



DOLLAR GENERAL

(S&P BBB CREDIT RATING)

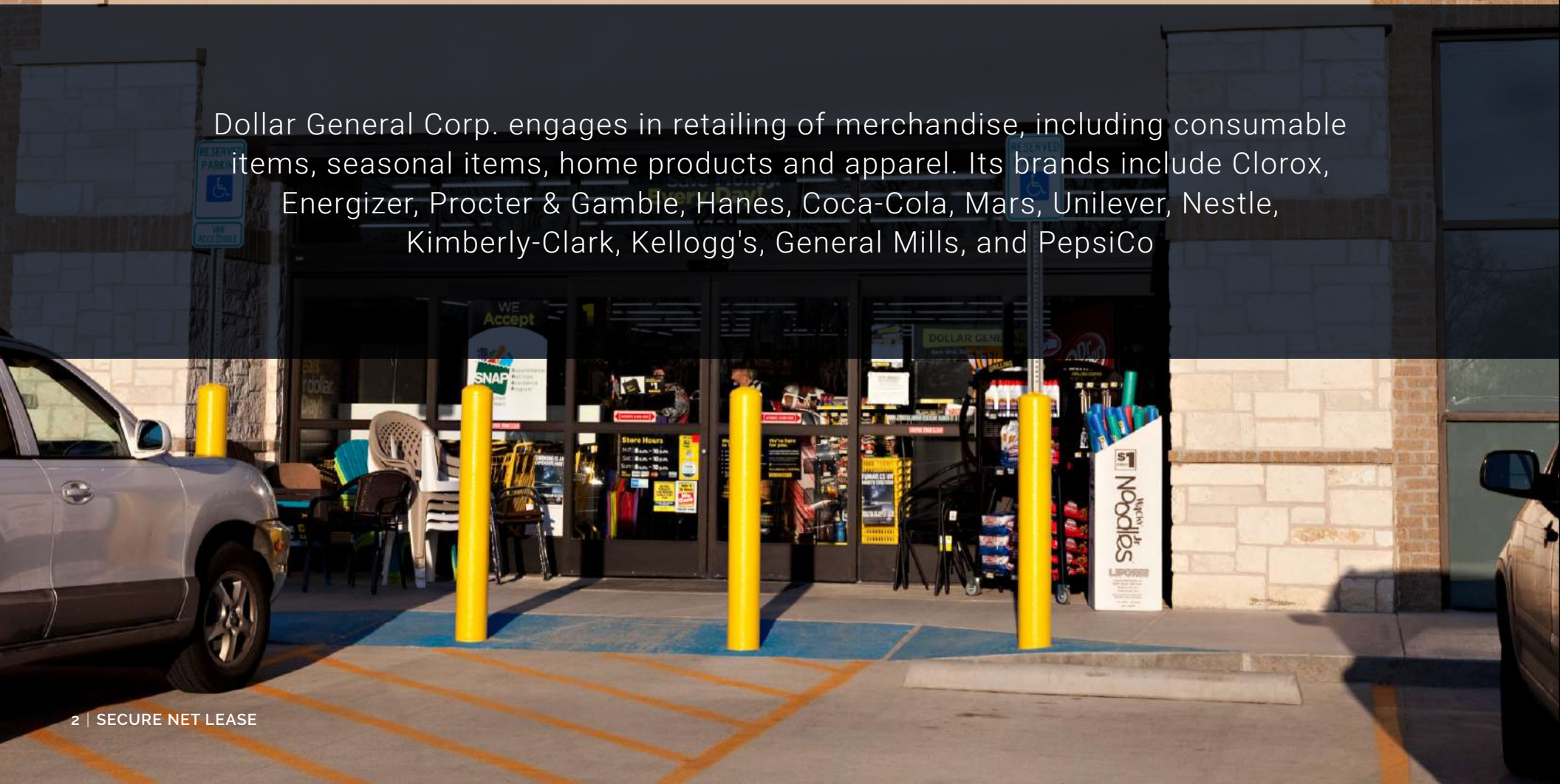
\$1,230,000 | 6.85% CAP

15493 E. State Highway 41, Adams, NE 68301

- ✓ New 15 Year Corporate Absolute NNN Lease
- ✓ 10% Increases Every 5 Years During Renewal Options
- ✓ S&P BBB Credit Rating and Ranked #119 on Fortune 500
- ✓ Amazon Resistant Retailer Experiencing Explosive Growth
- ✓ Only 30 Miles from Downtown Lincoln, NE
- ✓ 20K New Jobs in 2020



