



BRAND NEW DOLLAR GENERAL PLUS

REPRESENTATIVE STORE

1006 W OVERLAND, SCOTTSBLUFF, NE 69361

BRIAN BROCKMAN, , Broker, License # 20190317

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

513-898-1551
DG@BANGREALTY.COM

DISCLOSURE:

All materials and information received or derived from Bang Realty (hereinafter collectively referred to as “BANG”), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by BANG its directors, officers, agents, advisors, or affiliates as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party’s intended use or any and all other matters.

Neither BANG its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party’s active conduct of its own due diligence to determine these and other matters of significance to such party. BANG will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. BANG makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. BANG does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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 BANG in compliance with all applicable fair housing and equal opportunity laws.

EXCLUSIVELY LISTED BY:

BRIAN BROCKMAN, , Broker, License # 20190317

BANG REALTY
11427 REED HARTMAN HWY
#236
CINCINNATI , OH 45241
513-898-1551

DG@BANGREALTY.COM

INVESTMENT SUMMARY

List Price:	\$1,821,139
Current NOI:	\$116,552.87
Initial Cap Rate:	6.40%
Land Acreage:	+/- 1.78
Year Built	2023
Building Size:	10,640 SF
Price PSF:	\$171.16
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.73%

INVESTMENT OFFERING

We are pleased to present this 10,640 SF. Dollar General store located in Scottsbluff, Nebraska. The property is secured with a 15 year, Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains 5% rental rate increases every 5 years including at each of the five (5 year) options to renew. 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 currently under construction with rent and opening on track for March 2024.

This Dollar General is highly visible as it is strategically positioned Overland Drive which sees 2,247 cars per day. This site sits next to a Dairy Queen & gas station and is surrounded by residential homes. The five mile population from the site is 26,724 while the one mile average household income is \$57,786 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 a 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 6.40% cap rate based on NOI of \$116,552.87.



PRICE \$1,821,139



CAP RATE 6.40%



LEASE TYPE Absolute NNN



RENT INCREASES 5% Every 5 Years



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- 15 Year Absolute NNN Lease | Zero Landlord Responsibilities
- **5% RENTAL RATE INCREASES EVERY 5 YEARS**
- Five (5 Year) Options | 5% Rental Increase At Each Option
- One Mile Household Income \$57,786
- **Five Mile Population 26,724**
- **2,247 VPD on Overland Dr | Near Corner of Ave I seeing 8,671 VPD**
- Investment Grade Dollar Store with "BBB" Credit Rating
- DG Reported 32 Consecutive Quarters of Same Store Sales Growth
- **Surrounded by Residential Homes | Next to Gas Station & Dairy Queen**

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$116,552.87	\$10.95
Gross Income	\$116,552.87	\$10.95
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$116,552.87	\$10.95

PROPERTY SUMMARY

Year Built:	2023
Lot Size:	+/- 1.78 Acres
Building Size:	10,640 SF
Traffic Count 1:	2,430 on Overland Drive
Traffic Count 2:	8,671 on Ave I
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:	\$116,552.87
Rent PSF:	\$10.95
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	3/15/2024
Lease Expiration Date:	3/31/2039
Lease Term Remaining:	15 Years
Rent Bumps:	5% Every 5 Years
Renewal Options:	Five (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$37.8 BILLION



STORE COUNT:
19,000+



GUARANTOR:
DG CORP



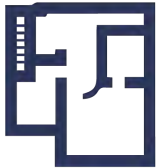
S&P:
BBB

DOLLAR GENERAL PLUS

1006 W OVERLAND, SCOTTSBLUFF, NE 69361



TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Dollar General	10,640	3/15/2024	3/31/2039	\$116,552.87	100.0		\$10.95
				\$122,380.51		4/1/2029	\$11.50
				\$128,499.54		4/1/2034	\$12.08
				Option 1		4/1/2039	\$12.68
				Option 2		4/1/2044	\$13.31
				Option 3		4/1/2049	\$13.98
				Option 4		4/1/2054	\$14.67
				Option 5		4/1/2059	\$15.41
Averages	10,640			\$122,477.64			\$11.51



