

DOLLAR GENERAL | THEDFORD, NE

EXCLUSIVE NET-LEASE OFFERING MEMORANDUM



39424 MERCURE LOOP | THEDFORD, NE 69166

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REPRESENTATIVE PHOTO

FINANCIAL OVERVIEW | 39424 MERCURE LOOP, THEDFORD, NE 69166

OFFERING TERMS

Purchase Price	NOI	CAP Rate
\$1,184,925	\$86,500	7.3%

INVESTMENT SUMMARY

Tenant Trade Name	Dollar General
Location	39424 Mercure Loop Thedford, NE 69166
Price	\$1,184,925
CAP Rate	7.3%
NOI	\$86,500
Square Feet	9,100 SF
Lot Size	1.85 ac
Year Built	2018
Corporate/Franchisee	Corporate
Lease Type	Absolute NNN
Roof & Structure	Tenant Responsible
Lease Term	15 Years
Lease Commence	Early October 2018
Lease Expiration	Early October 2033
Rent Increases	In Option Periods
Options	Three (3) Five (5)-Year periods

DOLLAR GENERAL®

INVESTMENT OVERVIEW

- > New 2018 construction corporate Dollar General | S&P BBB rating | Ranked #128 on the Fortune 500 List
- > Fifteen (15) year absolute NNN lease commencing early October 2018 - no landlord responsibility
- > Underserved retail market | 68 miles from the nearest Wal-Mart (North Platte, NE)
- > Dollar General is the country's largest small-box discount retailer and has achieved 26 consecutive years of same store sales growth | Sales increased 7.9% in 2016 to \$21.9 Billion
- > Amazon resistant retailer experiencing explosive growth | Dollar General plans to open 900 stores for the second year in a row
- > Dollar General has become a shopping staple across the country with 15,000 stores in 44 states





TENANT OVERVIEW

DOLLAR GENERAL

Dollar General is proud to be America's neighborhood general store. We make shopping easy and affordable with more than 15,000 convenient, easy-to-shop stores in 44 states delivering 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 stands for convenience, quality brands and low prices. Dollar General's successful prototype makes shopping a truly hassle-free experience. We design small neighborhood stores with carefully edited merchandise assortments to make shopping simpler. We don't carry every brand and size, just those our customers want the most. Dollar General saves you time by staying focused on life's simple necessities: laundry detergent, toilet paper, soap, shampoo, socks and underwear...and maybe a gadget or two that you just can't live without.

Dollar General delivers everyday low prices on seasonal items, housewares, cleaning supplies, health and beauty products, grocery and other perishable items our customers need and replenish most often. In addition to high quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestlé, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

Our private brands provide customers with more options to purchase national brand equivalent products at substantial discounts, and all Dollar General private-label products carry a 100% satisfaction guarantee.

"At Dollar General, our values and our mission are at the core of our success. We have a unique culture of serving others, a rich history and a very bright future."

- Todd Vasos, CEO, Dollar General





by Zacks Equity Research

July 16, 2018

Dollar General Continues to Expand, Throws Open 15000th Store

Dollar General Corporation DG recently announced the opening of its 15000th store in Wilmington, NC. Notably, this discount retailer has grown as a reliable partner for many communities across 44 states, which includes 800 stores in North Carolina.

To celebrate this milestone, this Zacks Rank #3 (Hold) company offered the first 500 adult customers \$10 gift cards and tote bags, which contain complimentary products.

The company's focus on store expansion to drive customer count is commendable. In 2017, Dollar General completed the buyout of 285 Acquired Stores. Dollar General is also accelerating the pace of store openings. In the first quarter of fiscal 2018, Dollar General opened 241 new stores, remodeled 322 stores and relocated 31 stores.

