



DOLLAR GENERAL

100 E 3rd St • Gordon, NE 69343

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DOLLAR GENERAL
Gordon, NE
ACT ID Z0250689

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. 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 Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

Marcus & Millichap

Dollar General Corporation


CREDIT RATING: A2
www.fdreports.com | www.creditintell.com | August 03, 2018

General Information

Address	100 Mission Ridge , Goodlettsville, Tennessee, 37072, United States
Phone	615-855-4000
Website	www.dollargeneral.com

Key Personnel

CFO & EVP	John W. Garratt
Chief Executive Officer	Todd J. Vasos
Chairman	Michael M Calbert

Store Base

Store Count	15,015
TTM Sales	\$24,590,809,000

Financial Markets

Stock Ticker	DG
Current Price	\$116.06 as of 1/13/19
52 Week High/Low	\$118.45 / \$85.54

Dollar General commands the field of discount general merchandise. The fast-growing retailer boasts some 14,500 discount stores in some 45 US states, mostly in the South, the Midwest, and the Southwest. It generates more than 75% of its sales from consumables (including refrigerated, shelf-stable, and perishable foods) and more than 10% from seasonal items. The stores also offer household products (cleaning supplies and health and beauty aids) and apparel. Dollar General targets low-, middle-, and fixed-income shoppers, pricing items at \$10 or less. The no-frills stores typically measure about 7,400 sq. ft. and are in small towns that are off the radar of giant discounters.

Fiscal Year Ended February 02, 2018

Credit Rating Chart Comparison Creditintell | F&Dreports

Please note that our rating model is our own proprietary model and is not meant to align with other rating agency models. This comparison was compiled purely for informational purposes based on a representative sampling of ratings on various retailers.

RATING	CREDIT QUALITY	EST. S&P
A1	Excellent	AAA
A2	Excellent	AA (+/-)
B1	Good	A (+/-)
B2	Good	BBB (+/-)
C1	Satisfactory	BB(+/-)
C2	Satisfactory	B+
D1	Below Satisfactory	B
D2	Below Satisfactory	B-
E1	Poor	CCC+/CCC
E2	Poor	CC
F1	Critical	C
F2	Critical	D

EXECUTIVE SUMMARY

OFFERING SUMMARY

Price	\$600,000
Net Operating Income	\$47,100
Capitalization Rate – Current	7.85%
Price / SF	\$66.56
Rent / SF	\$5.23
Lease Type	NN
Gross Leasable Area	9,014 SF
Year Built / Renovated	2006
Lot Size	0.57 acre(s)

FINANCING

Down Payment	All Cash
Net Cash Flow	7.85% / \$47,100
Cash on Cash Return	7.85%
Total Return	7.85% / \$47,100

MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES *
Gordon Clinic	145
John Deere Authorized Dealer	78
Gordon Rushville Middle School	75
Gordon Countryside Care	40
Gordon Volunteer Fire Dept	35
Gordon-Rushville High School	33
First National Bank of Gordon	32
St Marks Episcopal Church	30
Clinton School District 26	28
Gordon-Rushville Elem Sch	28
Open Range Beef	26
City of Gordon	25

DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2017 Estimate Pop	1,481	1,642	1,731
2017 Estimate HH	632	697	737
2010 Census HH	709	782	826
Median HH Income	\$43,414	\$43,400	\$43,381
Per Capita Income	\$23,713	\$23,618	\$23,681
Average HH Income	\$55,142	\$55,171	\$55,211

* # of Employees based on 5 mile radius

DEMOGRAPHICS



CREATED ON JANUARY 13, 2019

1 Miles 3 Miles 5 Miles

POPULATION

2022 Projection	1,427	1,579	1,662
2017 Estimate	1,481	1,642	1,731
2010 Census	1,670	1,851	1,952
2000 Census	1,871	2,082	2,208

INCOME

Average	\$55,142	\$55,171	\$55,211
Median	\$43,414	\$43,400	\$43,381
Per Capita	\$23,713	\$23,618	\$23,681

