



DOLLAR GENERAL PLUS | ABSOLUTE NNN LEASE

ACTUAL STORE

49138 US-20, O'NEILL, NE 68763

BRIAN BROCKMAN, Broker, License #20190317

BANG REALTY

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DOLLAR GENERAL PLUS WITH RENT BUMPS

49138 US-20, O'NEILL, NE 68763



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INVESTMENT SUMMARY

List Price:	\$2,182,599
Current NOI:	\$149,508.00
Initial Cap Rate:	6.85%
Land Acreage:	+/- 2.67
Year Built	2024
Building Size:	12,687 SF
Price PSF:	\$172.03
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	7.20%

INVESTMENT OFFERING

We are pleased to present this 12,687 SF. Dollar General **Plus** store located in O'Neill, 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 4 (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 completed construction & successfully opened for business in July 2024.

This Dollar General is highly visible as it is strategically positioned on the main thoroughfare US-20 which sees **4,487 cars per day**. The 10 mile population from the site is 5,163 and the 3 mile average household income is \$74,088 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 6.85% cap rate based on NOI of \$149,508.



PRICE \$2,182,599



CAP RATE 6.85%



LEASE TYPE Absolute NNN



RENT INCREASES 5% Every 5 Years



TERM REMAINING 13.75 Years

INVESTMENT HIGHLIGHTS

- **15 Year Absolute NNN Lease | Zero Landlord Responsibilities**
- 13.75 Years Remaining on Primary Term
- **5% RENTAL RATE INCREASES EVERY 5 YEARS!**
- 2024 BTS | **Super Size Footprint**
- Four (5 Year) Options | 5% Rental Increase At Each Option
- Three Mile Household Income \$74,088
- Ten Mile Population 5,163
- Main Thoroughfare | 4,487 Cars Per Day
- Investment Grade Dollar Store with "BBB" Credit Rating
- **Concrete Parking Lot**

DOLLAR GENERAL PLUS WITH RENT BUMPS

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FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$149,508.00	\$11.78
Gross Income	\$149,508.00	\$11.78
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$149,508.00	\$11.78

PROPERTY SUMMARY

Year Built:	2024
Lot Size:	+/- 2.67 Acres
Building Size:	12,687 SF
Traffic Count:	4,487
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Market Prototype
Parking Lot:	Concrete
# of Parking Spaces	40
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$149,508.00
Rent PSF:	\$11.78
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	7/3/2024
Lease Expiration Date:	7/31/2039
Lease Term Remaining:	13.75 Years
Rent Bumps:	5% Every 5 Years Including at Each Option
Renewal Options:	Four (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$40.6 BILLION



STORE COUNT:
20,500+



GUARANTOR:
DG CORP



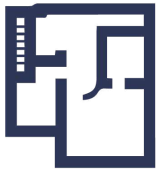
S&P:
BBB

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Dollar General	12,687	7/3/2024	7/31/2039	\$149,508.00	100.0		\$11.78
				\$156,984.00		8/1/2029	\$12.37
				\$164,832.00		8/1/2034	\$12.99
			Option 1	\$173,064.00		8/1/2039	\$13.64
			Option 2	\$181,728.00		8/1/2044	\$14.32
			Option 3	\$190,812.00		8/1/2049	\$15.04
			Option 4	\$200,352.00		8/1/2054	\$15.79
Totals/Averages	12,687			\$157,108.00			\$12.38



TOTAL SF
12,687



TOTAL ANNUAL RENT
\$149,508.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$12.38



