

**OFFERED
FOR SALE**

\$1,147,000 | 7.25% CAP

DOLLAR GENERAL®

325 6th Street,
Manning, IA

**DOLLAR
GENERAL®**

DOLLAR GENERAL

CONFIDENTIAL OFFERING MEMORANDUM

BANG
REALTY

EXECUTIVE SUMMARY

Bang Realty has been exclusively engaged to solicit offers for the sale of a Dollar General in Manning, IA. The Premises is leased to Dollar General, who has recently exercised a 10 year extension with 6 additional 5 year option terms. The Asset serves as the only dollar store in the market and is less than a mile from the main market employer (Manning Regional Healthcare Center).



10% RENT INCREASES EVERY OPTION PERIOD



LOCATED IN THE HEART OF MANNING, IA



10 YEARS REMAINING ON ABS. NNN LEASE

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	Years 1-10	\$83,140
1st Extension	Years 11-15	\$91,454
2nd Extension	Years 16-20	\$100,600
3rd Extension	Years 21-25	\$110,660
4th Extension	Years 26-30	\$121,726
5th Extension	Years 31-35	\$133,898
6th Extension	Years 36-40	\$147,288

NOI	\$83,140
CAP	7.25%
Price	\$1,147,000

ASSET SNAPSHOT

Tenant Name	Dollar General
Address	325 6th St, Manning, IA 51455
Building Size (GLA)	9,100 SF
Land Size	1.50 Acres
Year Built/Renovated	2016
Signator/Guarantor	Dollar General Inc.
Rent Type	Abs. NNN
Landlord Responsibilities	None
Extension Start	11/1/2024
Lease Expiration	10/31/2034
Remaining Term	10 Years
Current Annual Rent	\$83,140



Actual Subject Property



1,968
PEOPLE IN
5 MILE RADIUS



\$97,010
AHHI
5 MILE RADIUS



3,400
VPD ON
6TH STREET

INVESTMENT HIGHLIGHTS



STRONG CORPORATE GUARANTY

Dollar General was ranked #111 on the Fortune 500 2024 list | Over 19K locations in 46 states | 75% of Americans live within 5 minutes of a Dollar General



STRONG LEASE FUNDAMENTALS WITH RENTAL INCREASES

Absolute NNN lease provides landlord zero responsibilities | 10% rental increases during option periods | Six (6) five (5) year extensions remaining



LESS THAN 1 MILE TO MANNING'S ONLY HEALTHCARE FACILITY

Strategically located near the high-volume Manning Regional Healthcare Center (Renovated in 2021) | Major Manning employer | Next door to the 24-hour Manning Recreation Center



COMMITMENT TO LOCATION

Dollar General has recently extended their lease for 10 years showing a strong commitment to the site



