



# DOLLAR GENERAL

(S&P BBB CREDIT RATING)

**\$1,373,000 | 6.75% CAP**

1707 F Street, Geneva, NE 68361

- ✓ 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
- ✓ Relocation of Another Successful Dollar General Store
- ✓ Dollar General Stores Plan to Add 50K Jobs to Meet Demand (3/23/20)



# DOLLAR GENERAL®

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 | GENEVA, NEBRASKA

## \$1,373,000 | 6.75% CAP



**\$92,633.28**

NOI



**±10,640 SF**

BUILDING AREA



**±1.50 ACRES**

LAND AREA



**2020**

YR BUILT



**100%**

OCCUPANCY



**ABSOLUTE NNN**

LEASE TYPE

- ✓ **New 2020 construction corporate Dollar General.** S&P Rating BBB and ranked #119 on the Fortune 500 List
- ✓ **Fifteen (15) year absolute NNN lease, with 10% rent increases every 5 years.** Commencing mid-April 2020 with no landlord responsibility.
- ✓ **Dollar General Relocation.** This Dollar General was relocated from another successful Dollar General demonstrating the strength of the site and Dollar General's commitment to the market.
- ✓ **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
- ✓ **Less than 70 miles from Lincoln, NE,** Lincoln is the capital of Nebraska with over 287,000 in population
- ✓ **Dollar General has become a shopping staple** across the country with 16,000 stores in 46 states. Dollar General Stores plan to add 50,000 new jobs to meet demand of the market.

## SECURE

### NET LEASE

CONTACT FOR DETAILS

NE BROKER OF RECORD:

**JOSEPH E. KEAN**

Joseph E. Kean Company

(412) 314-8995

jkean@securenetlease.com

Licesne #: .720097

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

FILE PHOTO



SECURE NET LEASE | 3



# TENANT OVERVIEW

DOLLAR GENERAL | GENEVA, NEBRASKA

## DOLLAR GENERAL

### DOLLAR GENERAL (dollargeneral.com)

LESSEE: DOLGENCORP, LLC

GUARANTOR: DOLLAR GENERAL CORPORATION

**\$25.6 B**

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 | GENEVA, 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.

## 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 Global Data 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.



[CLICK HERE TO READ MORE](#)



[CLICK HERE TO READ MORE](#)