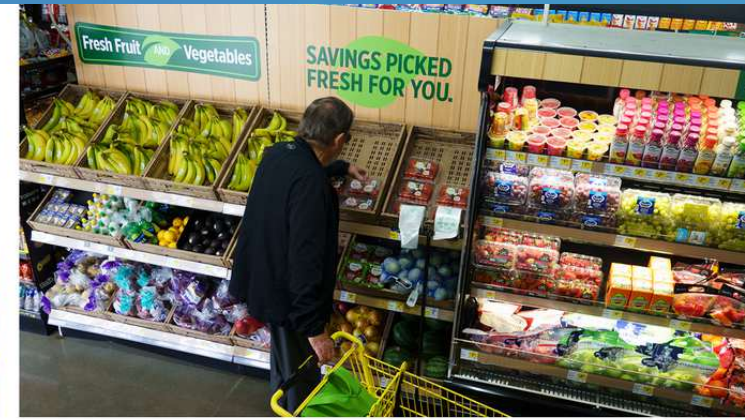
NUMBER OF TENANTS
1



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\$1.1 BILLION

2024 TOTAL NET INCOME



800 STORES

OPENING IN 2024



\$40.6 BIL

2024 NET SALES



86 YEARS

IN BUSINESS



FORTUNE 500

ON LIST SINCE 2009

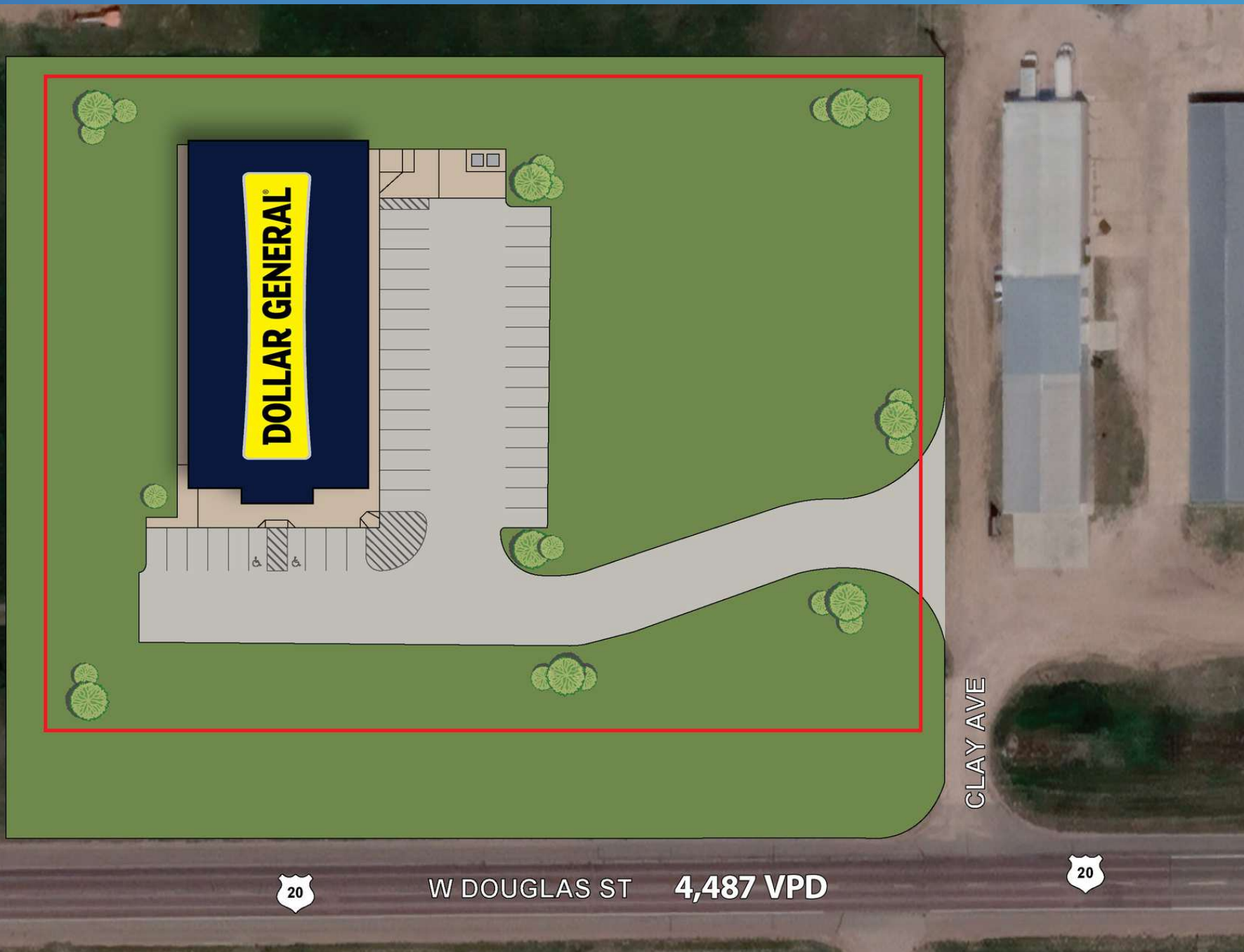
DOLLAR GENERAL is the largest "small box" discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 20,500+ stores with more than 185,800 employees, located across 48 states. Dollar General has more retail locations 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 725 new stores in 2024, and planning to open an additional 575 in 2025. 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.



