

LOW PRICEPOINT DOLLAR GENERAL FOR SALE!
RECENT 10-YEAR LEASE EXTENSION
1709 NORTH ST, SENECA, KANSAS 66538



REPRESENTATIVE PHOTO

\$650,000 | 7% CAP RATE

Jay Ferguson, Executive Vice President | jayferguson@fergprop.com
Jordan Zenger, Vice President | jzenger@fergprop.com

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DOLLAR GENERAL SENECA, KS

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PROPERTY DETAILS:

Building Area	9,100 SF
Land Area	1.02 AC
Year Built	2006
Guarantor	Dolgencorp
Price (psf)	\$71.43
Asking Price	\$650,000

EXCLUSIVELY MARKETED BY:

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Ferguson Properties Inc.
300 Wyandotte, Ste 150, Kansas City MO 64105

LEASE OVERVIEW:

Lease Commencement	12.31.2006
Lease Expiration	7.31.2025
Base Annual Rent	\$45,000
Percentage Rent	None
NOI	\$45,000 <small>(assumes no LL Roof, Structure, HVAC Expenses)</small>
Lease Type	NN
Options & Increases	Five 5-year Options: Option 1 \$49,500 Option 2 \$54,456 Option 3 \$59,892 Option 4 \$65,880 Option 5 \$72,480
Insurance	Paid by LL; reimbursed by Tenant at \$189.58/mo and reconciled at end of year for shortage/overage
Parking Lot Maintenance	Paid by LL; reimbursed by Tenant at \$500.50/mo for primary extension term; Tenant share increases during options; reimbursement is fixed price
Property Taxes	Paid by LL; reimbursed by Tenant at \$682.50/mo and reconciled at end of year for shortage/overage
Roof & Structure	LL Expense
HVAC	LL Expense over \$1,000; Tenant to have service contract and cover repairs under \$1,000

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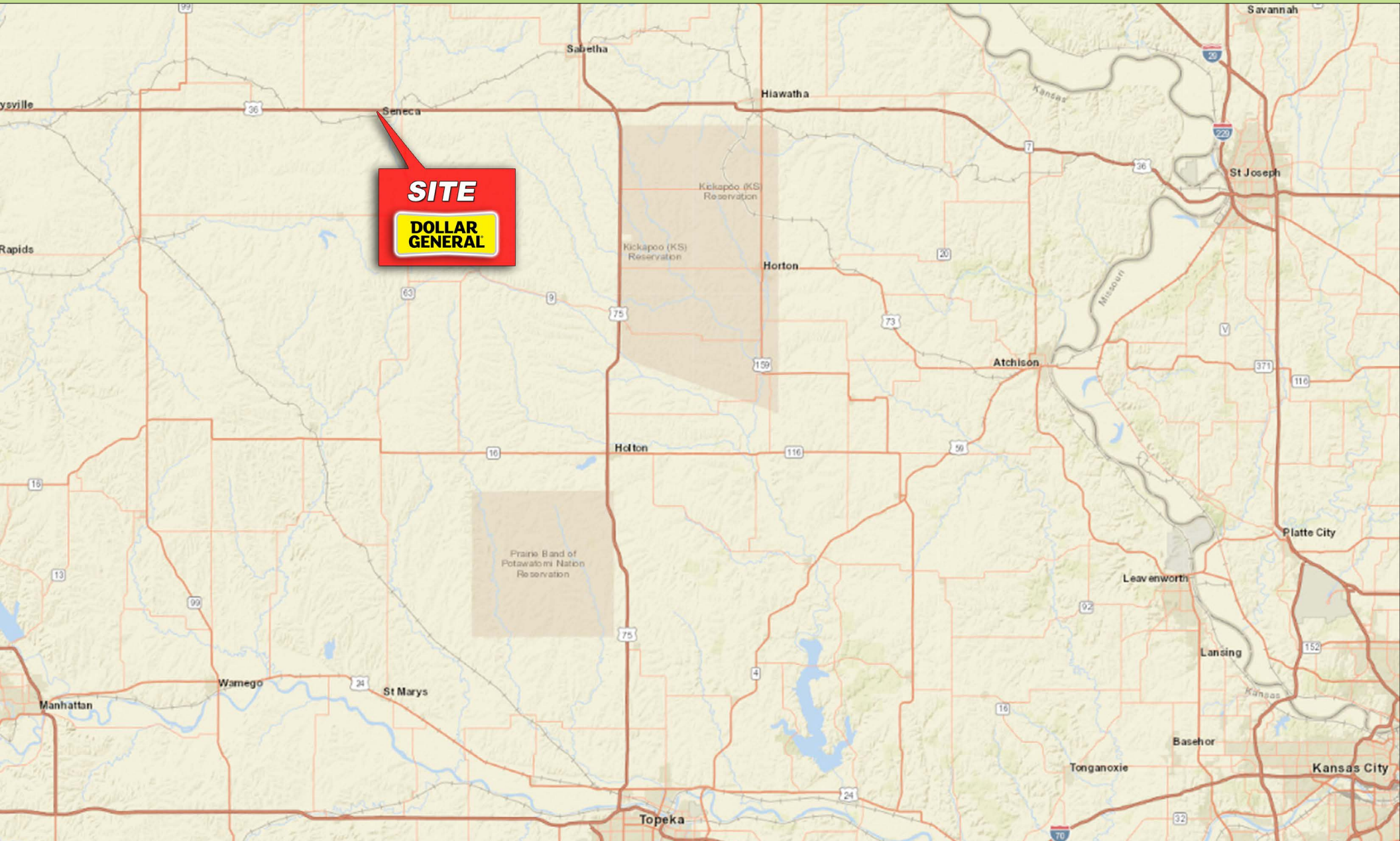
- NOI: \$45,000; assumes no LL overages after reimbursements
- Cap Rate: 7%
- Strong-performing Dollar General
- Market does not have competing dollar stores or Walmart
- Market is regional draw for retail and amenities
- Recently had roof repairs completed
- County Seat and County High School located in this market