TOTAL SF
10,640



TOTAL ANNUAL RENT
\$116,552.87



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$11.51



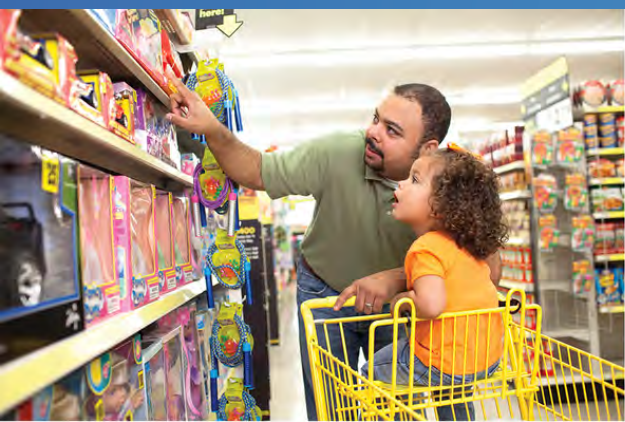
NUMBER OF TENANTS
1



DOLLAR GENERAL PLUS

1006 W OVERLAND, SCOTTSBLUFF, NE 69361

BANG
REALTY



10.6% INCREASE
IN NET SALES



1,050 STORES
OPENING IN 2023



\$37.8 BIL
IN SALES



84 YEARS
IN BUSINESS



4.3%
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 19,000+ stores with more than 173,000 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, but now they are expanding into more densely populated areas. Dollar General opened 1,110 new stores in 2022, and planning to open an additional 1,050 in 2023. The Dollar General strategy is to deliver a hassle-free experience to customers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.