Dollar General Corp. engages in retailing of merchandise, including consumable items, seasonal items, home products and apparel. Its brands include Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo



INVESTMENT OVERVIEW

DOLLAR GENERAL | ADAMS, NEBRASKA

\$1,230,000 | 6.85 CAP



\$84,249

NOI



±9,100 SF

BUILDING AREA



±1.79 ACRES

LAND AREA



2020

YR BUILT



100%

OCCUPANCY



ABSOLUTE NNN

LEASE TYPE

- ✓ **New 2020 construction corporate Dollar General**, S&P BBB rating and ranked #119 on the Fortune 500 List
- ✓ **Fifteen (15) year absolute NNN lease** commencing early May 2020 - no landlord responsibility
- ✓ **Approximately 30 miles from Lincoln, NE**, Lincoln is the capital of Nebraska with over 287,000 in population
- ✓ **Dollar General is the country's largest small-box discount retailer** and has achieved 27 consecutive years of same store sales growth - sales increased 9.2% in fiscal year 2018 to \$25.6 Billion
- ✓ **Amazon resistant retailer experiencing explosive growth**, Dollar General plans to open roughly 1,000 stores in 2020 after opening over 900 stores in 2019
- ✓ **Dollar General has become a shopping staple** across the country with 16,000 stores in 46 states.

SECURE

NET LEASE

CONTACT FOR DETAILS

NE BROKER OF RECORD:

JOSEPH E. KEAN

Joseph E. Kean Company

(402) 314-8955

jkean@securenetlease.com

License #: 720097

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FILE PHOTO



SECURE NET LEASE | 3

TENANT OVERVIEW

DOLLAR GENERAL | ADAMS, NEBRASKA

DOLLAR GENERAL

DOLLAR GENERAL (dollargeneral.com)

LESSEE: DOLGENCORP, LLC

GUARANTOR: DOLLAR GENERAL CORPORATION

\$25.6M

REVENUE

BBB

CREDIT RATING

Dollar General Corporation has been delivering value to shoppers for over 75 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, clothing for the family, housewares and seasonal items at low everyday prices in convenient neighborhood locations. Dollar General operated 15,472 stores in 44 states as of March 2019. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola. STRATEGY Dollar General sells similar products as wholesale retailers Wal-Mart (WMT) and Target (TGT), but typically at lower prices. Because of this, during harsh economic conditions, many consumers may make the change of shopping at Dollar General instead of a regular wholesale retailer. Dollar General's

(DG) business strategy revolves around driving profitable top line growth while enhancing its low-cost operator position and capturing new growth opportunities. The company attempts to drive profitable top line growth through strategies like improving the in-stock position of its stores and continuously offering products at competitive prices.



15,590

TOTAL LOCATIONS

FILE PHOTO



IN THE NEWS

DOLLAR GENERAL | ADAMS, NEBRASKA

DOLLAR GENERAL NO. 1 RETAILER FOR OPENING STORES THIS YEAR

Sarah Min, June 05, 2019 (CBS News)

Even as the so-called retail apocalypse snaps up stores across the country, one seemingly unlikely business has remained standing, and thriving, in the digital era: Dollar General. While many once-mighty retailers close up shop, dollar stores overall are prospering: Out of nearly 2,780 stores slated to open thus far in 2019, about 1800, or more than half, are from discount chains, according to Coresight Research.

Dollar General is planning to open **975 stores in 2019, making it the top retail company for expanding so far this year** — by a long shot.

The top five retailers for planned store openings are Dollar General, Dollar Tree, Family Dollar, Aldi and Five Below. Dollar General alone is planning to open 975 stores, or nearly one-third of all stores announced to open thus far, making it the No. 1 company for expansion this year by a long shot. Dollar Tree follows with about 350 planned store openings.

"We continue to invest in the business from a position of strength. We are continuing to prioritize new store expansion and other real estate projects," said Dollar General CEO Todd J. Vasos in a recent earnings call. By contrast, more than 7,200 stores have been put on the chopping block this year, including 2,100 Payless stores.



