

Located 3.5 Miles South of Sam A. Baker
State Park with 1.1M+ Annual Visitors



REPRESENTATIVE IMAGE

NET LEASE INVESTMENT OFFERING

DOLLAR GENERAL

Dollar General Plus

51 State Highway 143
Patterson, MO 63964

THE
Boulder
GROUP





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Investment Highlights

- » Located at the hard corner of Missouri Route 34 and Missouri Route 143
- » Immediate proximity to two large state parks (Sam A. Baker State Park and Lake Wappapello State Park) that attract over 1.2 million visitors annually for hiking, fishing, backpacking, camping, boating, etc.
- » Sam A. Baker State Park is one of the most visited state parks in Missouri and only 3.5 miles north of the Dollar General
- » New construction store that opened in July 2023
- » Long-term lease with approximately 14.5 years remaining
- » Absolute triple net lease with no landlord responsibilities
- » Dollar General is the preferred discount retailer amongst Missouri consumers as Dollar General dominates the state of Missouri with over 650 locations compared to Family Dollar's approximately 135 locations
- » Preferred Dollar General "Plus" location featuring the larger 10,640 SF prototype
- » Limited competition in the immediate area
- » Dollar General is an investment graded rated company (S&P: BBB)
- » Dollar General is a best-in-class operator that is an e-commerce resistant and recession-proof company



Investment Overview



PRICE
\$1,514,275



CAP RATE
7.00%



NOI
\$105,999.96



ADDRESS
51 State Highway 143
Patterson, MO 63956

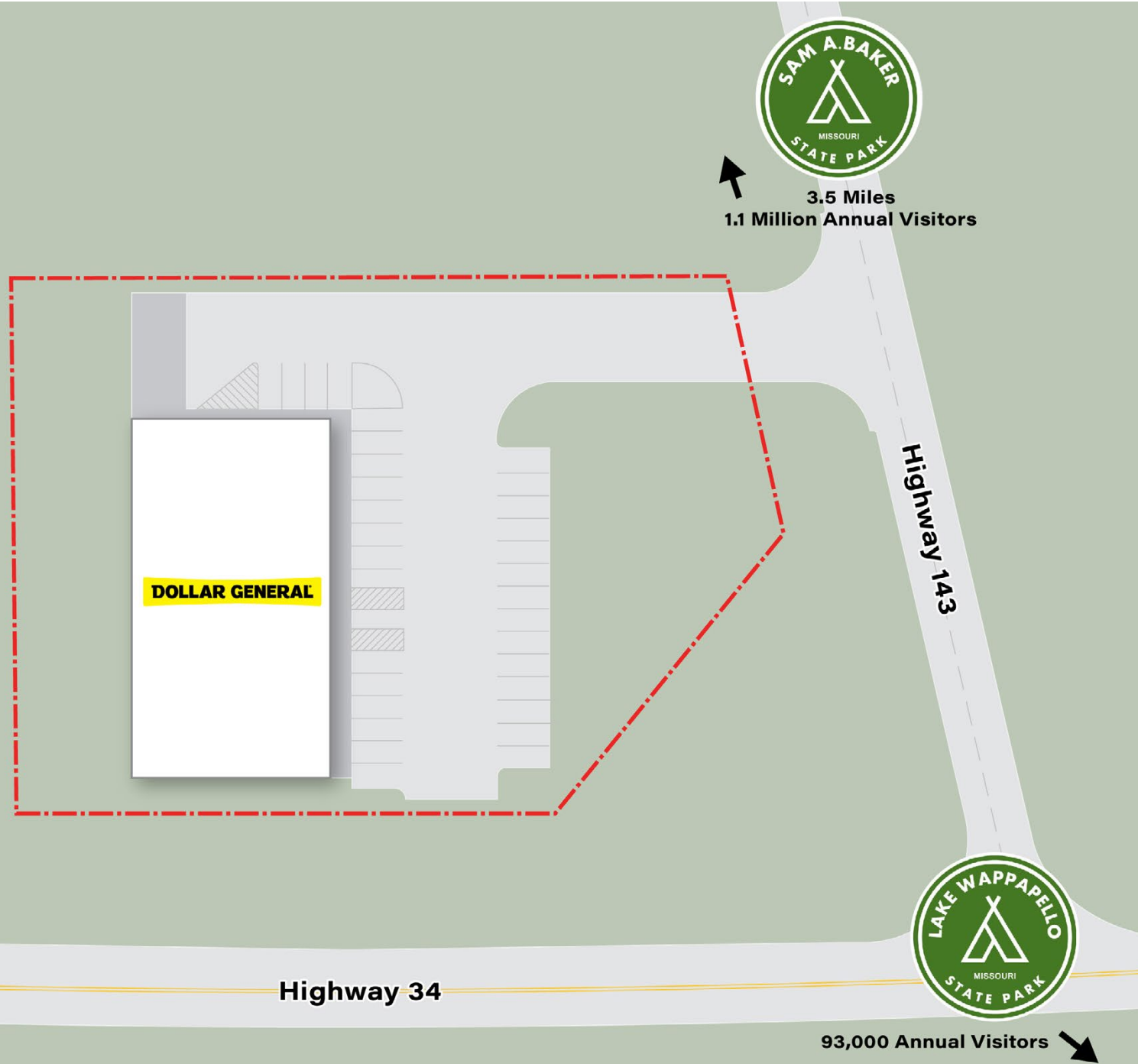
RENT COMMENCEMENT:	July 6, 2023
LEASE EXPIRATION:	July 31, 2038
RENTAL ESCALATIONS:	10% in Each Option
RENEWAL OPTIONS:	Three 5-Year
TENANT:	Dollar General
CREDIT RATING:	Investment Grade (S&P: BBB)
LEASE TYPE:	Absolute Triple Net
LANDLORD RESPONSIBILITIES:	None
BUILDING SIZE:	10,640 SF
LAND SIZE:	1.21 Acres
YEAR BUILT:	2023