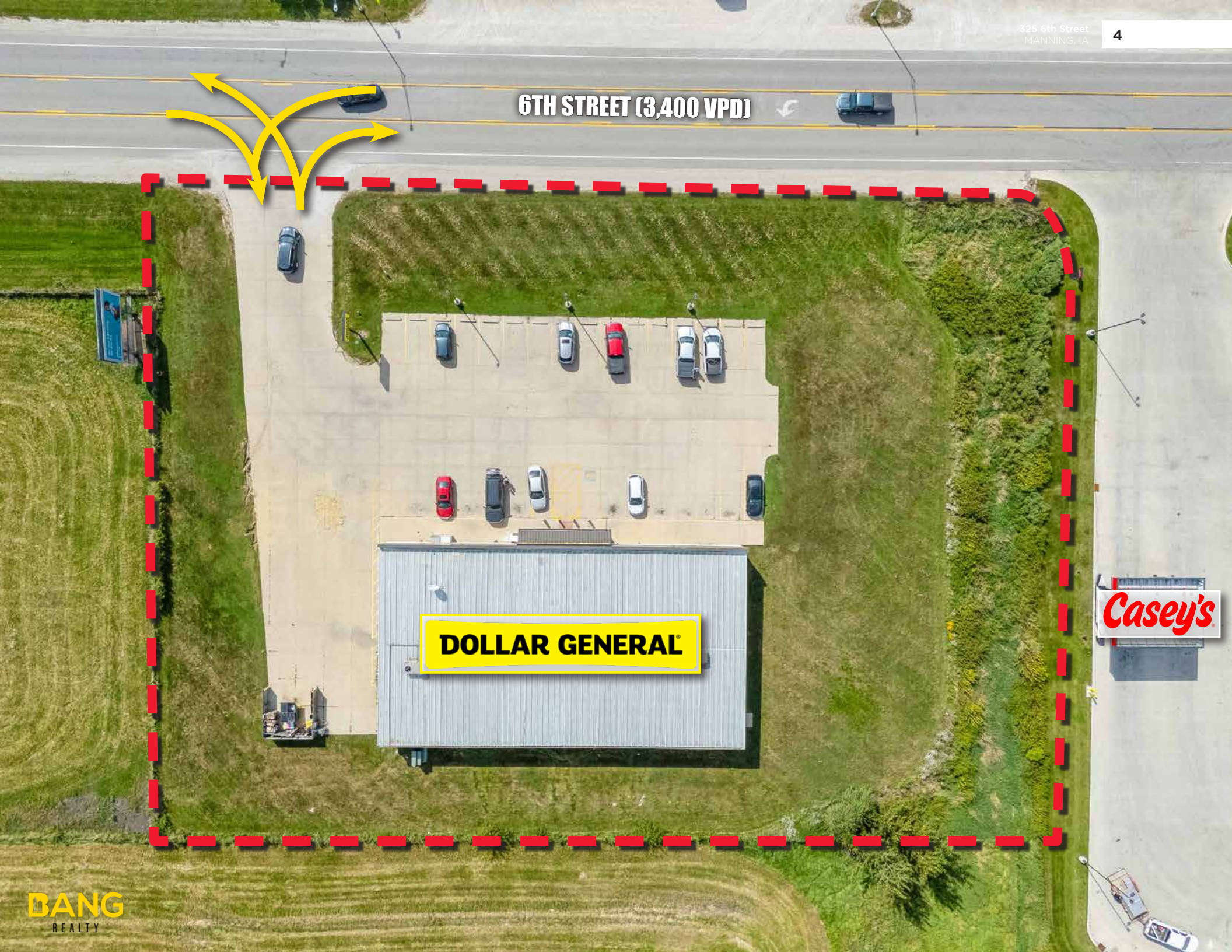
FILLS A MARKET VOID

Only dollar store in the Manning market | No other convenience store, grocery store, or dollar store are within a 5 mile radius

6TH STREET (3,400 VPD)