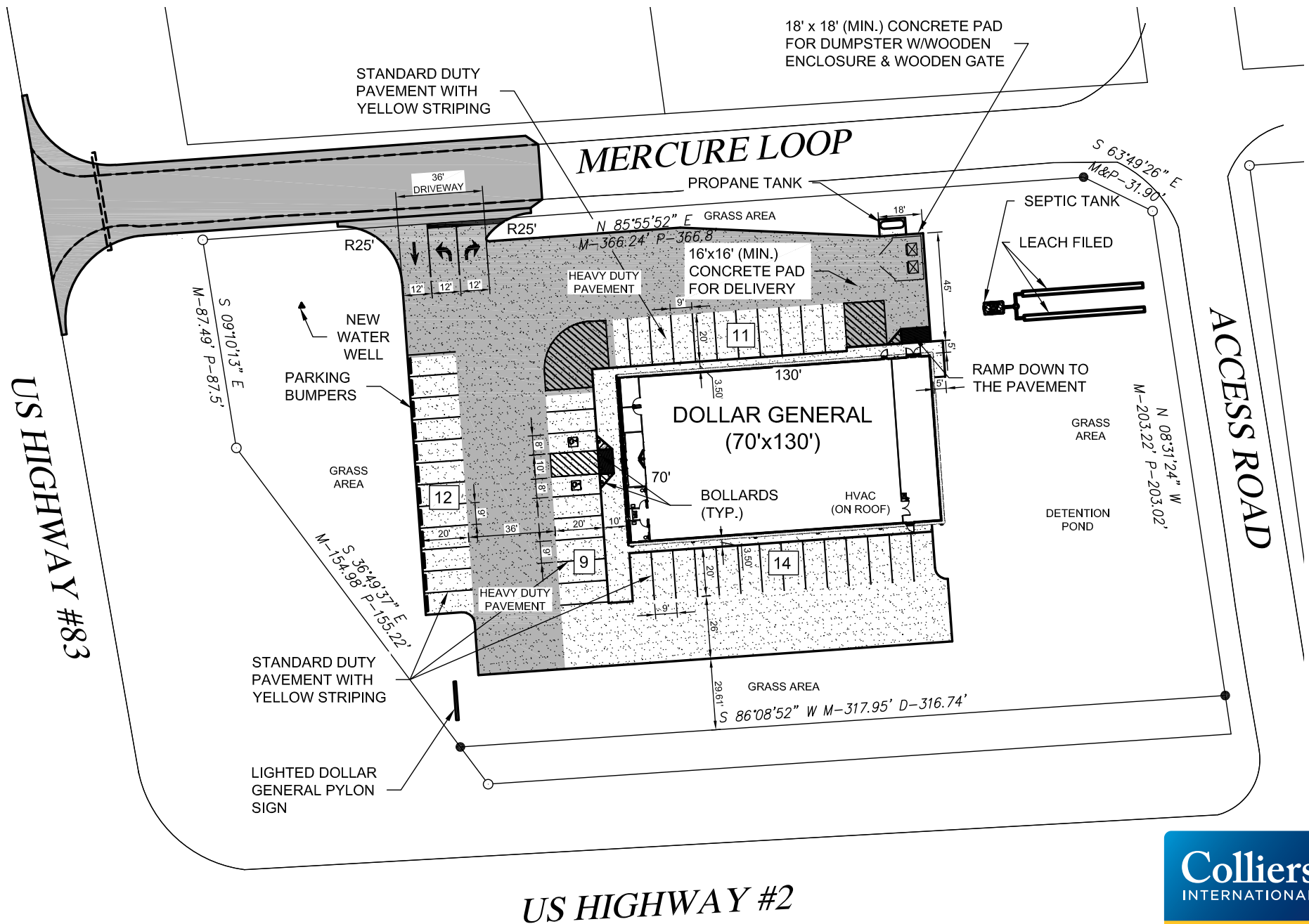
Further, the company expects to open 900 stores, remodel 1,000 stores and relocate approximately 100 stores in fiscal 2018. Of the planned remodels, roughly 400 locations are likely to be upgraded to Dollar General Traditional Plus format with a higher cooler count. This is likely to lift comparable sales by 10-15%.

Moreover, Dollar General is focusing on smaller format stores as these require less capital expenditure and will help to cope with space constraint. Response from the company's DG 16 store format is encouraging.

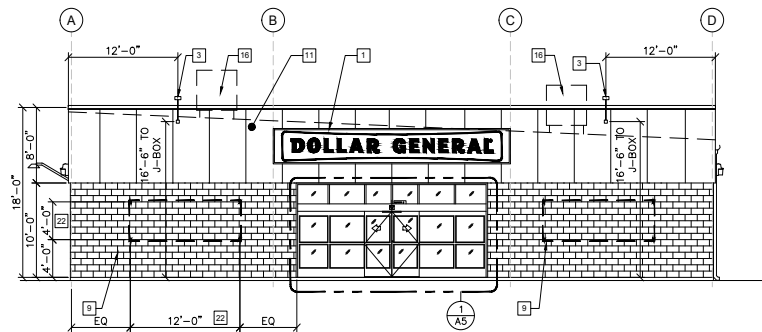
The company's compelling store growth story at convenient locations and focus on consumable products lend it an edge over competitors. Dollar General's commitment toward better pricing, private label offering, effective inventory management, and merchandise and operational initiatives should drive sales and margins. Aligned with these, management anticipates net sales for fiscal 2018 growth of 9% year over year. Further, earnings for the fiscal are envisioned in the band of \$5.95-\$6.15 per share, up from \$4.49 in fiscal 2017.