HOUSEHOLDS

2022 Projection	618	681	719
2017 Estimate	632	697	737
2010 Census	709	782	826
2000 Census	761	842	892

HOUSING

2017	\$78,484	\$78,551	\$78,666
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EMPLOYMENT

2017 Daytime Population	1,672	1,866	1,985
2017 Unemployment	2.96%	3.00%	3.05%
2017 Median Time Traveled	17	17	17

RACE & ETHNICITY

White	80.20%	80.07%	79.90%
Native American	0.04%	0.04%	0.05%
African American	0.17%	0.16%	0.16%
Asian/Pacific Islander	0.56%	0.55%	0.54%

Source: © 2015 Experian

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INVESTMENT OVERVIEW

Marcus and Millichap is pleased to exclusively offer for sale the Dollar General located at 100 East 3rd St in Gordon, Nebraska. The site was built to suit for Dollar General in 2006 and consists of 9,014 rentable square feet. This investment is being offered at \$600,000, which represents a 7.85 percent capitalization rate.

Dollar General has recently executed a 9 Year extension leaving over 8 years remaining on a double net lease, which allows for minimal landlord responsibilities. Additionally there are five, five-year renewal options with rental increases in each. The lease is corporately guaranteed by Dollar General, with a BBB credit rating by Standard & Poor's. The site serves as the only discount retailer in town and is surrounded Bank of The West, US Post Office, True Value Hardware, NAPA Auto Parts, & Pizza Hut.

