



# DOLLAR GENERAL

118 RILEY AVENUE / OGDEN, KS 66517



# CONFIDENTIALITY & DISCLAIMER

DOLLAR GENERAL



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ACRE Investment Real Estate Services, LLC and David B Zacharia in compliance with all applicable fair housing and equal opportunity laws.

## Contents

# INVESTMENT SUMMARY

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## DOLLAR GENERAL

**\$1,424,640/ 6.25% CAP**

### LOCATION INFORMATION

**BUILDING NAME** Dollar General  
**STREET ADDRESS** 118 Riley Avenue  
**CITY, STATE, ZIP** Ogden, KS 66517

### PROPERTY DETAILS

**BUILDING SIZE:** 9,425 SF  
**LAND AREA:** 1.27 Acres  
**YEAR BUILT** 2014  
**GUARANTOR:** Dollar General Corporation (NYSE: DG)  
**PRICE PER SF:** \$151.16

### INVESTMENT OVERVIEW

**BASE ANNUAL RENT (YRS. 1-10):** \$89,040  
**BASE ANNUAL RENT (YRS. 11-15):** \$91,740  
**RENT COMMENCEMENT DATE:** 3/11/2014  
**LEASE EXPIRATION DATE:** 3/31/2029  
**LEASE TERM REMAINING:** 7 Years  
**OPTIONS:** 4, Five-Year Options  
**LEASE TYPE:** Absolute NNN  
**TYPE OF OWNERSHIP:** Fee Simple



# INVESTMENT HIGHLIGHTS

DOLLAR GENERAL



## TENANT HIGHLIGHTS

- Dollar General Operates +18,200 Stores in 46 US States
- Dollar General is a Publicly Traded Investment Grade Tenant - NYSE: DG
- S&P Credit Rating of BBB & Listed as #106 on the Fortune 500 List
- Dollar Generals are Located Within 5 Minutes of 75% of the US Population