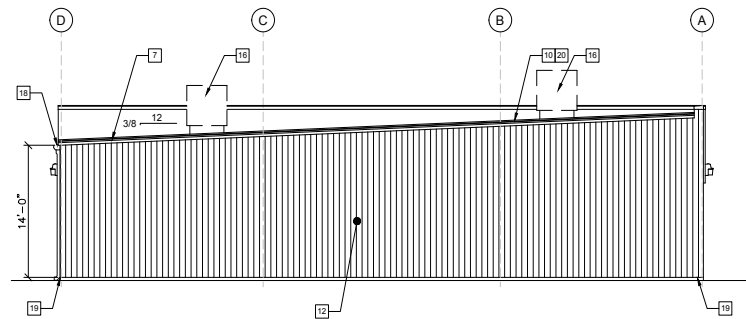
SITE PLAN | 39424 MERCURE LOOP, THEDFORD, NE 69166



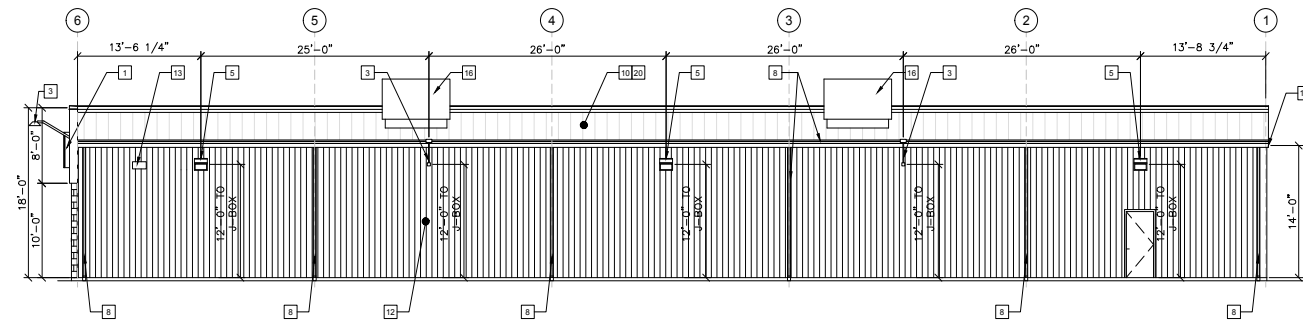
ELEVATIONS | 39424 MERCURE LOOP, THEDFORD, NE 69166



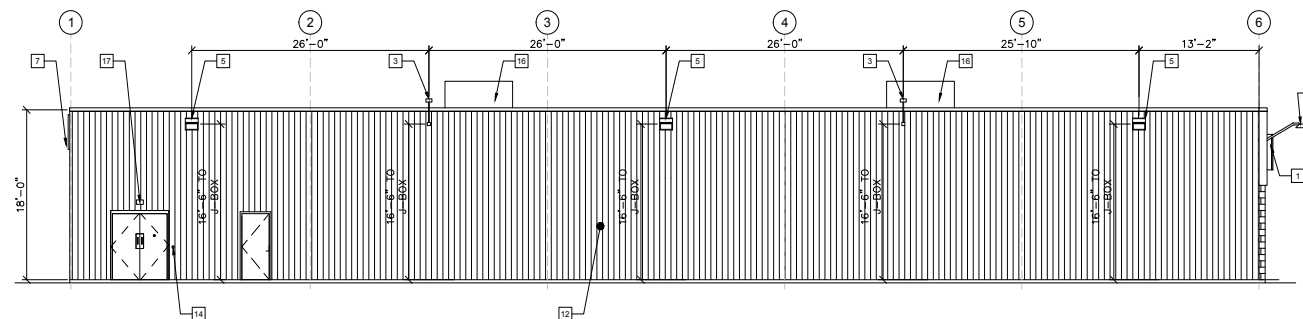
1 FRONT ELEVATION
A2
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION
A2
SCALE: 1/8" = 1'-0"