NOI SCHEDULE:

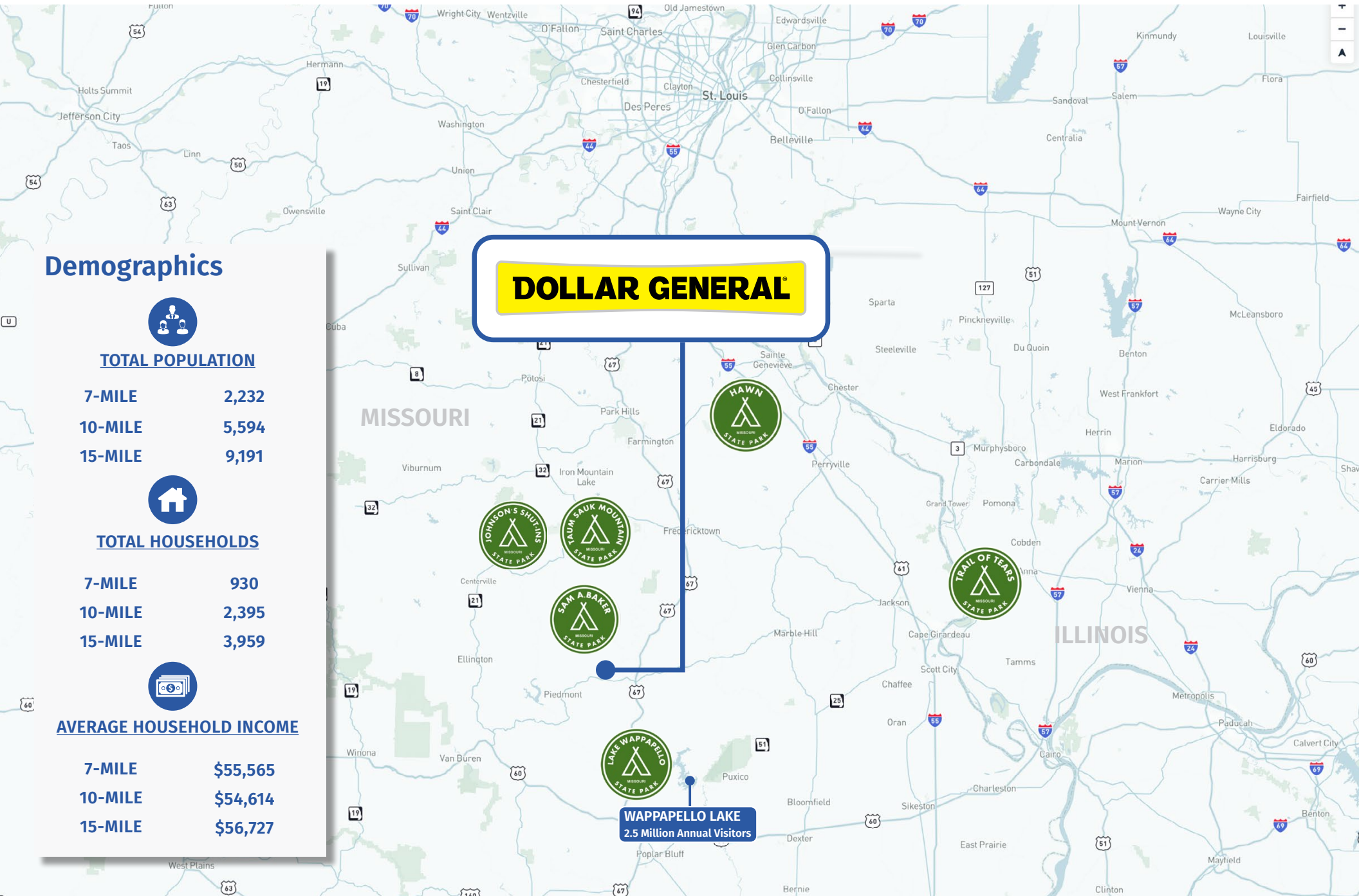
NOI	Date	Period	Increase
\$105,999.96	Current	Primary Term	-
\$116,599.92	8/1/2038	Option 1	10%
\$128,259.96	8/1/2043	Option 2	10%
\$141,085.92	8/1/2048	Option 2	10%