DOLLAR GENERAL

Casey's



Manning Regional
Healthcare Center



Downtown
Manning

Manning
Recreation Center



Puck
Implement Co

Casey's

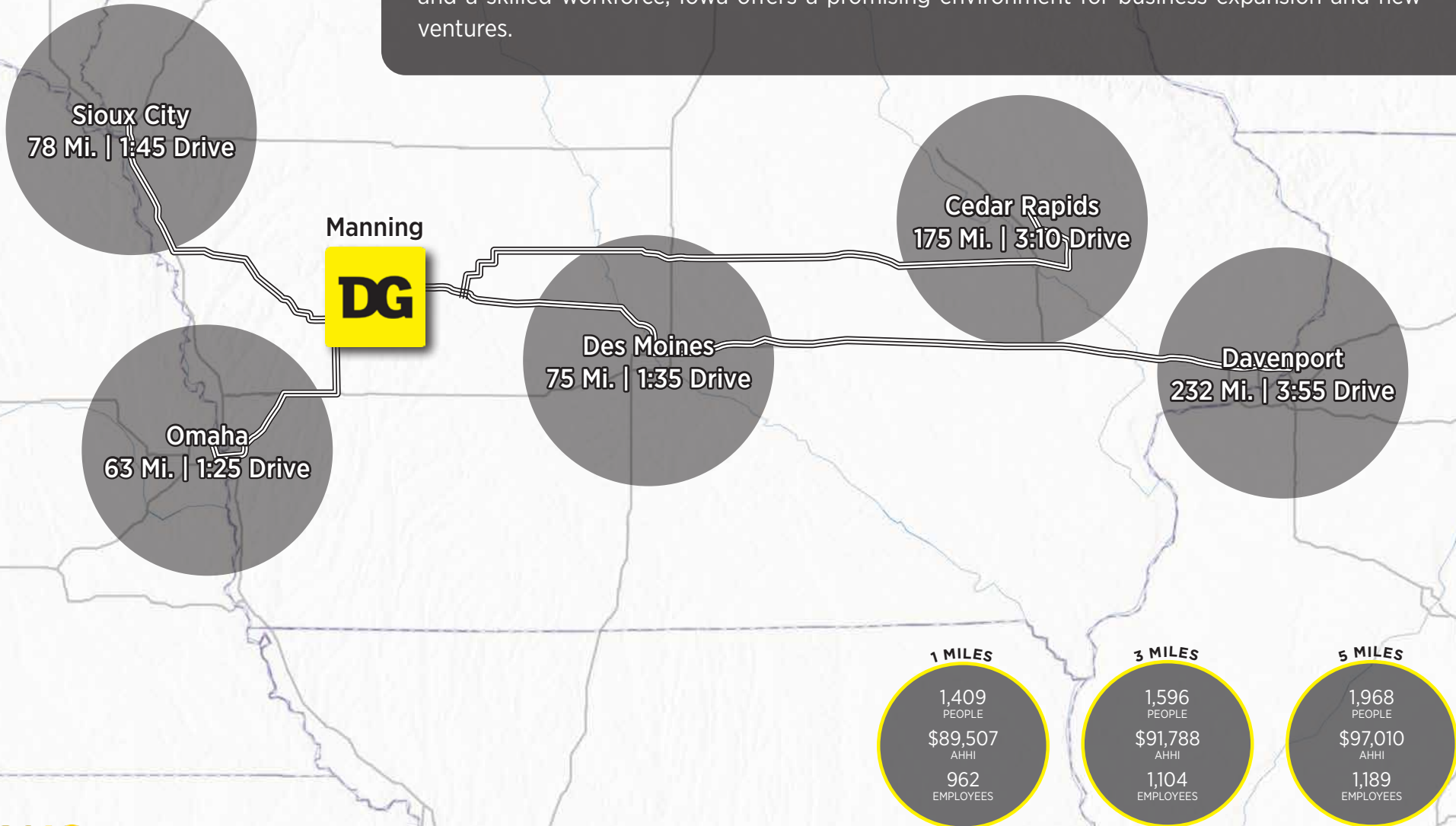
6TH STREET (3,400 VPD)

DOLLAR GENERAL®



DOLLAR GENERAL

Iowa presents strong business prospects, driven by its diverse economy, agricultural leadership, and growing industries like renewable energy, advanced manufacturing, and technology. As the nation's leading producer of corn, soybeans, and ethanol, the state plays a pivotal role in the agricultural sector, attracting agribusinesses and food production companies. Iowa's strategic location in the Midwest, with robust transportation infrastructure, allows for efficient distribution to national and international markets. Additionally, the state is investing in tech and innovation hubs, fostering startups and attracting tech talent. With a relatively low cost of doing business and a skilled workforce, Iowa offers a promising environment for business expansion and new ventures.