3 RIGHT ELEVATION
A2
SCALE: 1/8" = 1'-0"



4 LEFT ELEVATION
A2
SCALE: 1/8" = 1'-0"

AERIAL | 39424 MERCURE LOOP, THEDFORD, NE 69166

THEDFORD
HIGH SCHOOL



ARROWHEAD
LODGE & CAFE



DOLLAR GENERAL

Colliers
INTERNATIONAL

NEBRASKA AERIAL

39424 MERCURE LOOP, THEDFORD, NE 69166



Sioux Falls, NE

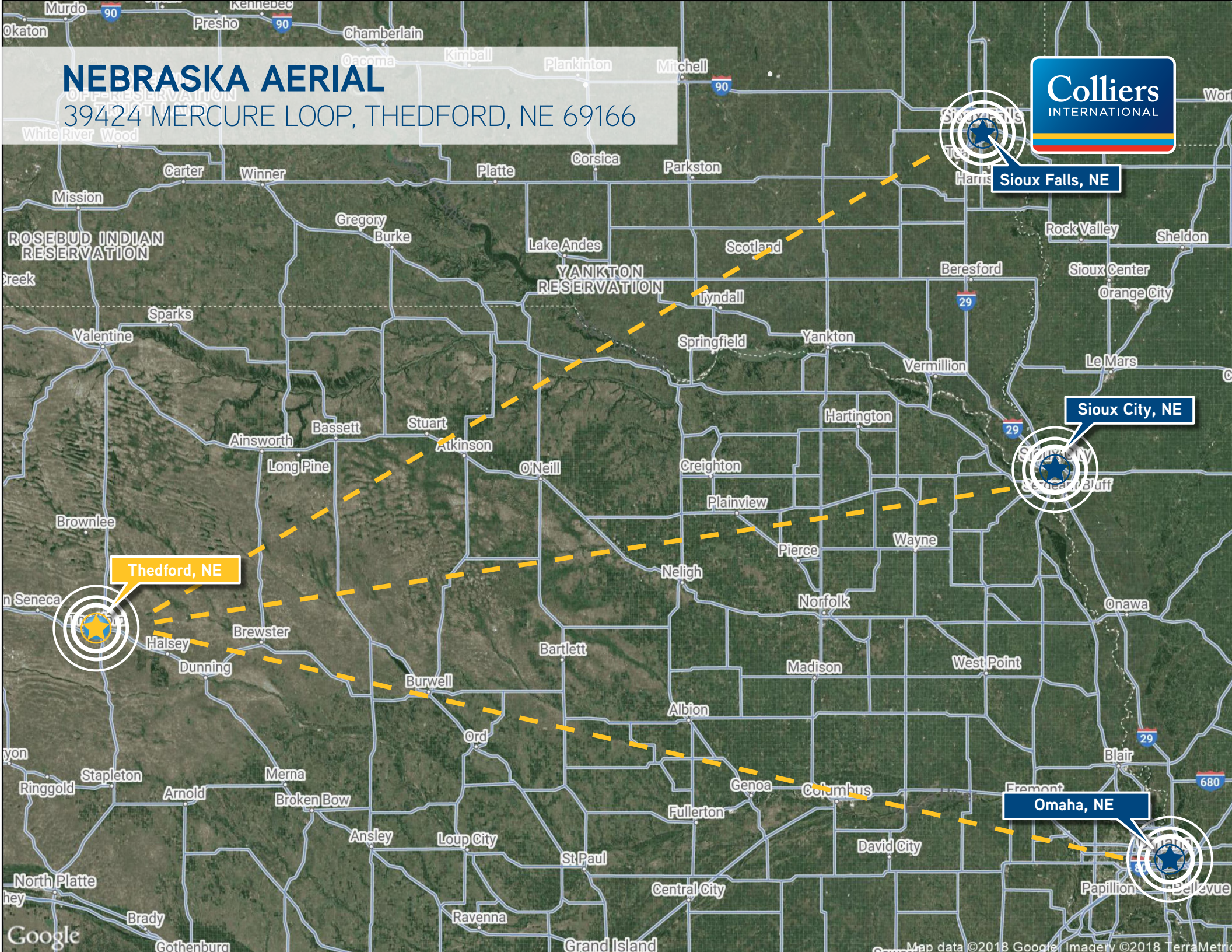
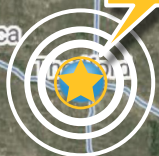


Sioux City, NE

Omaha, NE



Thedford, NE



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By acknowledging your receipt of this Offering Memorandum from Cynthia Ann Incontro you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. If you wish not to pursue negotiations leading to the acquisition of 39424 Mercure Loop, Thedford, Nebraska 69166 or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

exclusively listed



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