



2022 BTS DOLLAR GENERAL PLUS

REPRESENTATIVE STORE

HIGHWAY 183, BASSETT, NE 68714

BRIAN BROCKMAN

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

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INVESTMENT SUMMARY

| | |
|-------------------|--------------|
| List Price: | \$1,504,000 |
| Current NOI: | \$92,496.00 |
| Initial Cap Rate: | 6.15% |
| Land Acreage: | +/- 1.49 |
| Year Built | 2022 |
| Building Size: | 10,566 SF |
| Price PSF: | \$142.34 |
| Lease Type: | Absolute NNN |
| Lease Term: | 15 Years |
| Average CAP Rate: | 6.15% |

INVESTMENT OFFERING

We are pleased to present this brand new 10,566 SF. Dollar General store located in Bassett, Nebraska. The property offers a Fifteen (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 is corporately guaranteed by Dollar General Corporation which holds a credit rating of “BBB”, which is classified as Investment Grade. The store is on track to complete construction and open in January 2023.

This Dollar General is highly visible as it is strategically positioned on Highway 183 which sees 2,656 cars per day. It is the only dollar store serving this community and within a 16+ mile radius. The 10 mile population from the site is 1,283 and the 3 mile average household income is \$93,812 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 6.15% cap rate based on NOI of \$92,496.



PRICE \$1,504,000



CAP RATE 6.15%



LEASE TYPE Absolute NNN



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- 15 Year Absolute NNN Lease
- **Zero Landlord Responsibilities**
- **2022 BTS Construction | Plus Size Footprint**
- 4 (5 Year) Options | 10% Increases At Each Option
- **3 Mile Household Income \$93,812 (Ideal Demographic Shopper According to Article Published by CNN Business in Sept 2022)**
- 10 Mile Population 1,283
- 2,656 Cars Per Day on Highway 183
- Investment Grade Dollar Store With "BBB" Credit Rating
- DG Reported 32 Consecutive Years of Same Store Sales Growth
- **The Only Dollar Store Serving the Community & Within 16+ Miles**
- **0.5 Miles From Rock County Hospital | 24-bed Critical Access Hospital with 24 hours 7 day a Week Coverage**

FINANCIAL SUMMARY

| INCOME | | PER SF |
|-----------------------------|--------------------|---------------|
| Rent | \$92,496.00 | \$8.75 |
| Gross Income | \$92,496.00 | \$8.75 |
| EXPENSE | | PER SF |
| Expenses | \$0 | \$0.00 |
| Gross Expenses | \$0 | \$0.00 |
| NET OPERATING INCOME | \$92,496.00 | \$8.75 |

PROPERTY SUMMARY

| | |
|---------------------|----------------|
| Year Built: | 2022 |
| Lot Size: | +/- 1.49 Acres |
| Building Size: | 10,566 SF |
| Traffic Count 1: | 2,656 |
| Roof Type: | Standing Seam |
| Zoning: | Commercial |
| Construction Style: | Prototype |
| Parking Lot: | Asphalt |
| # of Parking Spaces | 35 |
| Warranties | Construction |
| HVAC | Roof Mounted |

LEASE SUMMARY

| | |
|----------------------------|----------------------------|
| Tenant: | Dollar General |
| Lease Type: | Absolute NNN |
| Primary Lease Term: | 15 Years |
| Annual Rent: | \$92,496.00 |
| Rent PSF: | \$8.75 |
| Landlord Responsibilities: | None |
| Taxes, Insurance & CAM: | Tenant Responsibility |
| Roof, Structure & Parking: | Tenant Repositionability |
| Lease Start Date: | 1/11/2023 |
| Lease Expiration Date: | 1/31/2038 |
| Lease Term Remaining: | 15 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

HIGHWAY 183, BASSETT, NE 68714 



| TENANT NAME | UNIT SIZE (SF) | LEASE START | LEASE END | ANNUAL RENT | % OF GLA | RENT PER SF/YR |
|-----------------|-------------------|----------------|--------------|----------------|-------------|-------------------|
| Dollar General | 10,566 | 1/11/2023 | 1/31/2038 | \$92,496 | 100.0 | \$8.75 |
| | | | Option 1 | \$101,748 | | \$9.63 |
| | | | Option 2 | \$111,924 | | \$10.59 |
| | | | Option 3 | \$123,120 | | \$11.65 |
| | | | Option 4 | \$135,432 | | \$12.81 |
| Totals/Averages | 10,566 | | | \$92,496 | | \$8.75 |



TOTAL SF
10,566



TOTAL ANNUAL RENT
\$92,496.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$8.75