DOLLAR GENERAL®

Site Plan



Maps



Demographics



TOTAL POPULATION

7-MILE	2,232
10-MILE	5,594
15-MILE	9,191



TOTAL HOUSEHOLDS

7-MILE	930
10-MILE	2,395
15-MILE	3,959



AVERAGE HOUSEHOLD INCOME

7-MILE	\$55,565
10-MILE	\$54,614
15-MILE	\$56,727

Tenant Overview

DOLLAR GENERAL

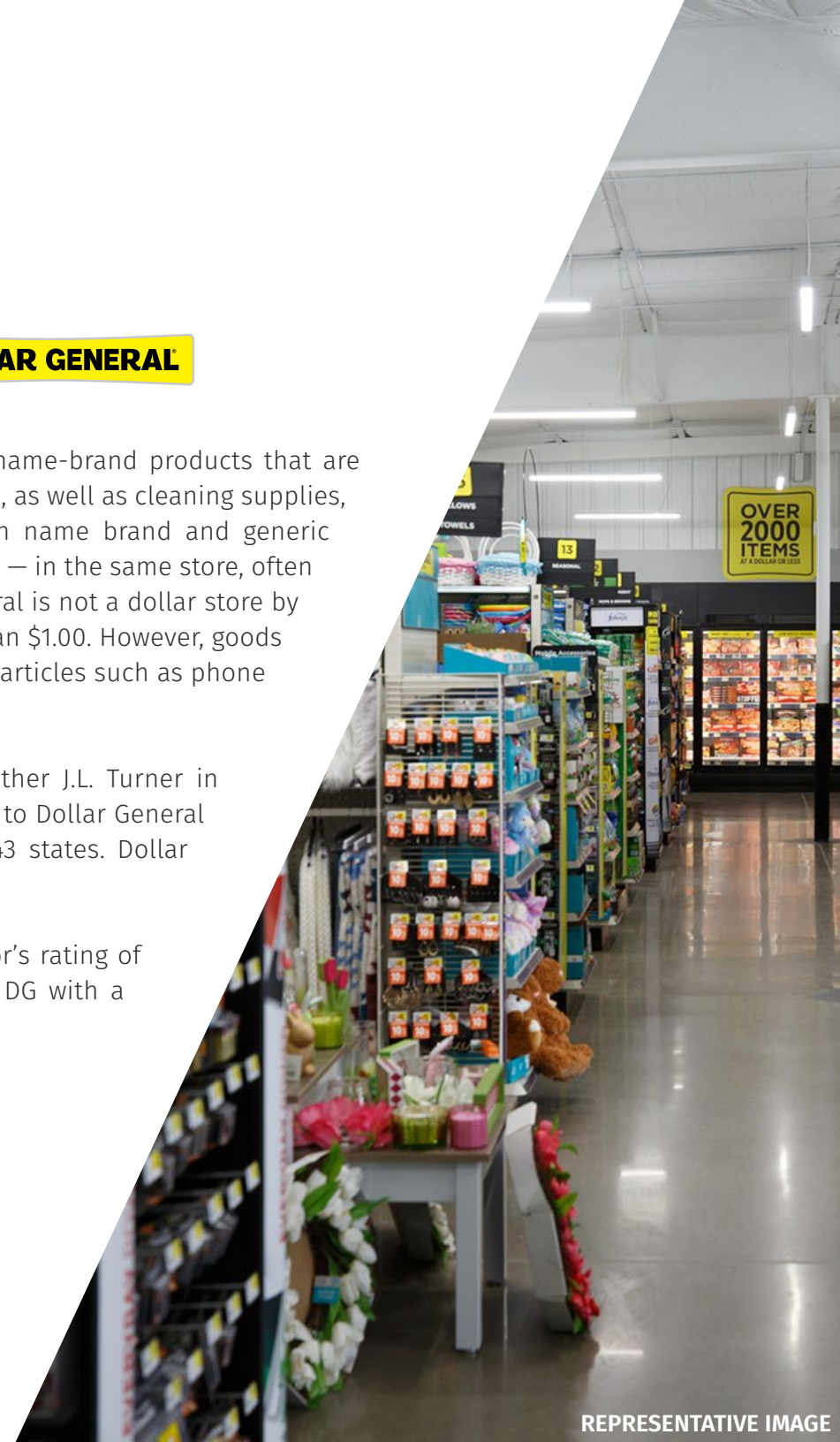
DOLLAR GENERAL

Dollar General is a discount retailer that provides everyday low prices on name-brand products that are frequently used and replenished, such as food, snacks, health and beauty aids, as well as cleaning supplies, family apparel, housewares and seasonal items. Dollar General offers both name brand and generic merchandise — including off-brand goods and closeouts of name-brand items — in the same store, often on the same shelf. Although it has the word “dollar” in the name, Dollar General is not a dollar store by the strict definition of that term as most of its products are priced at more than \$1.00. However, goods are usually sold at set price points in the range of .50 to 60 dollars, excluding articles such as phone cards and loadable store gift cards.

Dollar General was originally founded in 1939 by Cal Turner Sr. and his father J.L. Turner in Scottsville, Kentucky as J.L. Turner & Son, Inc. The company changed its name to Dollar General Corporation in 1968. Today, Dollar General operates over 19,000 stores in 43 states. Dollar General is headquartered in Goodlettsville, TN.

Dollar General is an investment grade rated company with a Standard & Poor’s rating of BBB. Dollar General is publicly traded on the New York Stock Exchange as DG with a market capitalization of approximately \$30 billion.

Website:	www.dollargeneral.com
Credit Rating:	Investment Grade (S&P: BBB)
Stock Symbol:	NYSE: DG
Market Capitalization:	\$30 billion
Number of Locations:	19,000+