# LEASE OVERVIEW

DOLLAR GENERAL | GENEVA, NEBRASKA

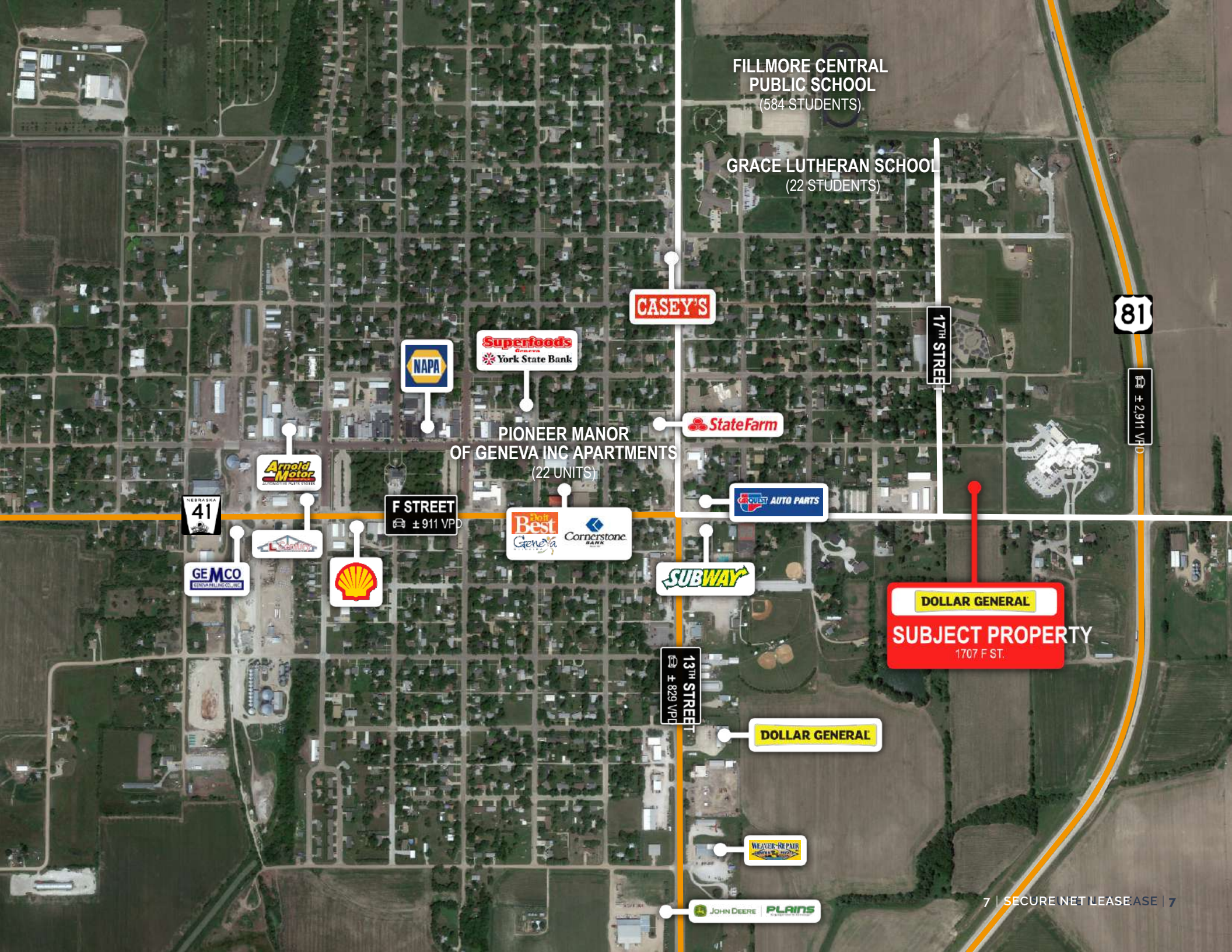
INITIAL LEASE TERM	15-Years, Plus (3), 5-Year Options to Extend
RENT COMMENCEMENT	Mid April 2020
LEASE EXPIRATION	Mid April 2035
LEASE TYPE	Corporate NNN Lease
RENT INCREASES	10% Every 5 Years, In Option Periods
ANNUAL RENT YRS 1-15	\$92,633.28
OPTION 1:	\$101,896.61
OPTION 2:	\$112,086.27
OPTION 3:	\$123,294.90

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

FILE PHOTO







FILLMORE CENTRAL  
PUBLIC SCHOOL  
(584 STUDENTS)

GRACE LUTHERAN SCHOOL  
(22 STUDENTS)

CASEY'S



Superfoods  
Geneva  
York State Bank

State Farm

PIONEER MANOR  
OF GENEVA INC APARTMENTS  
(22 UNITS)

GOODYEAR AUTO PARTS

NEBRASKA  
41

Arnold Motor  
GENEVA AUTO SERVICE

F STREET  
± 911 VPD

Best  
Geneva  
Cornerstone  
BANK

SUBWAY

GEMCO  
GENEVA MILLING CO., INC.



DOLLAR GENERAL  
SUBJECT PROPERTY  
1707 F ST.

