



RARE 3% BUMP IN PRIMARY TERM



## 2022 BTS DOLLAR GENERAL | CORNER LOCATION

REPRESENTATIVE STORE

1519 E 7TH STREET, WAYNE, NE 68787

BRIAN BROCKMAN

BANG REALTY  
11427 REED HARTMAN HWY #236  
CINCINNATI, OH 45241  
513.657.3645



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## INVESTMENT SUMMARY

List Price:	\$1,704,436
Current NOI:	\$93,744.00
Initial Cap Rate:	5.50%
Land Acreage:	+/- 1.0
Year Built	2022
Building Size:	9,100 SF
Price PSF:	\$187.30
Lease Type:	Absolute NNN
Lease Term:	15 years
Average CAP Rate:	5.50%

## INVESTMENT OFFERING

We are pleased to present this 9,100 SF. Dollar General Plus store located in Wayne, Nebraska. The property is secured with a 15 year Absolute NNN Lease leaving zero landlord responsibilities. The lease contains 4 (5 year) options to renew, each with a 10% rental rate increase. The lease also contains a rare 3% rent bump at year 11 of the primary term! The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of "BBB", which is classified as Investment Grade. The store has been open & operating successfully since January 2022.

This Dollar General is highly visible as it is strategically positioned on the corner of Centennial Rd and East 7th St which sees 6,654 cars per day. It is on the main thoroughfare and surrounded by residential, retail, & industrial and only 1 mile from the Wayne Municipal Airport. The ten mile population from the site is 9,252 while the three mile average household income \$65,862 per year, making this location ideal for a Dollar General. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a "passive" investor to attain the fee simple ownership of Dollar General. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, the nation's top dollar store. List price reflects a 5.50% cap rate based on NOI of \$93,744.



PRICE \$1,704,436



CAP RATE 5.50%



LEASE TYPE Absolute NNN



RENT INCREASES 3% at Yr 11



TERM REMAINING 14.25 Years

## INVESTMENT HIGHLIGHTS

- 15 Year Absolute NNN Lease | Zero Landlord Responsibilities
- **1 Mile from Wayne State College (4,500+ Students)**
- **RARE 3% Rent Bump in Year 11 of Primary Term**
- **2022 BTS Construction**
- **Corner Location | 1 Mile from Wayne Municipal Airport**
- 4 (5 Year) Options | 10% Increases At Each Option
- Three Mile Household Income \$65,862
- Ten Mile Population 9,252
- **6,654 Cars Per Day at Centennial Rd and East 7th St**
- Investment Grade Dollar Store With "BBB" Credit Rating
- DG Reported 32 Consecutive Quarters of Same Store Sales Growth
- On Main Thoroughfare | Surrounded by Residential, Retail, & Industrial

## FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$93,744.00	\$10.30
<b>Gross Income</b>	<b>\$93,744.00</b>	<b>\$10.30</b>
EXPENSE		PER SF
Expenses	\$0	\$0.00
<b>Gross Expenses</b>	<b>\$0</b>	<b>\$0.00</b>
<b>NET OPERATING INCOME</b>	<b>\$93,744.00</b>	<b>\$10.30</b>

## PROPERTY SUMMARY

Year Built:	2022
Lot Size:	+/- 1.0 Acre
Building Size:	9,100 SF
Traffic Count:	6,654
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
Warranties	Construction
HVAC	Roof Mounted

## LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 years
Annual Rent:	\$93,744.00
Rent PSF:	\$10.30
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	1/1/2022
Lease Expiration Date:	12/31/2036
Lease Term Remaining:	14.25 Years
Rent Bumps:	10% at Each option
Renewal Options:	Four (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



**GROSS SALES:**  
\$34.2 BILLION



**STORE COUNT:**  
18,000+




**GUARANTOR:**  
DG CORP



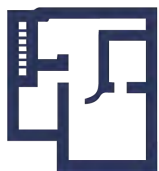
**S&P:**  
BBB

# DOLLAR GENERAL

1519 E 7TH STREET, WAYNE, NE 68787 



TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Dollar General	9,100	1/1/2022	12/31/2036	\$93,744.00	100.0	1/1/2032	\$10.30
				\$96,556.32			\$10.61
			Option 1	\$106,211.95		1/1/2037	\$11.67
			Option 2	\$116,833.14		1/1/2042	\$12.83
			Option 3	\$128,516.46		1/1/2047	\$14.12
			Option 4	\$141,368.10		1/1/2052	\$15.53
<b>Totals/Averages</b>	<b>9,100</b>			<b>\$93,744.00</b>			<b>\$10.30</b>



**TOTAL SF**  
9,100



**TOTAL ANNUAL RENT**  
\$93,744.00



**OCCUPANCY RATE**  
100.0%



**AVERAGE RENT/SF**  
\$10.30



**NUMBER OF TENANTS**  
1





# DOLLAR GENERAL

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**2.8% INCREASE**  
IN NET SALES Q4



**1,110 STORES**  
OPENING IN 2022



**\$34.2 BIL**  
IN SALES



**83 YEARS**  
IN BUSINESS



**31 YEARS**  
SAME STORE GROWTH

**DOLLAR GENERAL** is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 18,000+ stores with more than 140,000 employees, located across 47 states. Dollar General has more retail locations than any retailer in America. The Dollar General store format has typically been in rural and suburban markets, now they are expanding into more densely populated areas. Opened 1,050 new stores in 2021, and planning to open an additional 1,110 in 2022. The Dollar General strategy is to deliver a hassle-free experience to consumers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.