20,500+ STORES ACROSS 48 STATES

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W DOUGLAS ST

4,487 VPD



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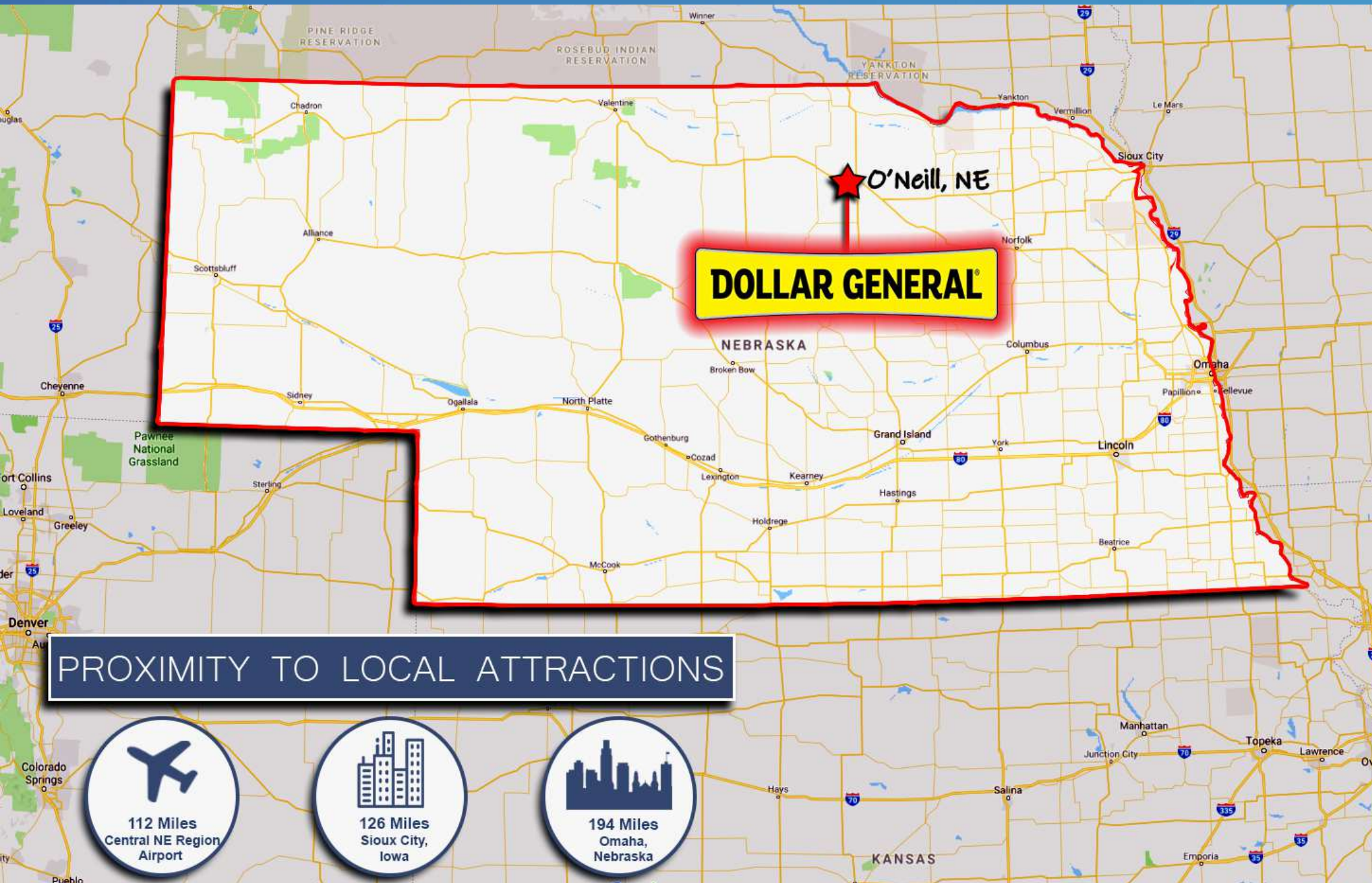
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PROXIMITY TO LOCAL ATTRACTIONS



