

# NET LEASE INVESTMENT TEAM PRESENTS:

## DOLLAR GENERAL

4509 HWY 5/HWY 240 | ANNAPOLIS, MO 65254



REPRESENTATIVE PHOTO

### Terms of Sale

**OFFERING PRICE:** \$1,171,888

**CAP RATE:** 6.75%

**NOI:** \$79,102

**BUILDING SIZE:** 9,026 SF

- › Brand new 15 year lease with no landlord responsibilities
- › Limited competition; closest Family Dollar is over 40 miles away & Dollar General is over 10 miles way
- › Strong local economy along the Missouri River
- › Located about 35 Miles North of Columbia, MO
- › Dollar General has an investment grade credit rating of BBB-(Stable) from Standard & Poor's
- › Lease is corporately guaranteed by Dollar General (DG – NYSE)

### Contact Us

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