13TH STREET  
± 829 VPD

DOLLAR GENERAL

WEAVER REPAIR

JOHN DEERE PLAINS

81

± 2,911 VPD



# SITE OVERVIEW

DOLLAR GENERAL | GENEVA, NE



**2020**  
YR BUILT



**±10,640 SF**  
BUILDING AREA



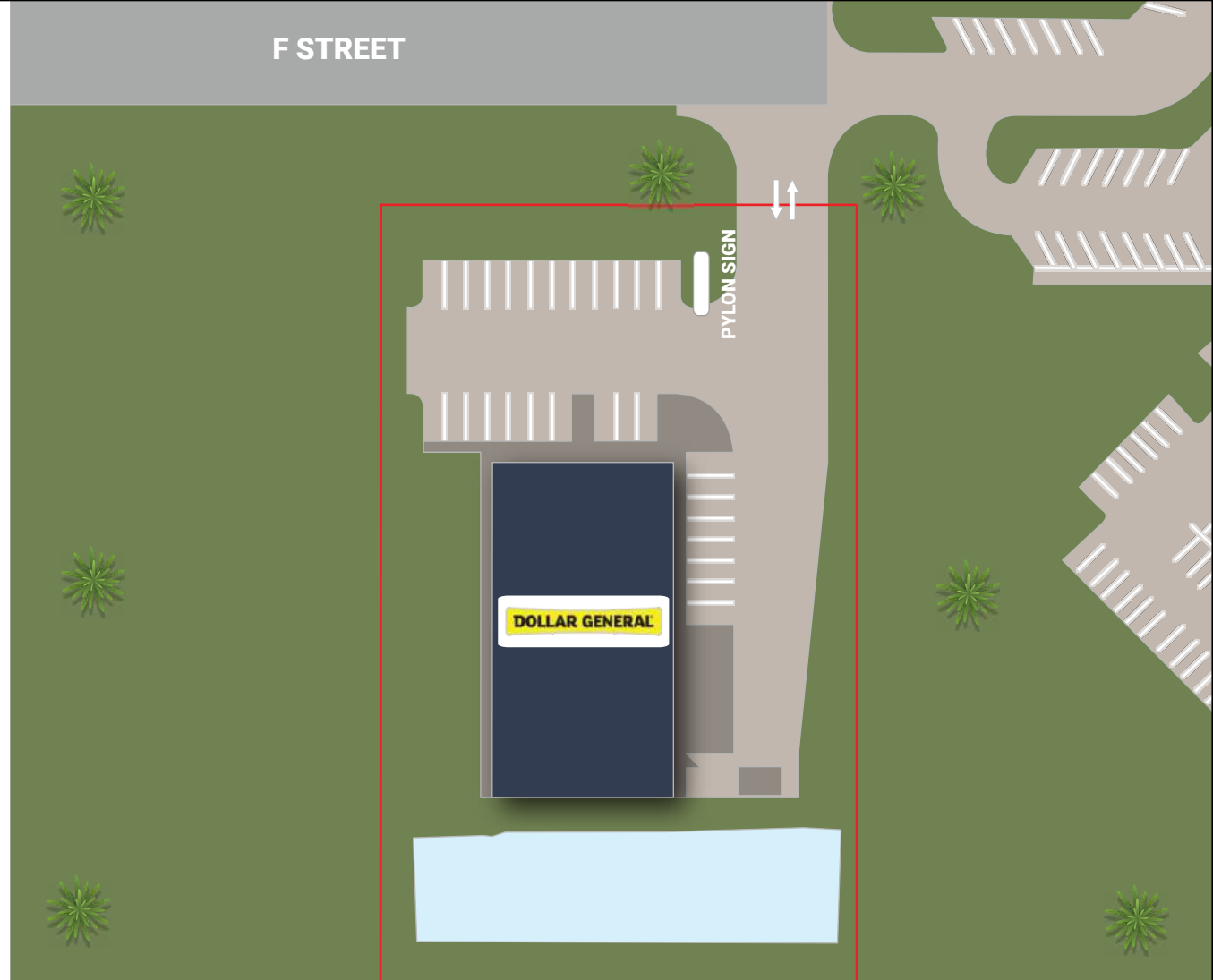
**±1.50 ACRES**  
LAND AREA

## NEIGHBORING RETAILERS

Subway	State Farm
Dollar General	Carquest Auto Parts
Shell	Cornerstone Bank
Geneva Home Center	NAPA Auto Parts
Geneva Super Foods	Casey's