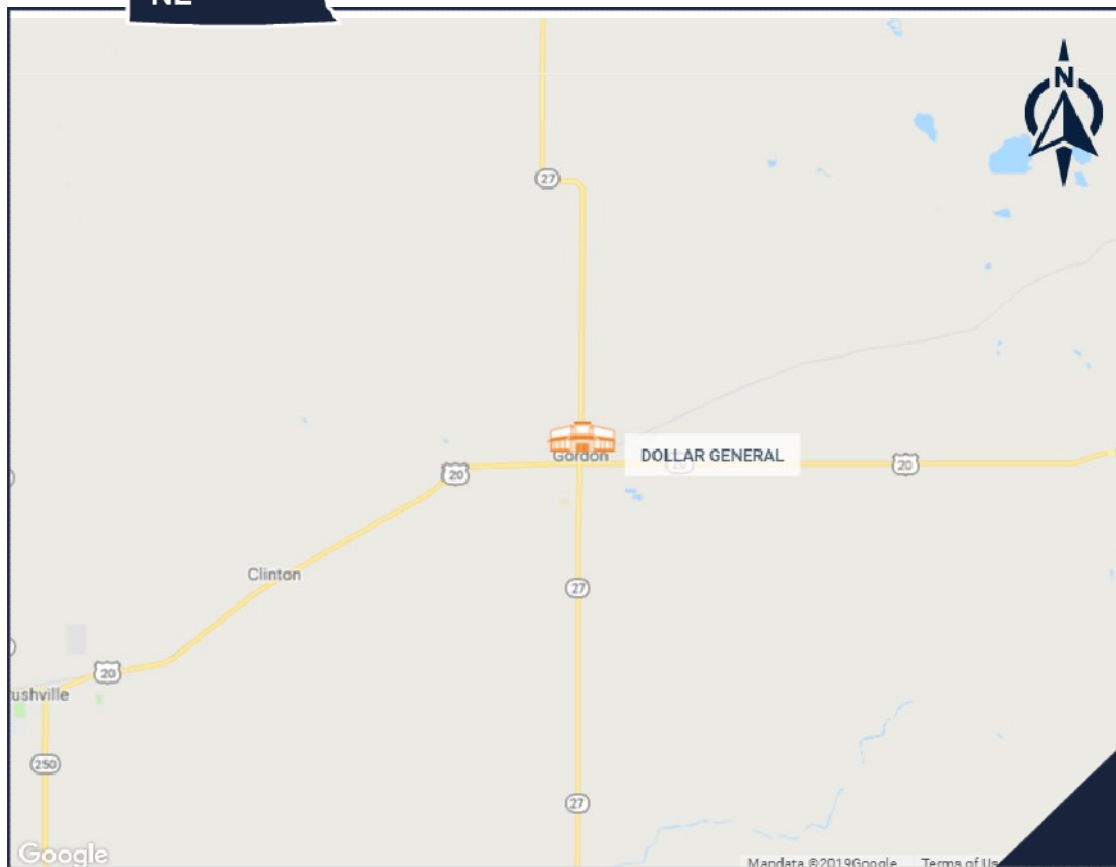
INVESTMENT HIGHLIGHTS

- 8.5 Years Remaining After Recent Lease Extension
- Minimal Landlord Responsibilities
- Five, Five Year Options Remaining
- Dollar General Responsible For Minor Repairs Less Than \$500
- BBB Credit Tenant (Standard & Poor's)



100 E 3rd St, Gordon, NE 69343

NE



- 8.5 Years Remain After Recent Lease Extension
- Dollar General Pays First \$500 of Repairs
- Five, Five Year Options Remaining
- Dollar General Provides Quarterly HVAC Service
- Concrete Parking Lot With Ample Parking

The subject property is a free-standing 9,014 SF building sitting on 0.57 acre parcel of land. This location benefits from ample parking and is well positioned along main street.

Dollar General has over 8 years remaining on a double net (NN) lease agreement, after executing a recent 9 year extension. Dollar General pays the first \$500 of repairs, and also is responsible for routine HVAC servicing. The tenant has five, five year options remaining with favorable rental increases in each.

Dollar General benefits from being the only discount retailer in town. Nearby retailers include Bank of the West, True Value Hardware, Grocery Mart, NAPA Auto Parts, & Pizza Hut.

CLOSE PROXIMITY TO:



Downtown



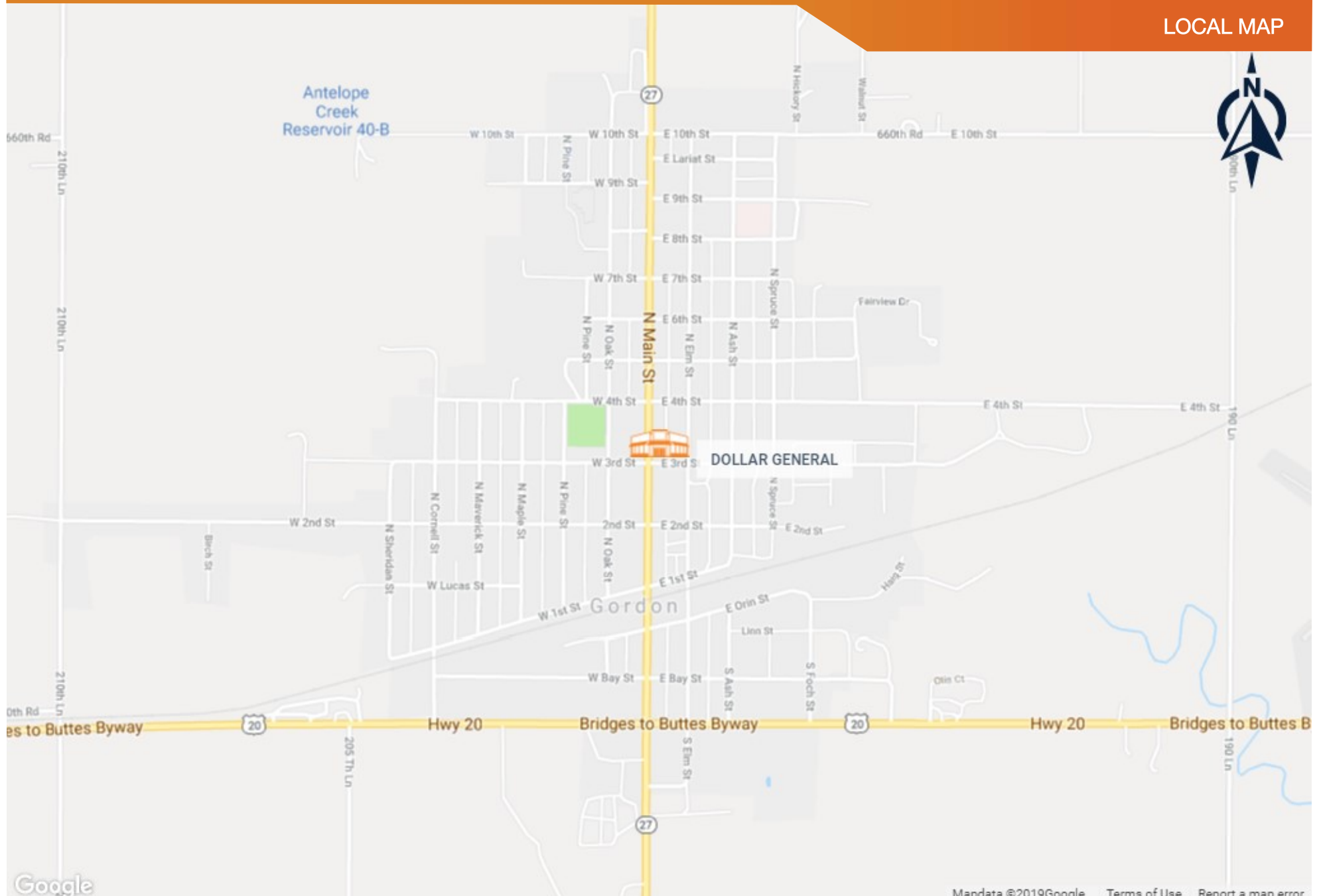
Schools



Airport



Hospital



Google

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Google

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PROPERTY SUMMARY

THE OFFERING	
Property	Dollar General
Property Address	100 E 3rd St Gordon, Nebraska 69343
Price	\$600,000
Capitalization Rate	7.85%
Price/SF	\$66.56

PROPERTY DESCRIPTION	
Year Built / Renovated	2006
Gross Leasable Area	9,014 SF
Zoning	Commercial
Type of Ownership	Fee Simple
Lot Size	0.57 Acres

LEASE SUMMARY	
Property Subtype	Net Leased Discount
Tenant	Dollar General
Rent Increases	In-Options
Guarantor	N/A
Lease Type	NN
Lease Commencement	03/01/2018
Lease Expiration	04/30/2027
Lease Term	9
Term Remaining on Lease (Years)	8.5
Renewal Options	Five, Five Year Options
Landlord Responsibility	Roof & Structure
Tenant Responsibility	Insurance, Taxes, CAM
Right of First Refusal/Offer	No

ANNUALIZED OPERATING INFORMATION

INCOME	
Base Rental Income	\$47,100
Operating Expense Reimbursement	\$5,048
Gross Income	\$52,148
Operating Expenses	\$5,048
Net Operating Income	\$47,100

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE ¹
Current	\$47,100	\$3,925	\$5.23	7.85%
Option 1	\$51,600	\$4,300	\$5.72	8.60%
Option 2	\$54,000	\$4,500	\$5.99	9.00%
Option 3	\$56,700	\$4,725	\$6.29	9.45%
Option 4	\$59,700	\$4,975	\$6.62	9.95%
Option 5	\$63,000	\$5,250	\$6.99	10.50%

OPERATING EXPENSES	
CAM	\$5,048
Total Expenses	\$5,048
Total Expenses/SF	\$0.56

1: Assumes Total Expenses remain constant. Please see agent for details.

NOTES

Parking Lot Maintenance & CAM Is Reconciled At The End Of Each Year - \$5,048 (\$0.56/SF)

EXCLUSIVELY OFFERED BY:

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