DEMOGRAPHICS:

	3 mile	5 miles	10 miles	25 miles
2019 Population	2,416	2,799	5,167	20,228
Total Households	1,087	1,232	2n180	8,595
Avg HH Income	\$75,159	\$75,004	\$75,071	\$72,585



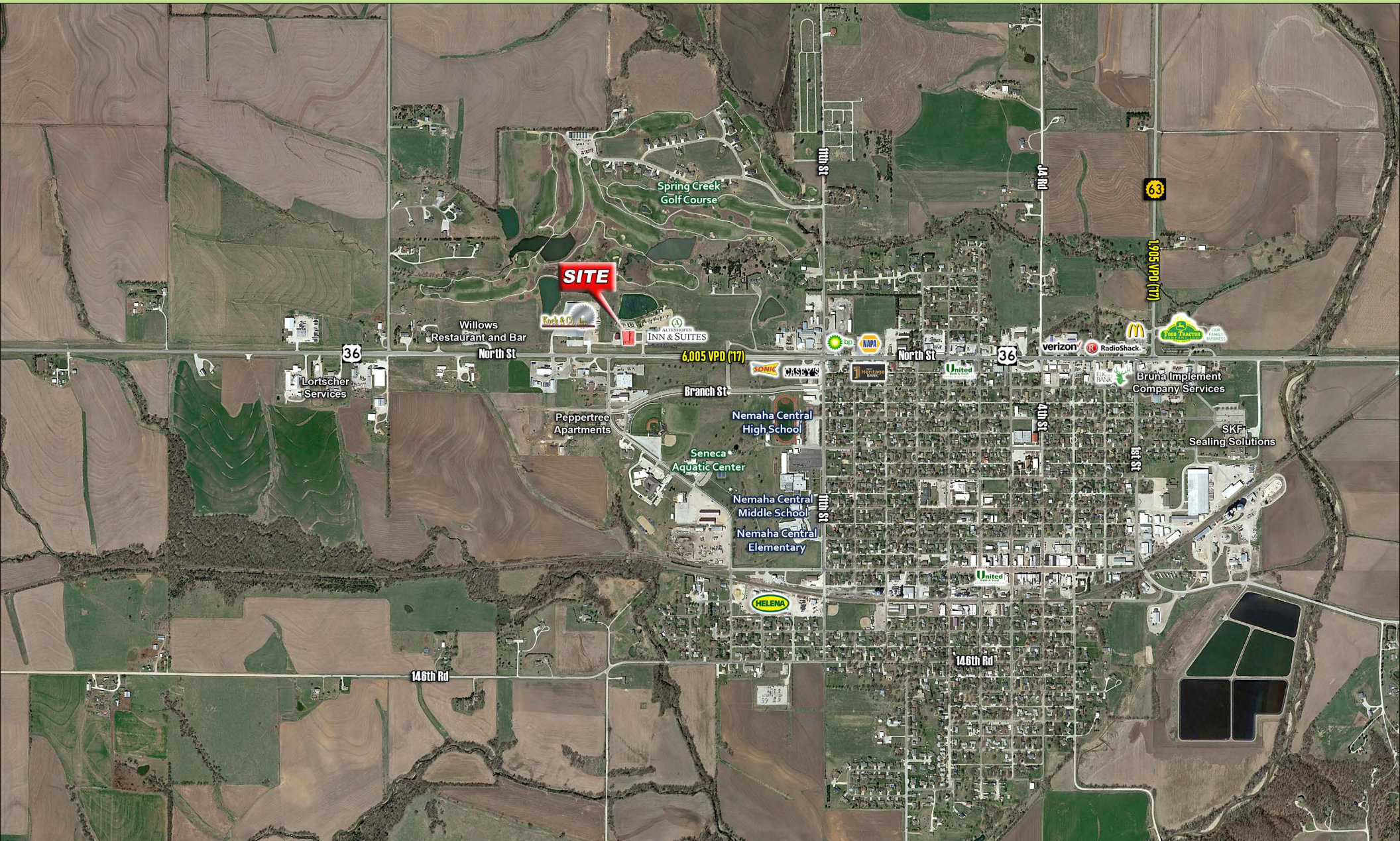
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DOLLAR GENERAL

BUY 2, SAVE \$2
ON SELECT ITEMS



FERGUSON
PROPERTIES

Representative Photo