112 Miles
Central NE Region
Airport



126 Miles
Sioux City,
Iowa



194 Miles
Omaha,
Nebraska

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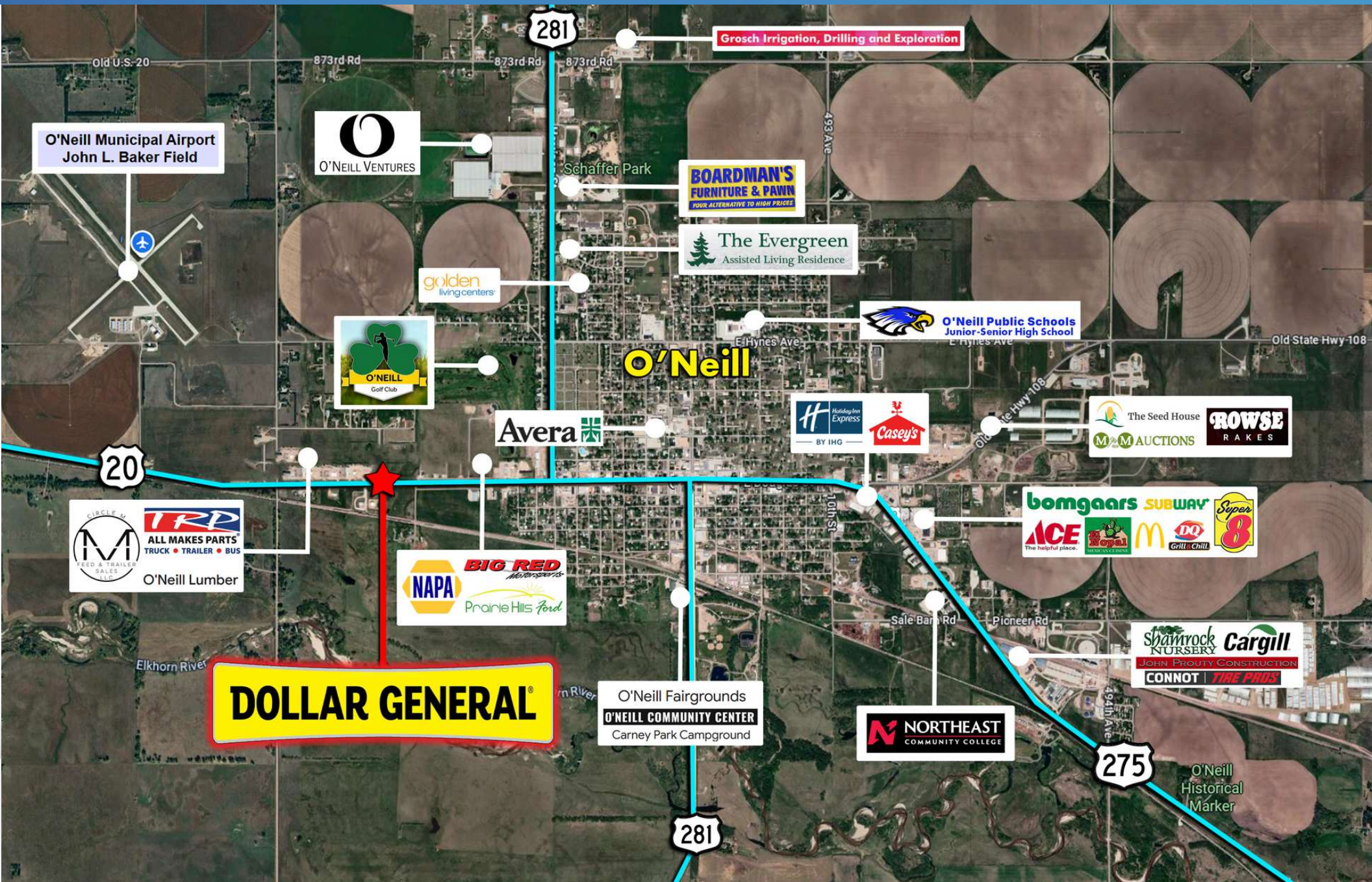
AERIAL MAP // 10