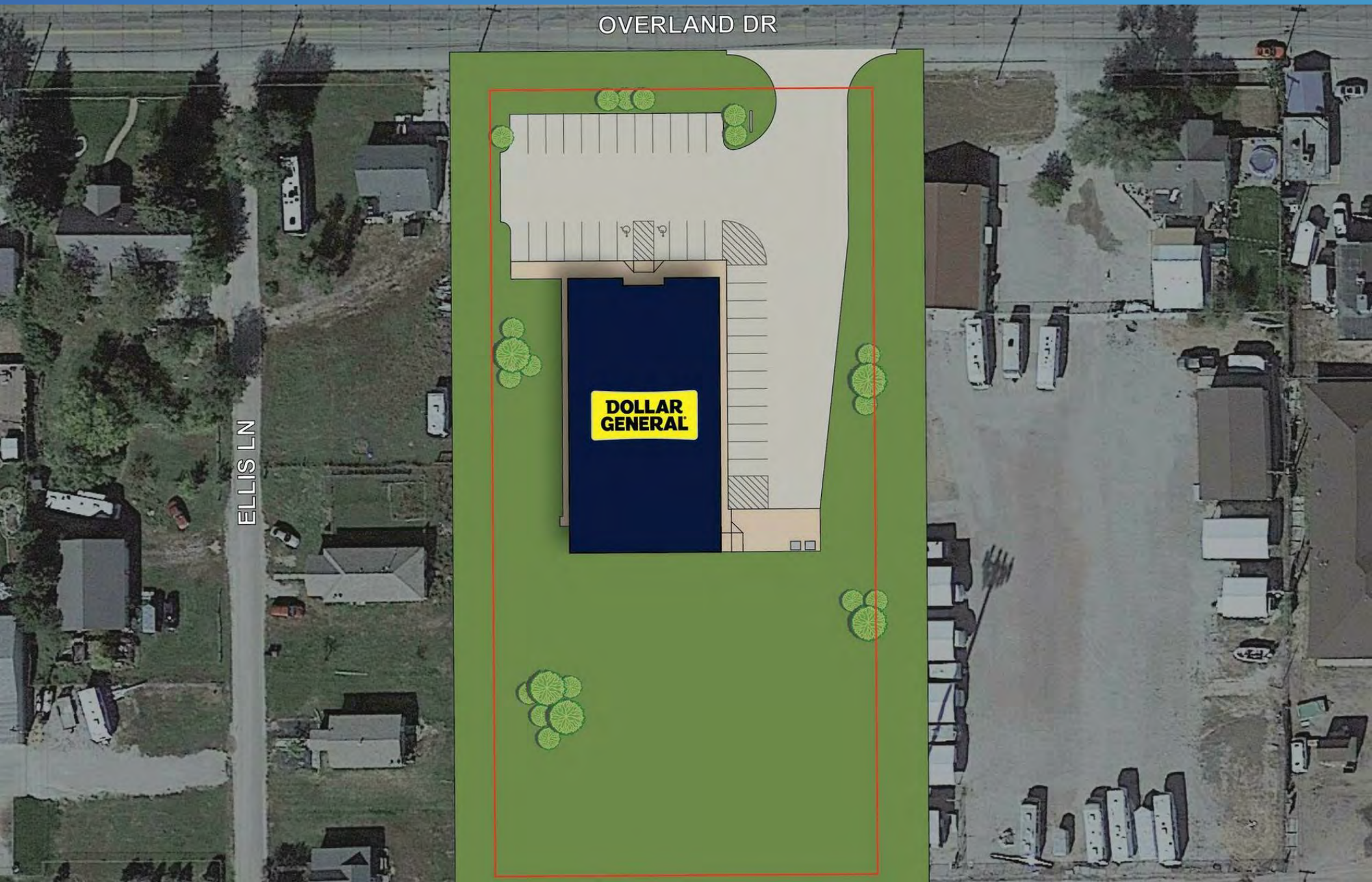


19,000+ STORES ACROSS 47 STATES

DOLLAR GENERAL PLUS

1006 W OVERLAND, SCOTTSBLUFF, NE 69361

BANG
REALTY



DOLLAR GENERAL PLUS

1006 W OVERLAND, SCOTTSBLUFF, NE 69361

BANG
REALTY

DOLLAR GENERAL®

★ **Scottsbluff, NE**

PROXIMITY TO LOCAL ATTRACTIONS



5 Miles
Western Nebraska
Regional
Airport



176 Miles
North Platte,
NE



UNMC
3 Miles
UNMC College
of Nursing

DOLLAR GENERAL PLUS

1006 W OVERLAND, SCOTTSBLUFF, NE 69361

BANG
REALTY



DOLLAR GENERAL PLUS

1006 W OVERLAND, SCOTTSBLUFF, NE 69361

BANG

REALTY



DOLLAR GENERAL PLUS

1006 W OVERLAND, SCOTTSBLUFF, NE 69361

BANG

REALTY



DOLLAR GENERAL PLUS

1006 W OVERLAND, SCOTTSBLUFF, NE 69361

BANG
REALTY



DOLLAR GENERAL PLUS

1006 W OVERLAND, SCOTTSBLUFF, NE 69361



Nestled in the rugged beauty of western Nebraska, Scottsbluff is a charming city that combines the tranquility of the plains with the dramatic backdrop of towering bluffs. Situated along the Oregon Trail, this historic town is a gateway to the timeless landscapes of the Midwest.

The iconic Scotts Bluff National Monument looms large on the horizon, a testament to the region's rich history and a magnet for adventurers and history enthusiasts alike. The bluffs, carved by the North Platte River, cast a majestic shadow over the city, creating a unique and picturesque skyline.

As you explore the streets of Scottsbluff, you'll discover a blend of modernity and tradition. Quaint neighborhoods showcase classic Midwestern architecture, while the downtown area buzzes with a friendly atmosphere. Locally-owned shops and eateries invite you to savor the flavors of the region, offering a taste of Nebraska hospitality.

Scottsbluff's community spirit is evident in its numerous events and festivals that celebrate the area's heritage. From rodeos that pay homage to cowboy culture to cultural fairs that showcase the diversity of the community, there's always something happening in this vibrant town.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2023	6,084	23,351	26,724
Average Age	36.6	38.7	38.8
# Of Persons Per HH	2.4	2.4	2.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,556	9,496	10,805
Average HH Income	\$57,786	\$67,978	\$70,010
Median House Value	\$100,615	\$138,612	\$142,211
Consumer Spending	\$64.6 M	\$260.3 M	\$301.6 M





BANG

REALTY

EXCLUSIVELY LISTED BY:

BRIAN BROCKMAN, , Broker, License # 20190317

BANG REALTY
11427 REED HARTMAN HWY
#236
CINCINNATI , OH 45241
513-898-1551
DG@BANGREALTY.COM