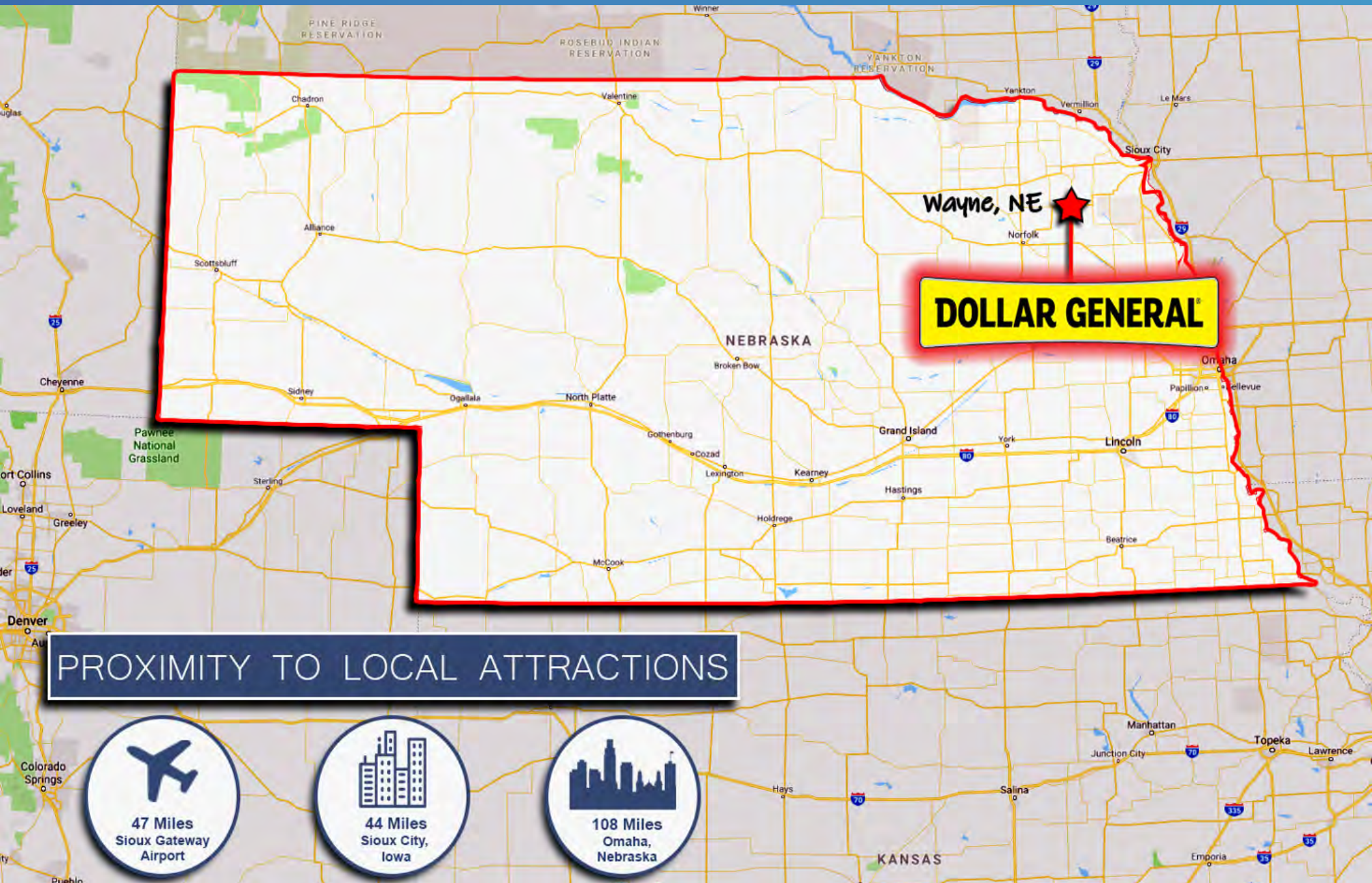


**18,000+ STORES ACROSS 47 STATES**



# DOLLAR GENERAL

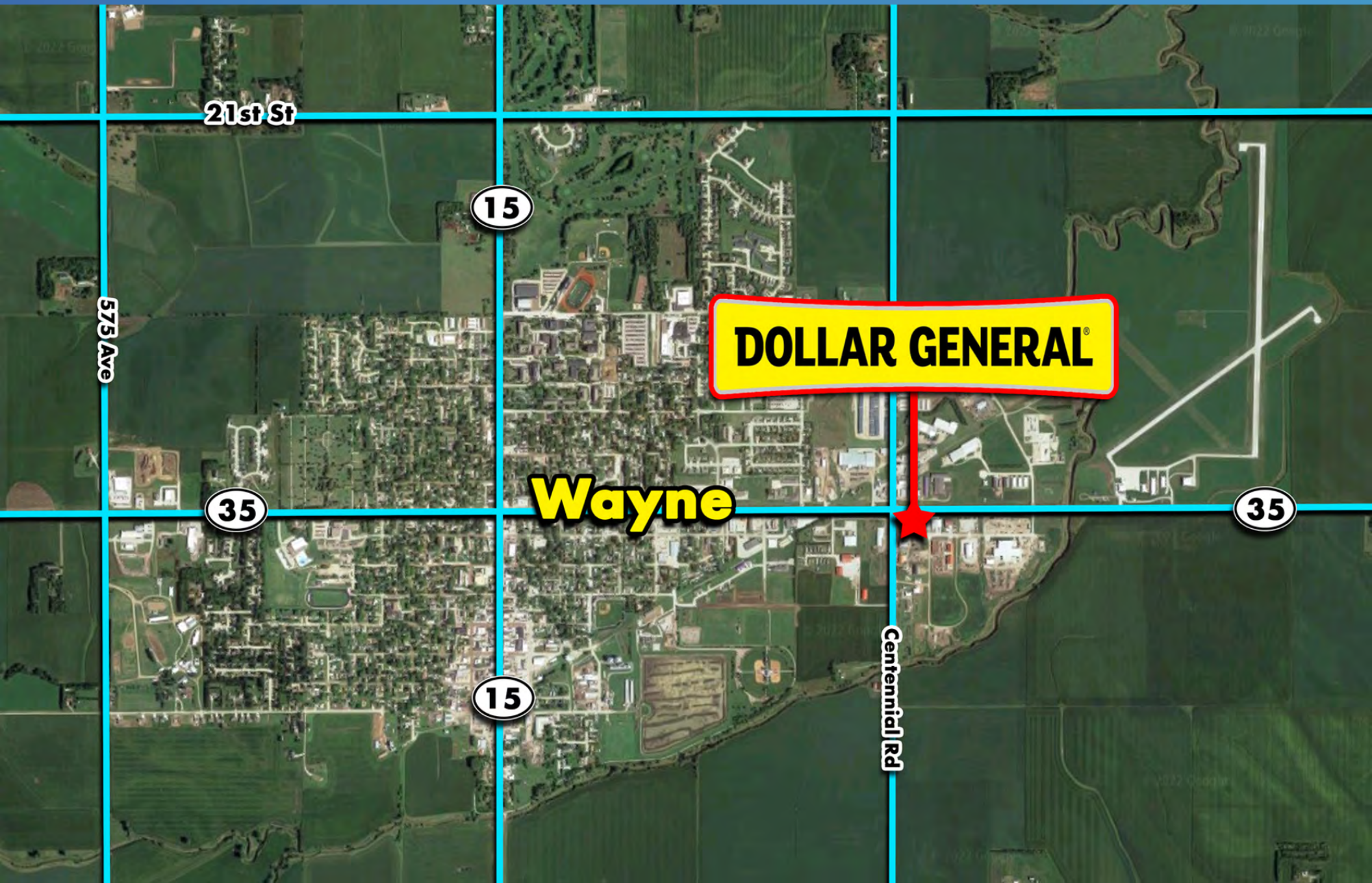
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Wayne, Nebraska is a city in Wayne County, located in northeast Nebraska on State Highways 15 and 35. Wayne is 45 miles southwest of Sioux City, IA; 105 miles northwest of Omaha; and 120 miles north of Lincoln. It is the county seat of Wayne County and the home of Wayne State College.

A well-educated labor force provides significant benefits to Wayne employers. Their workers are among the most productive, are readily trainable and are known for their strong work orientation and technical proficiency. Nebraska high school graduates also score well above the national average in college aptitude tests. Also, Wayne State College and Northeast Community College provide an excellent resource for continuing education and higher education.

Wayne, a city rich in history, actively steps into the future with vigorous development and an innovative attitude. The friendly people, sound economy and comfortable lifestyle make Wayne a great place to live and work.

POPULATION	3 MILE	5 MILES	10 MILES
Total Population 2022	6,115	6,470	9,252
Median Age	29.5	29.8	32.4
# Of Persons Per HH	2.3	2.3	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,206	2,346	3,413
Average HH Income	\$65,862	\$67,152	\$70,199
Median House Value	\$149,320	\$149,713	\$141,709
Consumer Spending	\$63.1 M	\$68.0 M	\$102.8 M





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