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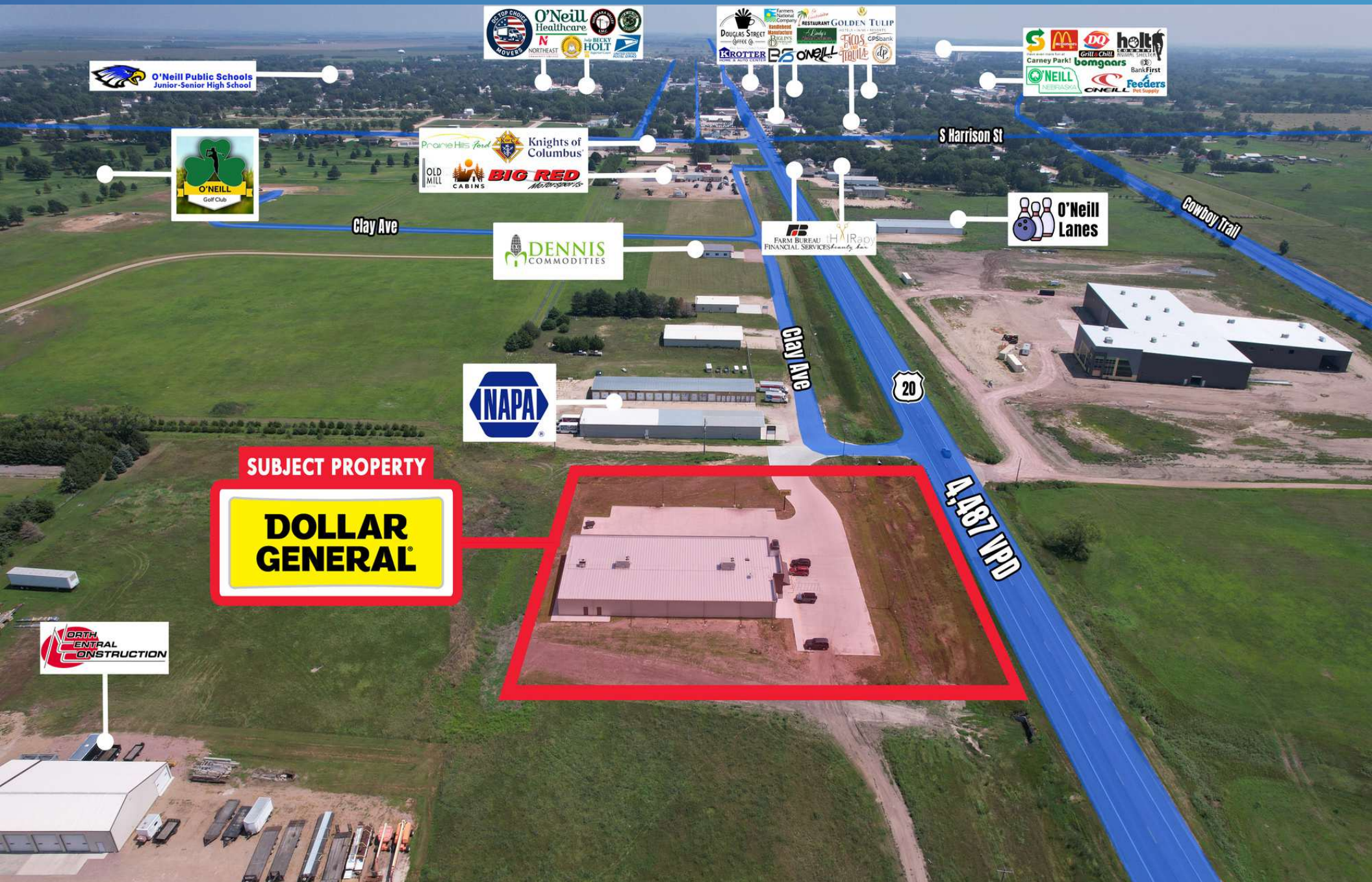
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SUBJECT PROPERTY

DOLLAR GENERAL®

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O'Neill, Nebraska, known as the “Irish Capital of Nebraska,” is a charming small town located in the north-central part of the state. Rich in cultural heritage and community spirit, O'Neill blends rural charm with modern convenience. The city celebrates its Irish roots with pride, most notably during the annual St. Patrick’s Day festivities, which draw visitors from across the region. Surrounded by rolling farmland and scenic prairies, O'Neill offers a peaceful and welcoming environment with a strong agricultural foundation. The community is close-knit, with excellent schools, local businesses, and recreational amenities that support a high quality of life. With its vibrant downtown, friendly residents, and unique cultural identity, O'Neill stands out as a warm and inviting place to live, work, or visit.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2024	4,507	4,674	5,163
Total Population 2029	4,584	4,749	5,216
Median Age	40.8	40.9	41.4
Average Household Size	2.3	2.3	2.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,885	1,985	2,173
Average HH Income	\$74,088	\$74,346	\$75,636
Median House Value	\$158,160	\$157,735	\$157,346
Consumer Spending	\$54.8 M	\$57.1 M	\$64.3 M





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