Headquarters:	Goodlettsville, TN





REPRESENTATIVE IMAGE

Location Overview



PATTERSON, MISSOURI

Patterson is an unincorporated community located in Wayne County in southeastern Missouri. Patterson is located in the foothills of the Ozark mountains. Wayne County had a population of approximately 11,000 people as of the 2020 census. Patterson is located approximately 120 miles south of St. Louis and 175 miles north of Memphis.

Patterson's small-town atmosphere offers a sense of community that is incredibly welcoming and friendly. Despite its relatively modest size, there is plenty to do in the area, from outdoor activities like hiking and fishing to local shops and restaurants. Residents also benefit from low taxes and an affordable cost of living.

Patterson is located immediately south of the Sam A. Baker State Park, which had over 1,103,000 visitors in 2022. With the ancient St. Francois Mountains, the unspoiled natural landscape and the cool waters of the St. Francis River and Big Creek, Sam A. Baker State Park has something for everyone. Access to both the river and creek gives anglers the opportunity to hook many varieties of fish and canoeists the chance to float year-round. Several miles of hiking, backpacking, bicycling and equestrian trails provide glimpses of the area as the earlier settlers found it. Exhibits in the park's nature center interpret the natural and cultural history of the park. Visitors can spend the night in either a rustic cabin or one of two large campgrounds. Patterson is also in the immediate proximity to Lake Wappapello, an 8,400 acre reservoir southwest of Patterson that has been developed as a recreational area with ample opportunities to boat, fish, swim or camp.

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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