

RUBENSTEIN REAL ESTATE CO., LC

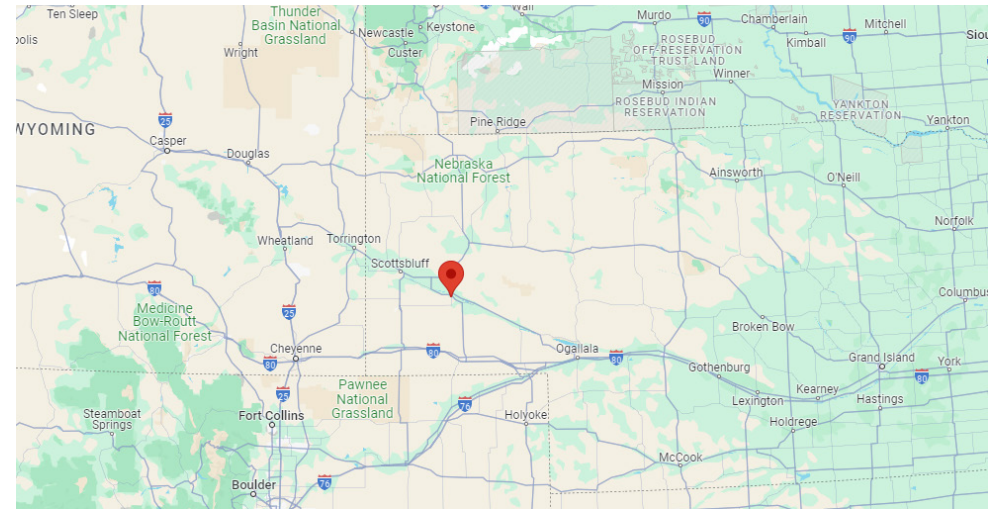
A photograph of a Dollar General store exterior. The building has a brown metal upper section and a tan stucco lower section. A large yellow sign with the words "DOLLAR GENERAL" in black letters is mounted above the entrance. The entrance is a glass door with a blue ramp leading up to it. To the right of the entrance is a white utility box with "Reddy" branding. A white car is partially visible on the right side of the frame. The sky is clear and blue.

DOLLAR GENERAL

FOR SALE: \$1,313,244 = 6.75% CAP ON EXISTING NOI

Dollar General, Bridgeport, NE |
Rental Increase 11/1/2026

319 Main St., Bridgeport, NE 69336



OFFERING SUMMARY

| | |
|--------------------------|------------------|
| SALE PRICE: | \$1,313,244 |
| BUILDING SIZE: | 9,026 SF |
| CAP RATE: | 6.75% |
| NOI: | \$88,644 |
| LEASE EXPIRATION: | October 31, 2031 |
| RENTAL INCREASES: | 3% November 2026 |
| OPTIONS: | 4 @ 5 YRS Each |

PROPERTY HIGHLIGHTS

2016 Construction

3% Rent Increase in Primary Term

Investment Grade Tenant; S&P BBB Credit Rating

Corporate Guarantee; over 19,000 Locations in 48 States with revenues in excess of \$37.8 Billion and a \$27.79 Billion Market cap.