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

8 | SECURE NET LEASE



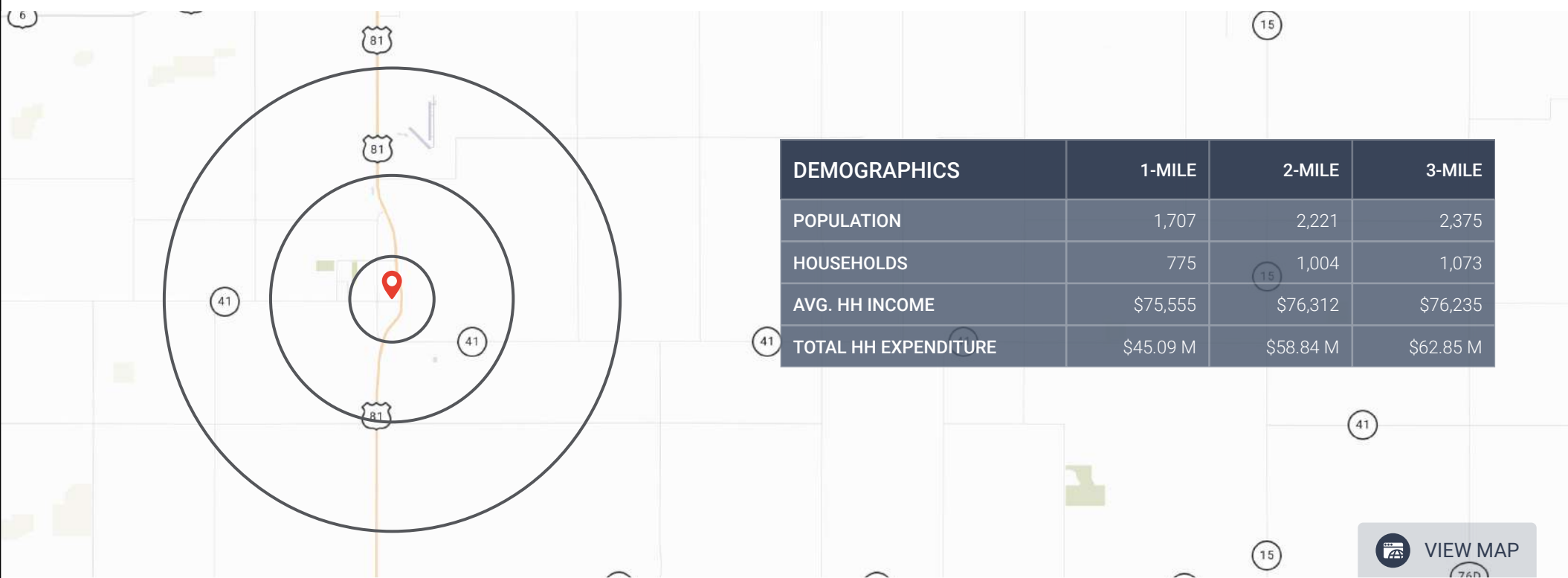
FILE PHOTO





# LOCATION OVERVIEW

DOLLAR GENERAL | GENEVA, NEBRASKA



## ECONOMIC DRIVER'S (# of Employees in Geneva)

Bryan Medical Center (6,700)  
Nebraska Industrial Competitiveness Service (5,000)  
Bryan Health West Campus (4,000)  
Board of Regents of The University of Nebraska (3,800)  
Nelnet, Inc. (1,800)

Duncan Aviation (1,200)  
Kawasaki Motors Manufacturing Corp, USA (1,200)  
Ameritas Mutual Holdings (1,000)  
The Mary Lanning Memorial Hospital Association (860)  
Hamilton Relay, Inc. (800)

Transaction Applications Group (790)  
Casey's General Stores, Inc. (760)  
Cnh Industrial America LLC (735)  
Gibbon Packing Co., Inc. (710)  
Zoetis LLC (700)

# LOCATION OVERVIEW

DOLLAR GENERAL | GENEVA, NEBRASKA



## GENEVA NEBRASKA



**2,079**  
POPULATION



**\$55,000**  
MEDIAN HOUSEHOLD INCOME

**Geneva** is a city in Filmore County, Nebraska. Located approximately 24-miles south of Interstate 80 on U.S. Route 81, which is a part of the Pan American Highway, connecting Canada to Mexico.