NUMBER OF TENANTS
1



DOLLAR GENERAL

HIGHWAY 183, BASSETT, NE 68714 

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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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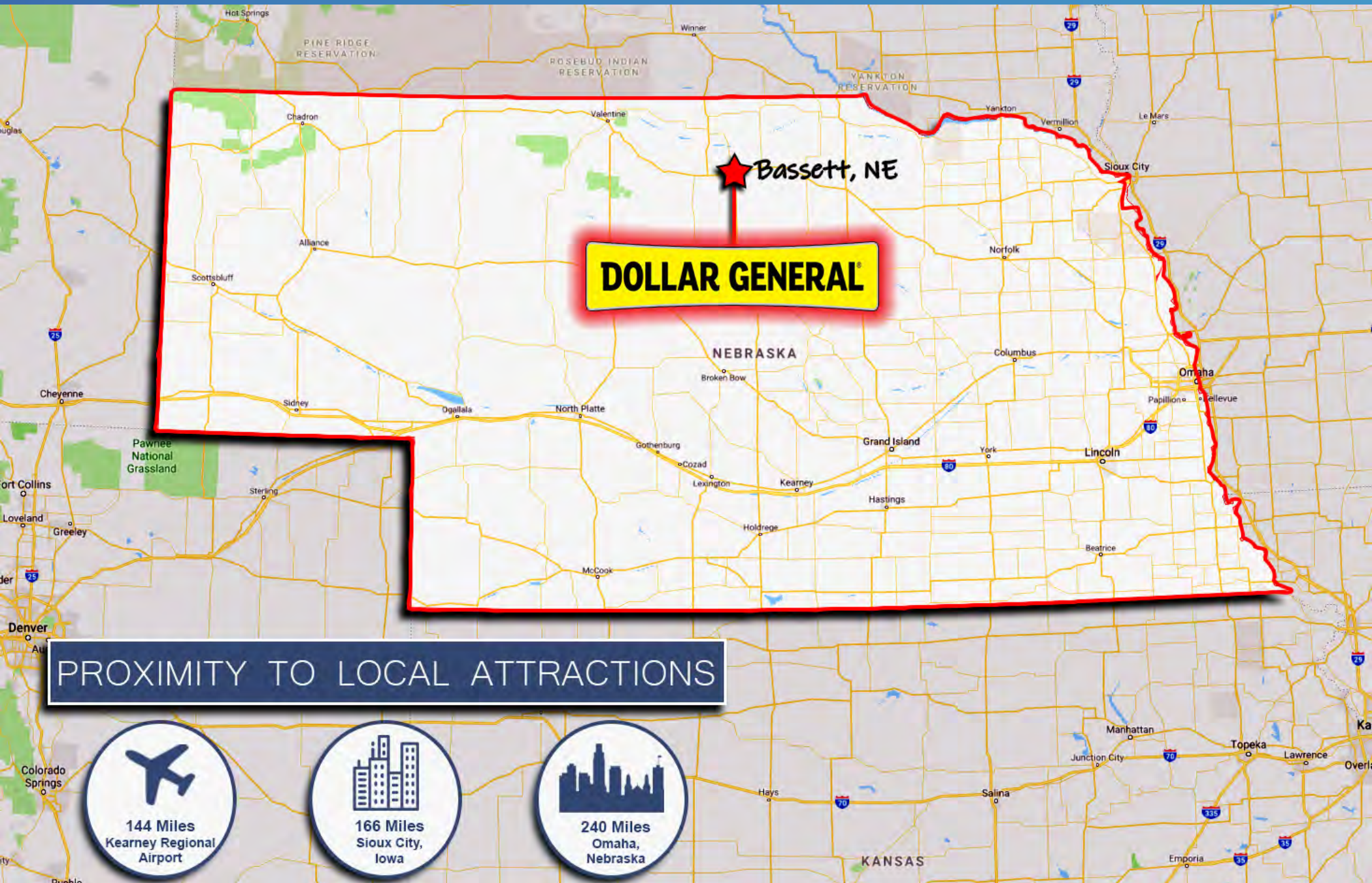
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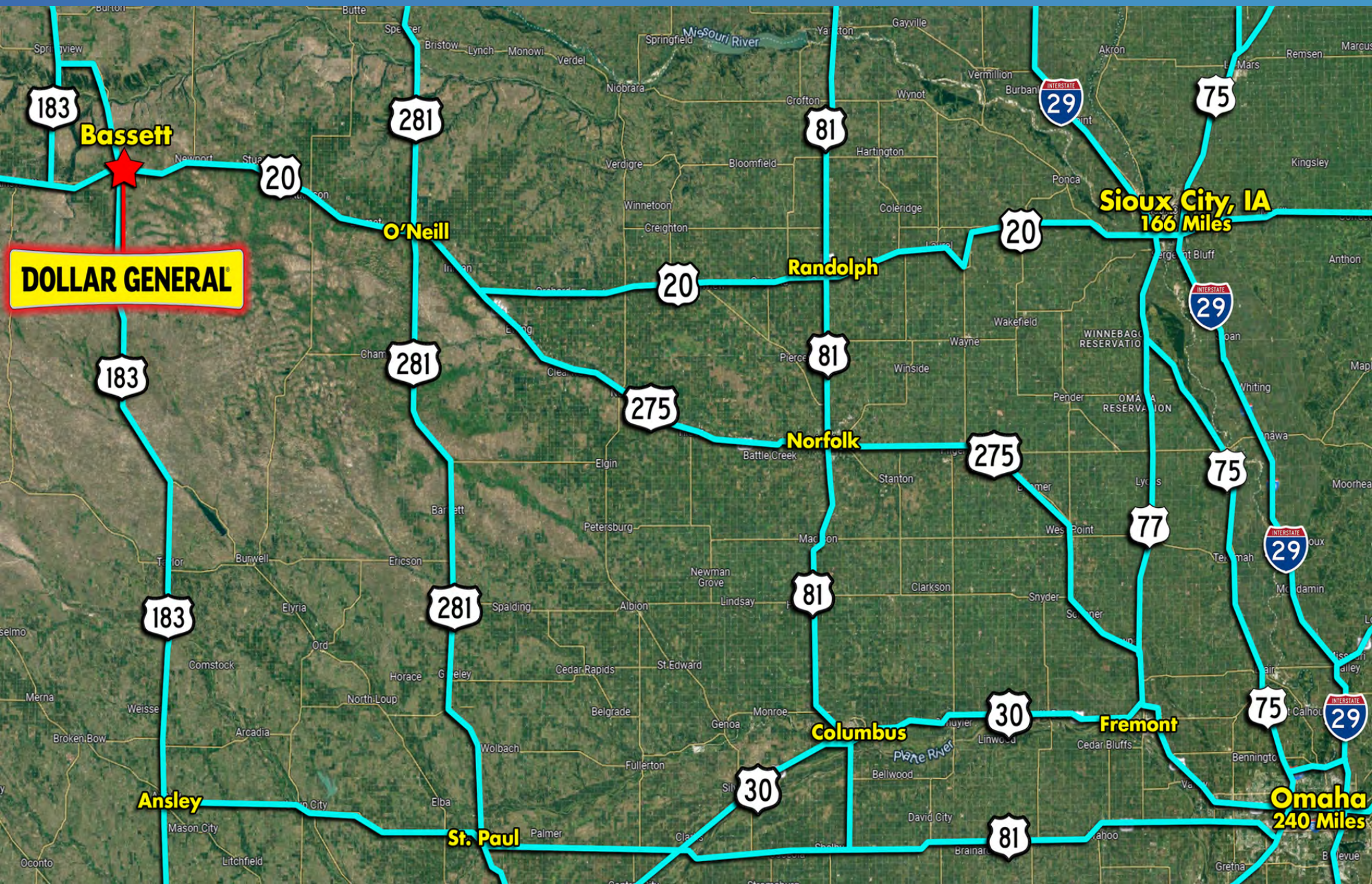
