



REPRESENTATIVE PHOTO

DOLLAR GENERAL®

7896 STATE HIGHWAY 87 | WHITECLAY, NE 69365

MATTHEWS™
REAL ESTATE INVESTMENT SERVICES



REPRESENTATIVE PHOTO

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Broker of Record

License No. 35320 (NE)

EXECUTIVE OVERVIEW

INVESTMENT HIGHLIGHTS

- **BRAND NEW CONSTRUCTION** – Estimated delivery date of July 3, 2023.
- **ZERO LANDLORD RESPONSIBILITIES** – Absolute NNN lease with new 15-year term.
- **DEFENSIVE PRODUCT** – Dollar stores sales typically increase during downturns in the economy which makes them one of the most sought-after investments in a softening market.
- **LARGER BUILDING** – This location will be ±12,668 SF which is 20% larger than your average Dollar General. This is a good indication that the tenant projects high sales at this location.



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PROPERTY OVERVIEW

PHYSICAL DESCRIPTION	
Subject Property	Dollar General
Property Address	7896 State Hwy 87 Whiteclay, NE 69365
Price	\$2,168,000
CAP	6.05%
NOI	\$131,148
GLA	±12,668 SF
Year Built	2023
Lot Size	±90,169 SF

VALUATION OVERVIEW



\$2,168,000

LIST PRICE



6.05%

CAP RATE



±12,668 SF

GLA



±90,169 SF

LOT SIZE

TENANT SUMMARY

Tenant Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate - Dollar General Corporation
Lease Type	NNN
Roof and Structure	Tenant Responsible
Original Lease Term	15 Years
Estimated Delivery Date	7/3/2023
Rent Commencement Date*	7/10/2023
Increase	10% in Options
Options	Four, 5-Year Options

ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT
Initial Term (Year 1-15)	\$10,929	\$131,148
Option 1	\$12,022	\$144,264
Option 2	\$13,224	\$158,688
Option 3	\$14,546	\$174,552
Option 4	\$16,001	\$192,012

*The initial term of this lease shall commence on the earlier of 7 to 10 days after the Delivery Date or the date on which tenant shall open the Demised Premises for business.



E MAIN ST



PINE RIDGE AIRPORT



PINE RIDGE HIGH SCHOOL
143 STUDENTS



PINE RIDGE HOSPITAL
45 BEDS



DOLLAR GENERAL

SUBJECT PROPERTY



SOUTH DAKOTA

NEBRASKA



FIRESIDE INN
RESTAURANT

TENANT PROFILE

Dollar General is the fastest-growing retailer which currently boasts roughly 18,000 neighborhood general stores in 46 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 75% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Proctor & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others. Over the past few years, Dollar General has started to introduce alcohol and tobacco products such as cigarettes into their product mix, which has further driven revenue and increased profitability.

With its small-box store model typically measuring $\pm 9,100$ sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value-conscious has paid off big, both during and after the recession. The discount retailer boasted its expectation of 29 consecutive years of same-store sales growth, attributable to its value and convenience proposition, along with strong consumables and seasonal goods sales.



18,000+

LOCATIONS



\$36.29B

2022 REVENUE



1939

FOUNDED

DOLLAR GENERAL®

COMPANY NAME

Dollar General
Corporation

OWNERSHIP

Public

INDUSTRY

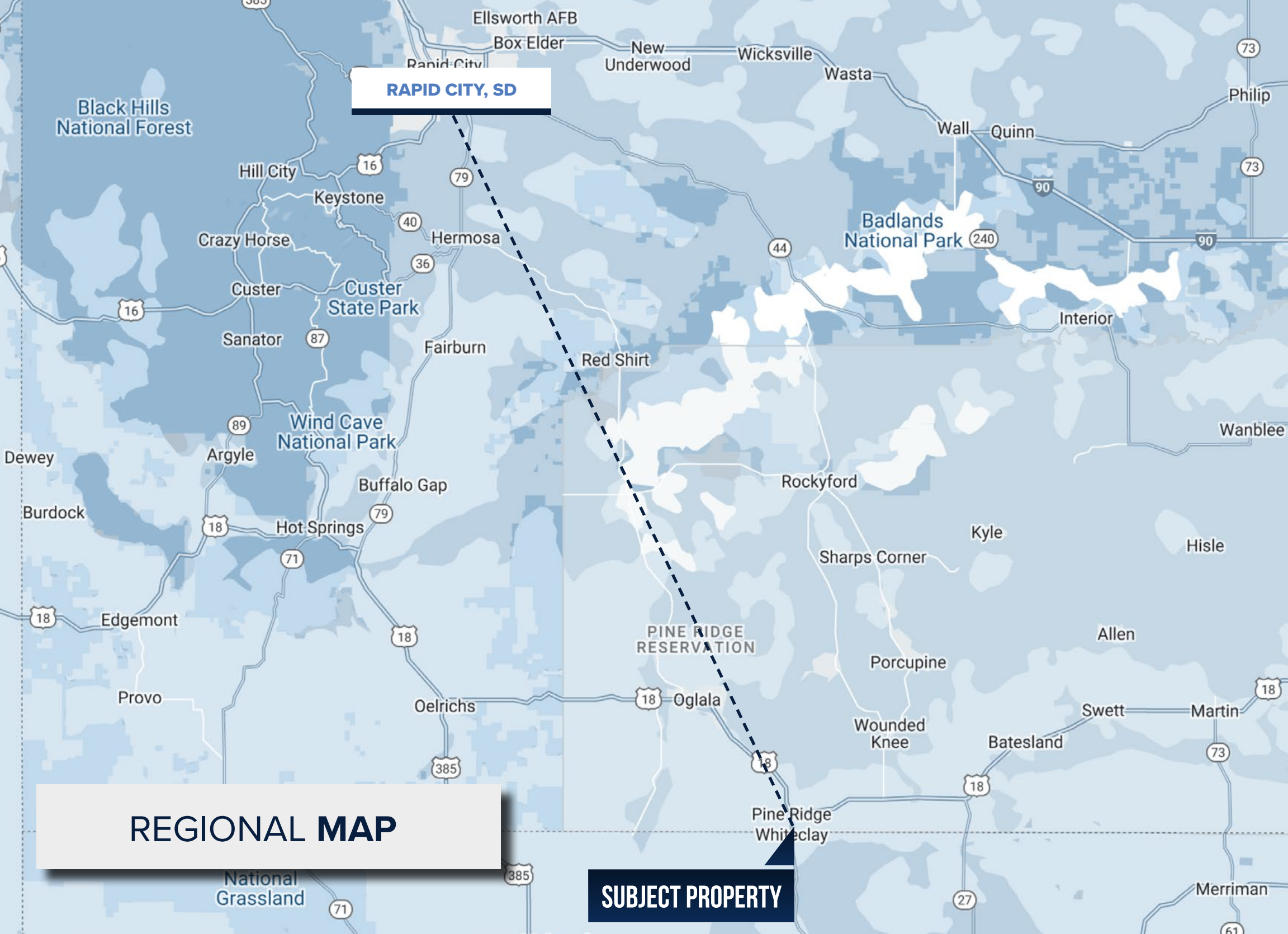
Dollar Stores

HEADQUARTERS

Goodlettsville, TN

NO. OF EMPLOYEES

$\pm 157,000$



RAPID CITY, SD

REGIONAL MAP

SUBJECT PROPERTY

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **7896 State Highway 87, Whiteclay, NE 69365** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Retail Group Inc.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



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