CLICK HERE TO READ MORE

HOW DOLLAR GENERAL IS BUCKING THE TREND

Greg Petro, October 04, 2019 (Forbes)

We're in the midst of a retail renaissance, a time when retailers and brands continue to explore new pathways for marketing, unique sales channels, and an evolving supply chain. We've seen some truly innovative moves, but also we've seen those who fail to innovate, or even just keep up with the times, continue to be left behind - or even disappear. And while more stores had been shuttered by August of this year than in all of 2018, Dollar General (NYSE: DG) is managing to thrive.

Dollar General's biggest differentiator is that they are serving markets that had been vastly underserved, even by the likes of Walmart. You'd be hard pressed to find a small town in America that isn't within close proximity of a Dollar General. In fact, there are currently **more than 15,000 locations across 44 U.S. states, which surpasses even the number of McDonald's. Seventy-five percent of Americans live within five minutes of a Dollar General**, according to research from GlobalData Retail, and these locations are strategically placed to allow shoppers to choose to patronize them over other discount or big box retailers.

The budget retailer has reported 29 consecutive years of same-store growth, with same-store sales increasing 4.0% in the second quarter of this year. This dark horse discount chain has been quietly chugging along for decades, and is now in the process of opening 975 new stores this year, in addition to remodeling 1000 locations and relocating another 100. According to Business Insider, its prices are generally 20%-40% lower than grocery and drug stores, attracting cost-conscious consumers.



CLICK HERE TO READ MORE

LEASE OVERVIEW

DOLLAR GENERAL | ADAMS, NEBRASKA

INITIAL LEASE TERM	15-Years, Plus (3), 5-Year Options to Extend
RENT COMMENCEMENT	Early May 2020
LEASE EXPIRATION	Early May 2035
LEASE TYPE	Corporate NNN Lease
RENT INCREASES	10% Every 5 Years, In Option Periods
ANNUAL RENT YRS 1-5	\$84,249
OPTION 1	\$92,673.96
OPTION 2	\$101,941.32
OPTION 3	\$112,135.44