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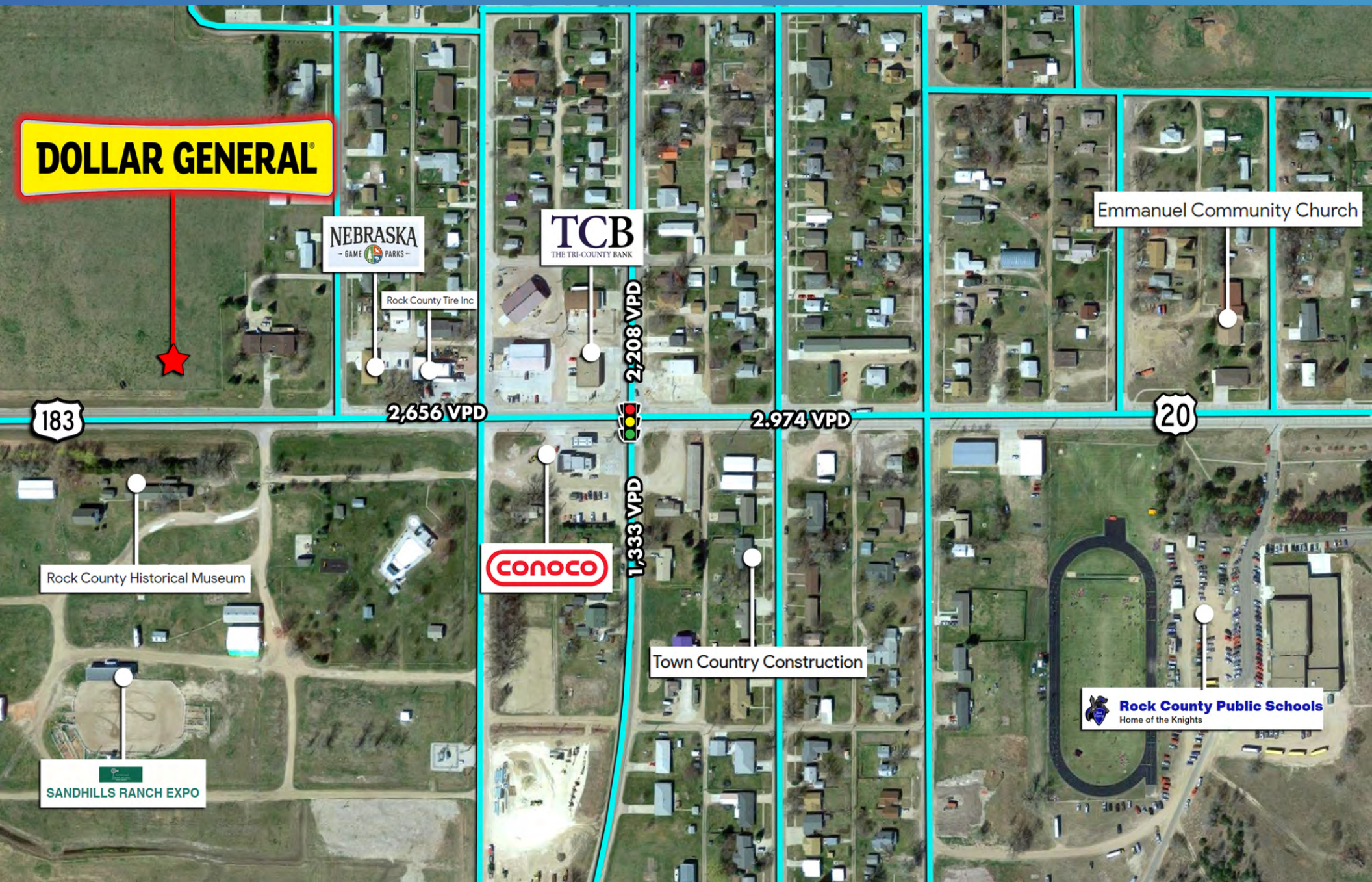
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Bassett is a city in Rock County, Nebraska. It is the county seat of Rock County. Bassett was platted in 1884 soon after the railroad was built through that territory. Sources differ whether it was named for A. N. Bassett, or J. W. Bassett, a pioneer settler.

