approx. Lot Size      | 0.59 AC                           |
| Year Built/Renovated  | 1984                              |

### LOAN QUOTE

|               |                       |
|---------------|-----------------------|
| Loan to Value | 65%                   |
| Amortization  | 30 Years              |
| Interest Rate | 6.30% - 6.50%         |
| Term          | 5+5 Year Fixed        |
| Pre-Payment   | No Pre-Payment Needed |

### DEMOGRAPHICS

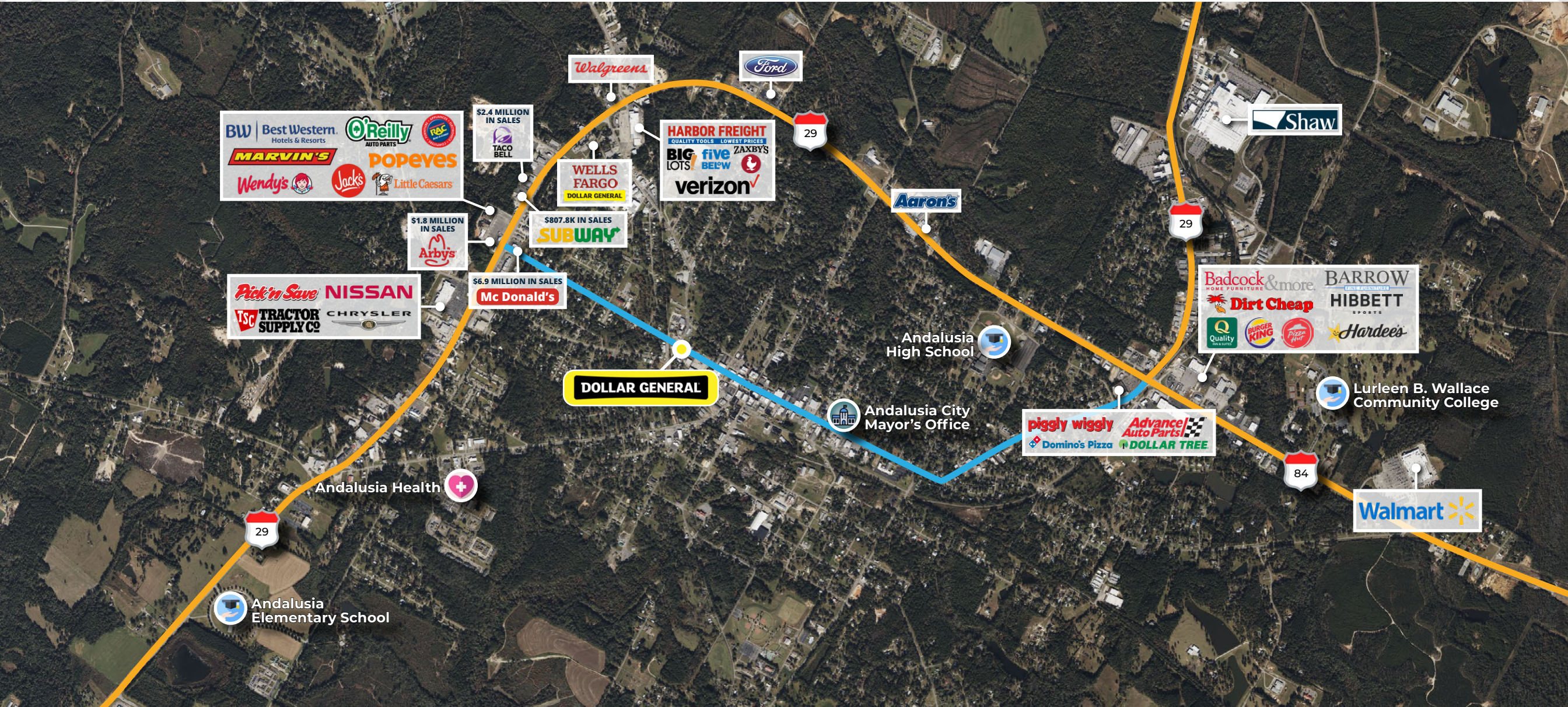
|                  | 3 MILE   | 5 MILE   | 10 MILE  |
|------------------|----------|----------|----------|
| Population       | 10,967   | 12,756   | 20,054   |
| Total Households | 4,255    | 4,838    | 7,542    |
| Household Income | \$58,580 | \$61,154 | \$68,525 |

# ANDALUSIA, AL | AERIAL MAP

## DOLLAR STORE PORTFOLIO

**DOLLAR GENERAL**

**DOLLAR TREE**



**VALU** NET LEASE PARTNERS

# HARROGATE, TN | OVERVIEW

## DOLLAR STORE PORTFOLIO

**DOLLAR GENERAL®**

**DOLLAR  
TREE®**



### PRICING SUMMARY

|                       |   |
|-----------------------|---|
| Property Name         | Dollar General                                |
| Property Address      | 7006 Cumberland Gap Pkwy, Harrogate, TN 37752 |
| Price                 | \$627,903                                     |
| CAP Rate              | 8.25%   |
| Initial NOI/Rent      | \$51,802                                      |
| Approx. Building Size | Approx. 9,200 SF                              |
| Approx. Lot Size      | 0.52 AC                                       |
| Year Built/Renovated  | 1996  |

### LOAN QUOTE

|               |                       |
|---------------|-----------------------|
| Loan to Value | 65%                   |
| Amortization  | 30 Years              |
| Interest Rate | 6.30% - 6.50%         |
| Term          | 5+5 Year Fixed        |
| Pre-Payment   | No Pre-Payment Needed |

### DEMOGRAPHICS

|                  | 3 MILE   | 5 MILE   | 10 MILE  |
|------------------|----------|----------|----------|
| Population       | 6,424    | 15,971   | 33,380   |
| Total Households | 2,563    | 6,620    | 13,659   |
| Household Income | \$64,007 | \$51,636 | \$48,930 |

# HARROGATE, TN | AERIAL MAP

DOLLAR STORE PORTFOLIO

**DOLLAR GENERAL®**

**DOLLAR  
TREE®**



# HARROGATE, TN | AERIAL MAP

## DOLLAR STORE PORTFOLIO

**DOLLAR GENERAL®**

**DOLLAR TREE®**



# PORTFOLIO PHOTOS

DOLLAR STORE PORTFOLIO

**DOLLAR GENERAL**

**DOLLAR  
TREE**



Springfield, IL



Springfield, IL



Abingdon, IL



Monmouth, IL

# PORTFOLIO PHOTOS

DOLLAR STORE PORTFOLIO

**DOLLAR GENERAL**

**DOLLAR  
TREE**



Harrogate, TN



Harrogate, TN



Leadwood, MO



Andalusia, AL

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**DOLLAR GENERAL**



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Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Value Net Lease and ParaSell, Inc. 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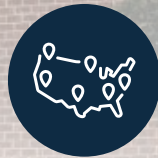
### SHARED DATABASE

Centralized platform for up to date Off & On Market Properties



### BUYER NETWORK

Proprietary and up to date buyer contact list



### NATIONAL REACH

Network that sources buyers & sellers coast to coast



### COLLABORATION CULTURE

Embracing synergy and fostering team work to drive transactions



### #1 NET LEASE

Top Ranked Agents in Net Lease Industry



### SPECIALIZED IN NET LEASE

Unparalleled Specialty Expertise in Tenant Net Lease Investment



### TOOL BOX

Internal "Tool Box" of Proprietary Resources that leverage our clients & agents