

# Dollar General

Representative Photo

Five Property Portfolio



**R**  
**REQUIRED**  
PROPERTIES

Dollar General Portfolio

Cap Rate: 7.50%

Can Be Purchased Individually\*

## DISCLOSURE AND CONFIDENTIALITY AGREEMENT

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# CONTACT

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# PROPERTY SUMMARY

# PEABODY, KS

## Investment Highlights

Address	703 E 9 <sup>th</sup> Street Peabody, KS 66866
Price	\$996,160
NOI	\$74,712
Cap Rate	7.50%
Year Built	2017
Building Size	7,489 SF
Lot Size	43,299 SF
Rent Increase Date	9/1/2027
NOI After Increase	\$76,956

## Lease Highlights

Lease Type	Absolute NNN
Landlord Responsibilities	None
Remaining Lease Term	8+ Years, 8/31/2032
Original Lease Term	15 Years
Taxes, Insurance & CAM	Tenant Responsibility
Roof, Structure & Parking	Tenant Responsibility
Renewal Options	Five (5 Year), 10% increases
Guarantor	Dollar General Corporation

## Tenant Summary



GUARANTOR:  
Dollar General  
Corporation



GROSS SALES:  
\$38.7B



S&P:  
BBB



STORE COUNT:  
20,000+

## Demographics

<b>Population</b>	<b>10 Miles</b>
2023 Population	2,830
<b>Household &amp; Income</b>	<b>10 Miles</b>
2023 Households	1,074
Median Home Value	\$110,869
Consumer Spending	\$32.9M

703 E 9th Street, Peabody, KS 66866

Price: \$996,160

# MADISON, KS

## Investment Highlights

Address	511 W McCurry Ave Madison, KS 66860
Price	\$1,021,920
NOI	\$76,644
Cap Rate	7.50%
Year Built	2017
Building Size	7,489 SF
Lot Size	150,282 SF
Rent Increase Date	6/1/2028
NOI After Increase	\$78,948

## Lease Highlights

Lease Type	Absolute NNN
Landlord Responsibilities	None
Remaining Lease Term	9 Years, expiration 5/31/2033
Original Lease Term	15 Years
Taxes, Insurance & CAM	Tenant Responsibility
Roof, Structure & Parking	Tenant Responsibility
Renewal Options	Five (5 Year), 10% increases
Guarantor	Dollar General Corporation

## Tenant Summary



GUARANTOR:  
Dollar General  
Corporation



GROSS SALES:  
\$38.7B



S&P:  
BBB



STORE COUNT:  
20,000+

## Demographics

<b>Population</b>	<b>10 Miles</b>
2023 Population	2,023
<b>Household &amp; Income</b>	<b>10 Miles</b>
2023 Households	849
Median Home Value	\$139,583
Consumer Spending	\$26.8M

# HUMBOLDT, NE

## Investment Highlights

Address	1140 Nemaha Street Humboldt, NE 68376
Price	\$1,033,440
NOI	\$77,508
Cap Rate	7.50%
Year Built	2018
Building Size	9,100 SF
Lot Size	85,726
Rent Increase Date	5/1/2028
NOI After Increase	\$79,824

## Lease Highlights

Lease Type	Absolute NNN
Landlord Responsibilities	None
Remaining Lease Term	9 Years, expiration 4/30/2033
Original Lease Term	15 Years
Taxes, Insurance & CAM	Tenant Responsibility
Roof, Structure & Parking	Tenant Responsibility
Renewal Options	Five (5 Year), 10% increases
Guarantor	Dollar General Corporation

## Tenant Summary



GUARANTOR:  
Dollar General  
Corporation



GROSS SALES:  
\$38.7B



S&P:  
BBB



STORE COUNT:  
20,000+

## Demographics

<b>Population</b>	<b>10 Miles</b>
2023 Population	2,228
<b>Household &amp; Income</b>	<b>10 Miles</b>
2023 Households	969
Median Home Value	\$87,556
Consumer Spending	\$29M

1140 Nemaha St, Humboldt, NE 68376

Price: \$1,033,440





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