Bassett is a great place to visit and features many recreational areas. Bassett City Park features a swimming pool, picnic shelters, and playground equipment. Bassett Recreation Area features a catch and release fishing ponds stocked with blue gill, bass, crappe, and perch; public shooting range; and two baseball diamonds. Memory Lane Park, in downtown Bassett, features a boardwalk in remembrance of many of Bassett's residents. Cowboy Trail Park is adjacent to the Cowboy Trail in downtown Bassett.

The Rock County Historical Museum, located at the fairgrounds in Bassett on W. Highway 20, displays the heritage of Rock County. Exhibits include a pioneer home, the Cosgrove school house, St. Michael Catholic Church, and Chicago and Northwestern Depot with railroad artifacts including a caboose.

| POPULATION | 3 MILES | 5 MILE | 10 MILES |
|-----------------------|----------|----------|----------|
| Total Population 2022 | 725 | 791 | 1,283 |
| Median Age | 47.9 | 48.0 | 47.6 |
| # Of Persons Per HH | 2.0 | 2.0 | 2.1 |
| HOUSEHOLDS & INCOME | 3 MILES | 5 MILE | 10MILES |
| Total Households | 348 | 376 | 596 |
| Average HH Income | \$93,812 | \$93,185 | \$85,803 |
| Median House Value | \$97,568 | \$99,012 | \$95,884 |
| Consumer Spending | \$11.4 M | \$12.3 M | \$19.0 M |





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