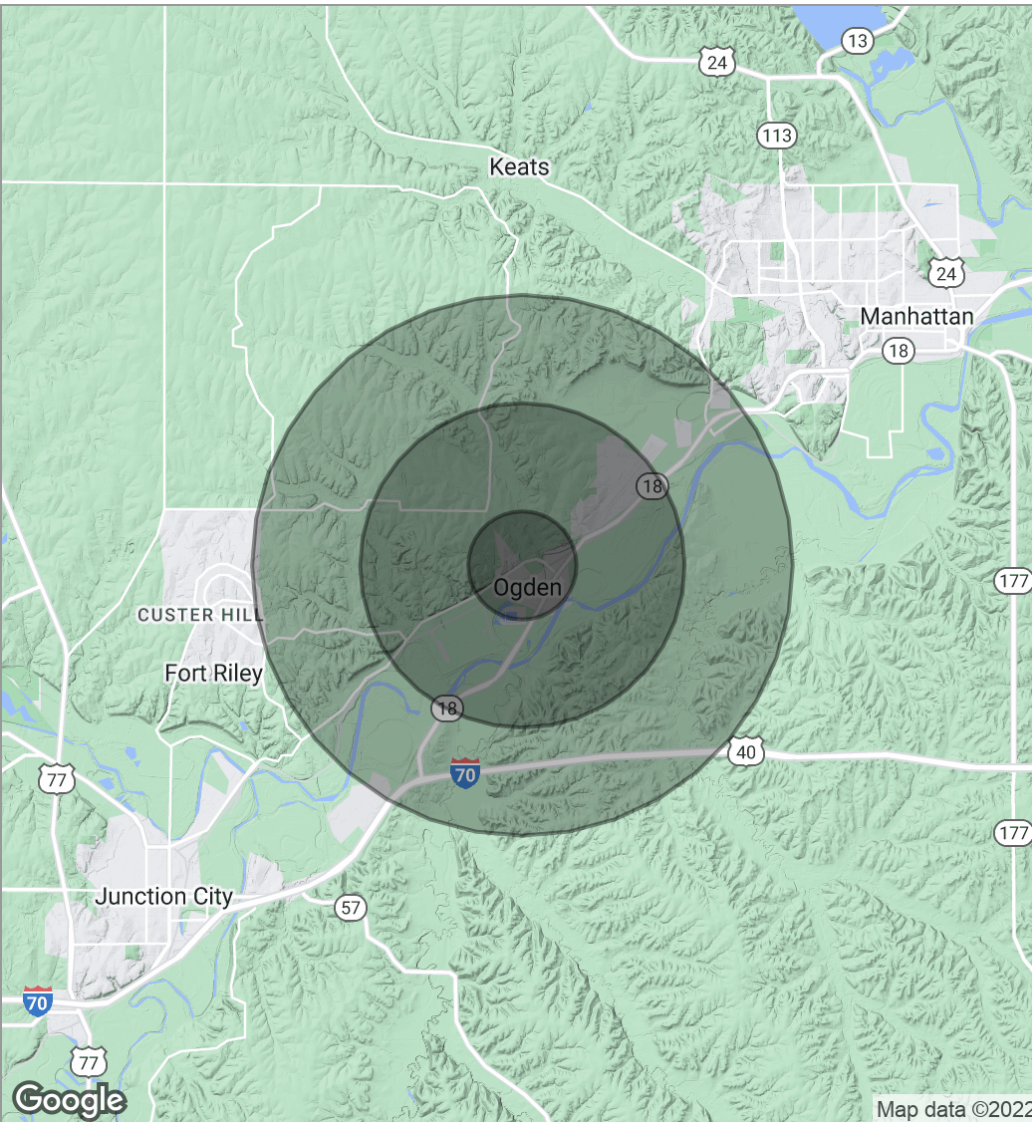
## INVESTMENT HIGHLIGHTS

- Dollar General Corporate Guarantee
- 2014 Dollar General Build With 7 Years Remaining on Primary Term
- Rent Increase in 2024 Yields a 6.44% CAP
- Four (4), 5-Year Options with 10% Increases in each Option
- Absolute NNN - Zero Landlord Responsibilities
- 7 miles from Fort Riley and 2.9 miles from Manhattan Regional Airport
- +87,000 Population within a 10-mile Radius



# DEMOGRAPHICS MAP

DOLLAR GENERAL



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	902	2,606	5,853
Median age	37.1	33.4	30.7
Median age (male)	40.0	35.5	31.4
Median age (Female)	34.2	32.3	30.7

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	550	1,235	2,402
# of persons per HH	1.6	2.1	2.4
Average HH income	\$32,524	\$42,734	\$52,443
Average house value	\$299,314	\$227,963	\$470,823

## ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	8.2%	11.2%	11.5%

## RACE (%)

	1 MILE	3 MILES	5 MILES
White	77.6%	74.3%	74.4%
Black	9.0%	12.4%	12.7%
Asian	4.9%	6.0%	4.8%
Hawaiian	0.0%	0.1%	1.2%
American Indian	1.8%	1.2%	0.9%
Other	1.7%	1.2%	1.0%

\* Demographic data derived from 2020 ACS - US Census

## Real Estate Brokerage Relationships

Kansas law requires real estate licensees to provide the following information about brokerage relationships to prospective sellers and buyers at the first practical opportunity. This brochure is provided for informational purposes and does not create an obligation to use the broker's services.

**Types of Brokerage Relationships:** A real estate licensee may work with a buyer or seller as a seller's agent, buyer's agent or transaction broker. The disclosure of the brokerage relationship between all licensees involved and the seller and buyer must be included in any contract for sale and in any lot reservation agreement.

**Seller's Agent:** The seller's agent represents the seller only, so the buyer may be either unrepresented or represented by another agent. In order to function as a seller's agent, the broker must enter into a written agreement to represent the seller. Under a seller agency agreement, all licensees at the brokerage are seller's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a seller's agent and the supervising broker of the designated agent functions as a transaction broker.

**Buyer's Agent:** The buyer's agent represents the buyer only, so the seller may be either unrepresented or represented by another agent. In order to function as a buyer's agent, the broker must enter into a written agreement to represent the buyer. Under a buyer agency agreement, all licensees at the brokerage are buyer's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a buyer's agent and the supervising broker of the designated agent functions as a transaction broker.

**A Transaction Broker** is not an agent for either party and does not advocate the interests of either party. A transaction brokerage agreement can be written or verbal.

**Duties and Obligations:** Agents and transaction brokers have duties and obligations under K.S.A. 58-30,106, 58-30,107, and 58-30.113, and amendments thereto. A summary of those duties are:

**An Agent**, either seller's agent or buyer's agent, is responsible for performing the following duties:

- promoting the interests of the client with the utmost good faith, loyalty, and fidelity
- protecting the clients confidences, unless disclosure is required
- presenting all offers in a timely manner
- advising the client to obtain expert advice
- accounting for all money and property received
- disclosing to the client all adverse material facts actually known by the agent
- disclosing to the other party all adverse material facts actually known by the agent

**The transaction broker** is responsible for performing the following duties:

- protecting the confidences of both parties
- exercising reasonable skill and care
- presenting all offers in a timely manner
- advising the parties regarding the transaction
- suggesting that the parties obtain expert advice
- accounting for all money and property received
- keeping the parties fully informed
- assisting the parties in closing the transaction
- disclosing to the parties all adverse material facts actually known by the transaction broker

**Agents and Transaction Brokers** have no duty to:

- conduct an independent inspection of the property for the benefit of any party
- conduct an independent investigation of the buyer's financial condition
- independently verify the accuracy or completeness of statements made by the seller, buyer, or any qualified third party.

**General Information:** Each real estate office has a supervising broker or branch broker who is responsible for the office and the affiliated licensees assigned to the office. Below are the names of the licensee providing this brochure, the supervising/branch broker, and the real estate company.

David B Zacharia  
Licensee

David B Zacharia  
Real estate company name approved by the commission

David B Zacharia

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Supervising/branch broker

Buyer/Seller Acknowledgement (not required)

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