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FILE PHOTO





ASPEN ROAD
± 712 VPD

148TH ROAD
± 712 VPD

NEBRASKA
43

NEBRASKA
41

DOLLAR GENERAL
SUBJECT PROPERTY
15493 E. STATE HIGHWAY 41

34

FRONTIER
UNIVERSITY



134TH ROAD
± 712 VPD

SITE OVERVIEW

DOLLAR GENERAL | ADAMS, NE



2020

YR BUILT



±9,100 SF

BUILDING AREA



±1.79 ACRES

LAND AREA

NEIGHBORING RETAILERS

CENEX

Adams State Bank

U.S Postal Service

Frontier Cooperative

Mattson Ricketts

E Energy Adams



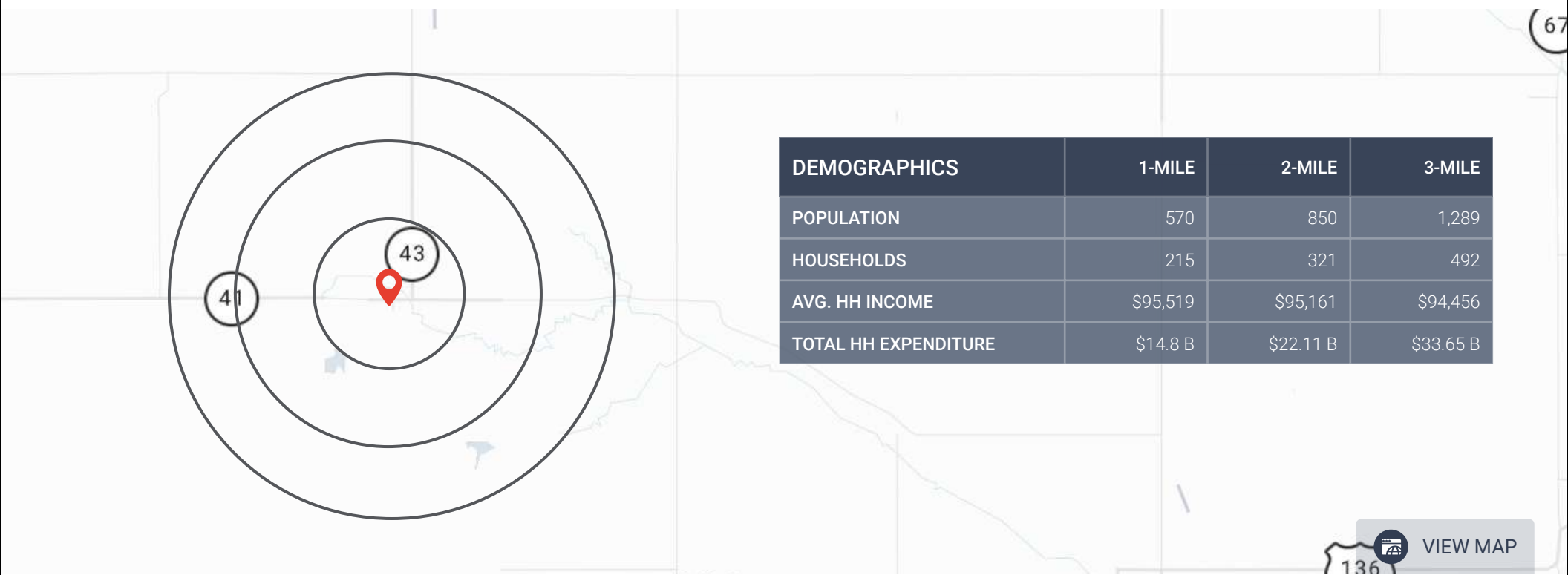
FILE PHOTO



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LOCATION OVERVIEW

DOLLAR GENERAL | ADAMS, NEBRASKA



DEMOGRAPHICS	1-MILE	2-MILE	3-MILE
POPULATION	570	850	1,289
HOUSEHOLDS	215	321	492
AVG. HH INCOME	\$95,519	\$95,161	\$94,456
TOTAL HH EXPENDITURE	\$14.8 B	\$22.11 B	\$33.65 B

ECONOMIC DRIVER'S (# of Employees in Adams)

United States Department of Air Force (10,000)
The Nebraska Medical Center (8,000)
Drivers Management, LLC (7,600)
Sears Holdings Corporation (5,000)
Command Center, Inc (5,000)

Nebraska Industrial Competitiveness Service (5,000)
Mutual of Omaha Insurance Company (4,200)
First Data Resources, LLC (4,000)
Union Pacific Corporation (4,000)
Bryan Medical Center (3,700)

Bh Media Group Holdings, Inc. (3,200)
Lockheed Martin Corporation (3,000)
Creighton University (3,000)
Nebraska Furniture Mart, Inc. (2,100)
Ameritas Mutual Holding Company (1,000)

LOCATION OVERVIEW

DOLLAR GENERAL | ADAMS, NEBRASKA



ADAMS NEBRASKA



615
POPULATION



\$59,167
MEDIAN HOUSEHOLD INCOME

Adams is a village in Gage County, Nebraska. Adams transportation arterials and location allow easy access to Lincoln (25-miles from Dollar General) the state capital of Nebraska with an approximate population of 287,000. There is strong retail synergy with many national and local retailers serving the area. The subject Dollar General is strategically located on the corner of E. State Highway 41 and State Highway 43, a major commuter thoroughfare serving the entire state of Nebraska. The 5-mile trade area is supported by a population of over 1,300 and estimated average household income of \$94,456. The Village of Adams has two marked festivals annually, American Independence Day and Adams Community Days. Both festivals encompass sporting events, barbecues, fireworks and several tractor pull events.

Nebraska is a midwestern U.S. state encompassing the prairies of the Great Plains, the towering dunes of the Sandhills and the panhandle's dramatic rock formations. Lincoln, the capital and a vibrant university town, is distinguished by its soaring state capitol. Nebraska's surface area covers approximately 77,354 square miles making it the 16th largest state in the U.S. in terms of size. The estimated population of Nebraska in 2020 is currently 1.9m MM, up slightly from 1.82MM at the 2010 Census. Omaha is located less than 60-miles from Adams with a healthy and growing economy home to nine Fortune 500 companies. Thousands of companies have headquartered here as well including Berkshire Hathaway, Mutual of Omaha, Kiewit and TD Ameritrade all with a strong employment base.