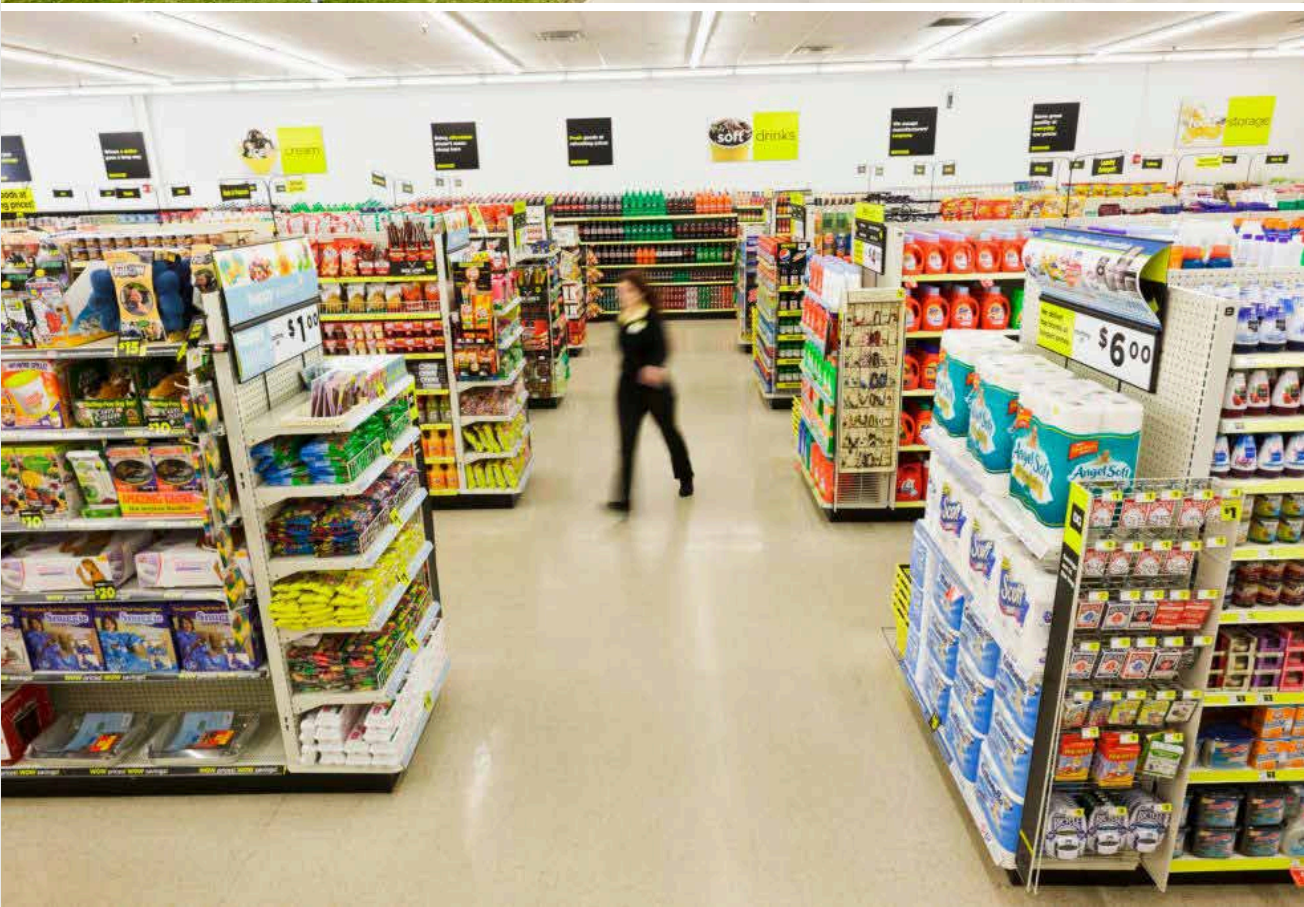
DOLLAR GENERAL

TENANT SUMMARY

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 140,000 employees, located across 47 states. Dollar General has more retail locations than any other retailer in America. The Dollar General store format has typically been in rural and suburban markets, now they are expanding into more densely populated areas. Opened 1,050 new stores in 2021, and planning to open an additional 1,110 in 2022. Dollar General’s strategy is to deliver a hassle-free experience to consumers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products. For the fiscal year 2023, Dollar General has high expectations for existing stores. The company is estimating net sales growth of approximately 11% with same-store sales growth of approximately 4.0% - 4.5%; compared to its previous expectation of approximately 3.0% - 3.5%.

DOLLAR GENERAL QUICK FACTS

Founded	1939
Ownership	Public; NYSE: DG
Number of Locations	19,000+
Headquarters	Goodlettsville, TN



OFFERED FOR SALE

\$1,147,000 | 7.25% CAP

DOLLAR GENERAL®

325 6th Street,
Manning, IA

DOLLAR GENERAL

PRIMARY DEAL CONTACTS

BRIAN BROCKMAN

License #: B67571000

Bang Realty, Inc

bor@bangrealty.com

513-898-1551

BANG
REALTY