Lincoln hails as one of the **most rapidly expanding metropolitan areas** in the Midwest.

**Lincoln** the capital of Nebraska is located less than 50-miles from Geneva where the subject Dollar General stands. Lincoln hails as one of the most rapidly expanding metropolitan areas in the Midwest with a current population of 287,399 and growing. Home to the leading campus of the University of Nebraska (30K students) as well as an abundance of shopping, dining, entertainment and recreational activities. Situated in the middle of Americas Heartland, hours from areas such as Chicago, Denver, and Minneapolis. Many companies have headquartered here including Berkshire Hathaway (389,373 employees), Union

Pacific Railroad (41,967 employees), Kiewit (22,000 employees), Cabela's (19,000 employees), Werner Enterprises (12,784 employees) and TD Ameritrade (6,277 employees) all with a strong employment base. Lincoln has managed to maintain a charming small-town atmosphere while still accomodating the needs of a rapidly changing world. A prime example of Lincoln's innvating spririt is the University of Nebraska Technology park, a statewide project of the University of Nebraska, the public/private sector and the University of Nebraska foundation. The park is a 130-aacre high amenity , master planned development, ideally located on rolling wooden terrain with natural ponds, in the rapidly grwoing highlands area of northwest Lincoln.

**3rd**

3RD BEST STATE FOR  
WORKFORCE  
QUALITY  
(NGAGEGROUP.COM)

**25th**

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



## LINCOLN, SURROUNDING AREAS CONTINUE STRONG POPULATION GROWTH

Matt Olberding, May 22, 2019 (*Journalstar*)

Lincoln and surrounding communities continue to be among the fastest-growing cities in the state.

However, that was the lowest annual population growth for the city in the

The latest population figures from the U.S. Census, released Wednesday night, show **Lincoln added nearly 2,900 people from July 1, 2017, to July 1, 2018, or just over 1%, growing from 284,506 to 287,401**

current decade, and the first time it didn't add at least 3,000 people year over year.

Lancaster County's two other largest towns both continued their strong growth. Hickman added 82 people and now stands at 2,300 residents. Waverly added 117 people for a population of 3,951.

Both Hickman and Waverly saw their growth accelerate in 2018 compared with 2017.

Over the eight-year period from 2010-2018, Hickman ranks second in the state among the top 100 largest cities with nearly 39% growth. Waverly is fourth with 20.6% growth and Lincoln is eighth with 11.2% growth.

The eight fastest-growing cities during that period are all in the Lincoln or Omaha areas.



CLICK HERE TO READ MORE

## MODEST GROWTH FOR NEBRASKA ECONOMY

January 08, 2020 (ksnbllocal4)

University officials gave their latest report in a Wednesday press release, where they noted a 0.7% increase in a composite of economic factors predicting economic growth six months into the future.

"The November increase implies modest economic growth in Nebraska during the first half of 2020," said economist Eric Thompson, director of the Bureau of Business Research at the university.

**Nebraska's leading economic indicator rose** during November, according to the most recent report from the University of Nebraska - Lincoln.

The leading indicator rose due to an increase in manufacturing hours worked, a drop in initial claims for unemployment insurance and strong businesses expectations, Thompson said. Respondents to the November Survey of Nebraska Business reported plans to increase sales and employment over the next six months.

One component of the leading indicator, building permits for single-family homes, fell sharply during November.

The leading economic indicator report is produced monthly by faculty and students in the Bureau of Business Research in Nebraska's College of Business.

The full report and a technical report describing the indicators are available at the Bureau of Business Research website.