3rd

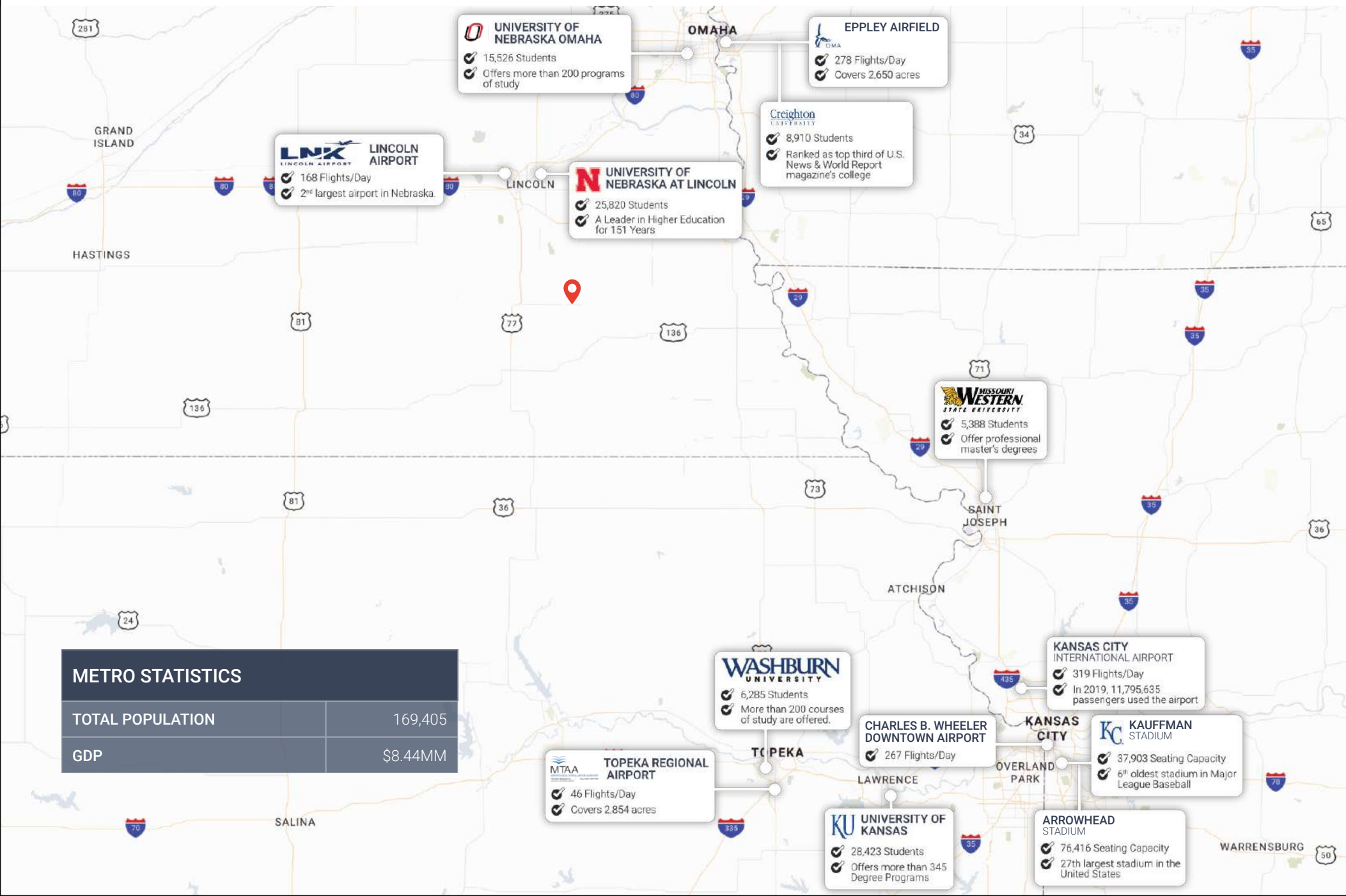
BEST STATE FOR
WORKFORCE
QUALITY
(NGAGEGROUP.COM)

25th

NEBRASKA'S
GROWTH RATE
RANKS 25TH IN THE
COUNTRY.

SIOUX CITY METROPOLITAN

DOLLAR GENERAL | ADAMS, NEBRASKA



SECURE

NET LEASE

WE LOOK FORWARD TO HEARING FROM YOU

DALLAS OFFICE

3100 Monticello Avenue
Suite 220
Dallas, TX 75205
(214) 522-7200

LOS ANGELES OFFICE

123 Nevada Street
El Segundo, CA 90245
(424) 220-6430

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