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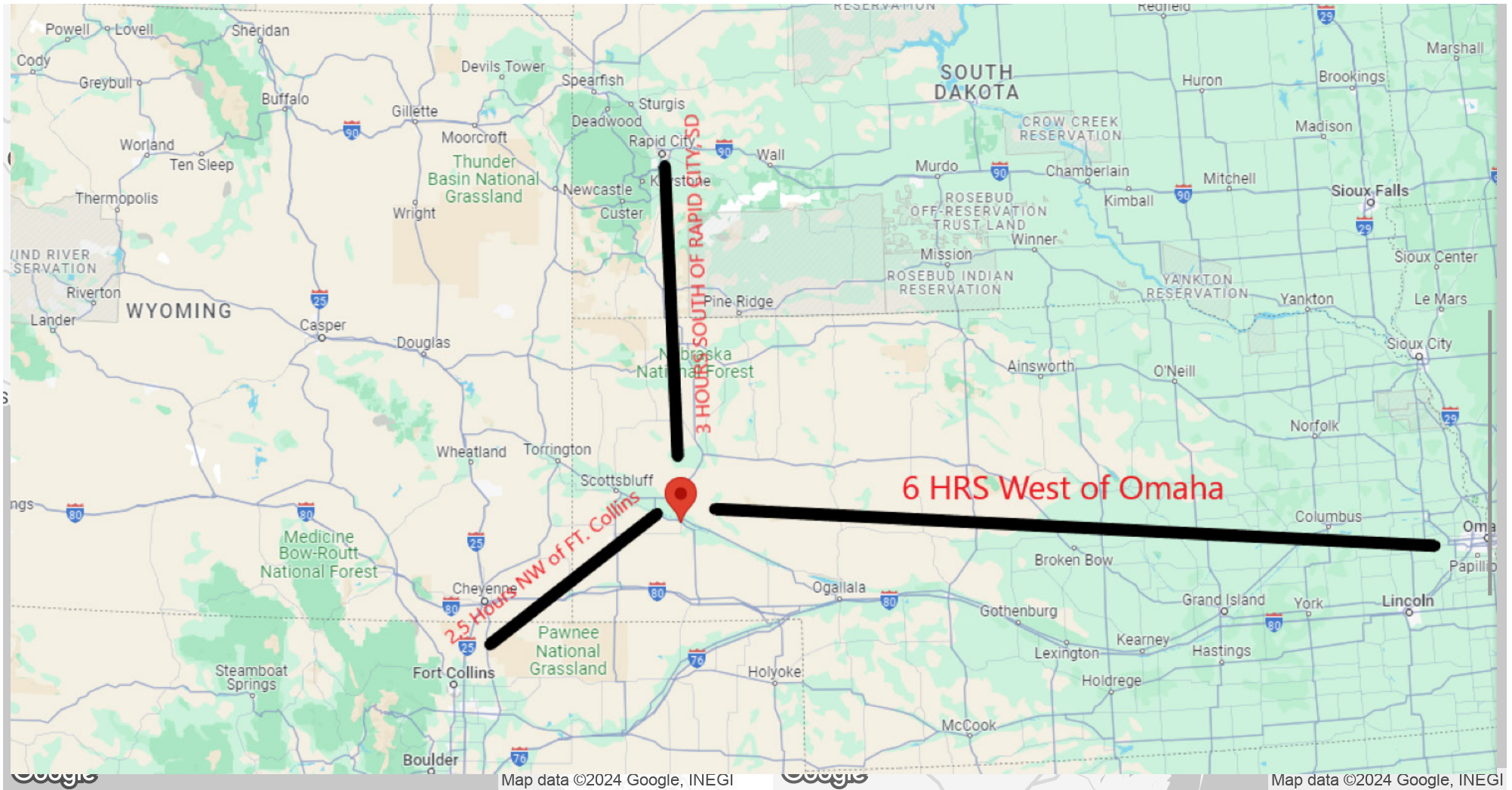
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BRIDGEPORT, NE

 CENSUS PLACE

 ADD COMPARISON

2021 POPULATION

1,578

11.6% 1-YEAR GROWTH

US SENATOR



Deb Fischer

REPUBLICAN PARTY

US SENATOR



Pete Ricketts

REPUBLICAN PARTY

2021 MEDIAN AGE

37.9

5.25% 1-YEAR DECREASE

2021 POVERTY RATE

8.05%

55.4% 1-YEAR INCREASE

2021 MEDIAN HOUSEHOLD INCOME

\$50,063

9.23% 1-YEAR GROWTH

2021 MEDIAN PROPERTY VALUE

\$85,600

3.39% 1-YEAR DECLINE

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