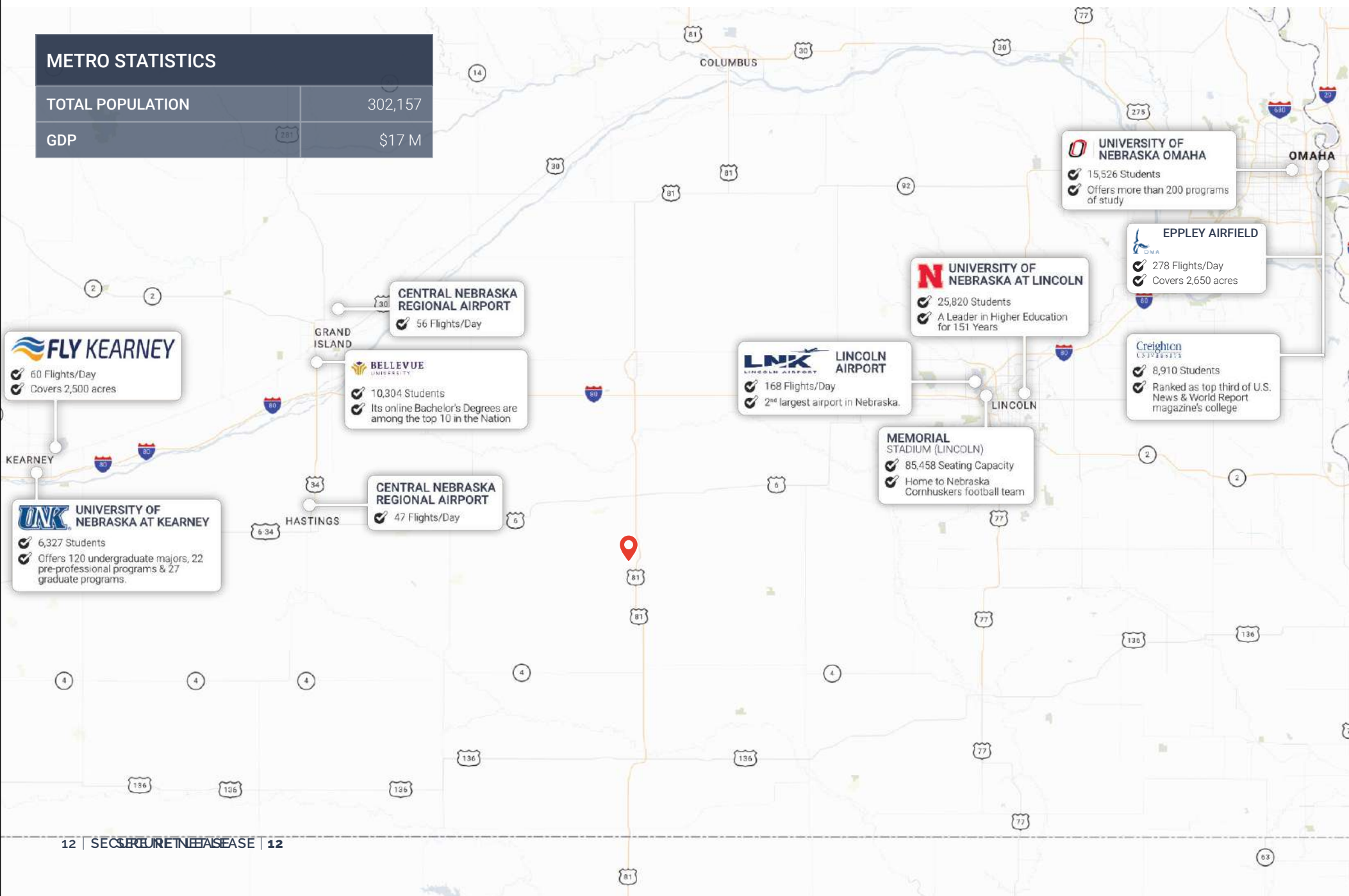
CLICK HERE TO READ MORE

# LINCOLN METROPOLITAN AREA

DOLLAR GENERAL | GENEVA, NEBRASKA

## METRO STATISTICS

TOTAL POPULATION	302,157
GDP	\$17 M





# 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

[securenetlease.com](https://securenetlease.com)