

INVESTMENT OFFERING

DOLLAR GENERAL

DOLLAR GENERAL

1093 E 4th St
Ainsworth, NE 69210



ACTUAL SITE

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DOLLAR GENERAL

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT BROKER FOR MORE DETAILS.

For more information contact:

David B Zacharia, Nebraska license 20130648
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david@dznetlease.com
702.304.9900

FINANCIAL OVERVIEW

OFFERING SUMMARY

| | |
|------------------------|--------------------|
| PRICE | \$848,571 |
| DOWN PAYMENT | 100% / \$848,571 |
| RENTABLE SQUARE FEET | 15,000 SF |
| CAP RATE | 7.00% |
| YEAR BUILT / RENOVATED | 1970 / 2000 / 2023 |
| LOT SIZE | 36,586 +/- SF |
| PRICE PER SF | \$58.66/SF |
| TYPE OF OWNERSHIP | Fee Simple |

TENANT SUMMARY

| | |
|-----------------------------|----------------------|
| TENANT TRADE NAME | Dollar General |
| OWNERSHIP | Public |
| LEASE GUARANTOR | Corporate |
| LEASE TYPE | NNN |
| ROOF & STRUCTURE | Landlord Responsible |
| ORIGINAL LEASE COMMENCEMENT | 04/01/2000 |
| RECENT LEASE EXTENSION | 04/01/2023 |
| LEASE EXPIRATION DATE | 05/31/2033 |
| INCREASES | 10% Every 5-Years |
| OPTIONS TO RENEW | (3) 5-Year Options |
| RIGHT OF FIRST REFUSAL | No |



ANNUALIZED OPERATING DATA

| RENT INCREASES | ANNUAL RENT | MONTHLY RENT |
|-----------------------------|--------------|--------------------|
| Years 1-5 | \$59,400.00 | \$4,950.00 |
| Years 6-10 | \$65,340.00 | \$5,445.00 |
| Years 11-15 (Option 1) | \$71,874.00 | \$5,985.50 |
| Years 16-20 (Option 2) | \$79,061.40 | \$6,588.45 |
| Years 21-25 (Option 3) | \$86,967.60 | \$7,247.30 |
| NET OPERATING INCOME | | \$59,400.00 |
| TOTAL RETURN YR-1 | 7.00% | \$59,400.00 |

TENANT OVERVIEW

DOLLAR GENERAL

DOLLAR GENERAL CORPORATION

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of March, 3, 2023, the company's 19,147 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

DOLLAR GENERAL

| | |
|-----------------------------|--|
| PROPERTY NAME | Dollar General |
| PROPERTY ADDRESS | 1093 E 4th St Ainsworth, NE 69210 |
| PROPERTY TYPE | Net Lease Dollar Store |
| LEASE GUARANTOR | Corporate |
| OPTIONS TO RENEW | (3) 5-Year Options |
| LEASE TYPE | NNN |
| ROOF & STRUCTURE | Landlord Responsible |
| INCREASES | 10% Every 5-Years |
| YEAR 1 NET OPERATING INCOME | \$59,400 |
| NO. OF LOCATIONS | 19,100+ |
| HEADQUARTERED | Goodlettsville, TN |
| WEBSITE | www.dollargeneral.com |
| YEARS IN THE BUSINESS | Since 1968 |

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

The subject property is a freestanding Dollar General located in Ainsworth, NE. Dollar General has operated at this location since 2000 and they just signed a new 10-year lease with 10% increases every 5-years in the primary term and in the (3) five-year option periods, demonstrating their success and long-term commitment to the location. The lease is corporately guaranteed by Dollar General (NYSE: DG), an investment grade credit tenant, rated BBB by Standard & Poor's.

This location benefits from its excellent visibility and frontage on E 4th Street, a major thoroughfare through Ainsworth which boasts over 6,000 vehicles per day. E 4th Street is the area's main traffic artery connecting Ainsworth with Omaha. Additionally, this Dollar General has zero competition as the closest Family Dollar is over 45 miles away (Valentine, NE) and the closest Dollar General is over 16 miles away in (Bassett, NE). This is an excellent opportunity for an investor to purchase a stable, long term corporately guaranteed investment opportunity.

DOLLAR GENERAL

INVESTMENT HIGHLIGHTS

- New 10-Year Lease Extension Proves their Success and Shows Dollar General's Long-Term Commitment to the Location
- Dollar General Has Occupied This Location Since 2000
- 10% Rent Increases Every 5-Yrs Throughout Initial Term & Options
- Dollar General (NYSE: DG) Corporate Guarantee (Investment Grade Credit - S&P Rated BBB)
- New 10-Year Transferable Roof Warranty in Place Until 2033
- Great Visibility & Access right off E 4th St (The Major East/West Thoroughfare Connecting Ainsworth with Omaha)



AERIAL PHOTO



DOLLAR GENERAL

Driver License Examiners Office (DMV)

UBT
Union Bank & Trust,

Ainsworth Conference Center

Ainsworth Public Library

Brown County Tire

Nebraska State Patrol

SUBWAY
CONOCO

RODEWAY INN

K-C Kollision

Northeast Community College
Ainsworth Regional Office

Canyon Creek Bar and Grill

E 4th St

6,000 VPD

East City Park

VIAERO
WIRELESS

UNITED STATES
POSTAL SERVICE

A Kut Above

PUMP & PANTRY

1st Class
AUTO

RED & WHITE
Market

USDA

Super 8
BY WYNDHAM

AINSWORTH DRUG
your local health & wellness clinic

FARM BUREAU
FINANCIAL SERVICES

First National Bank

Pizza Hut

Big John's Restaurant

CARQUEST AUTO PARTS

Book Peddler

RANCH-LAND
WESTERN STORE

Do it Best

BROWN COUNTY HOSPITAL
Quality in Community Healthcare

NAPA

Central Valley Ag

bongaars

Century Lumber Center

SUBJECT PROPERTY



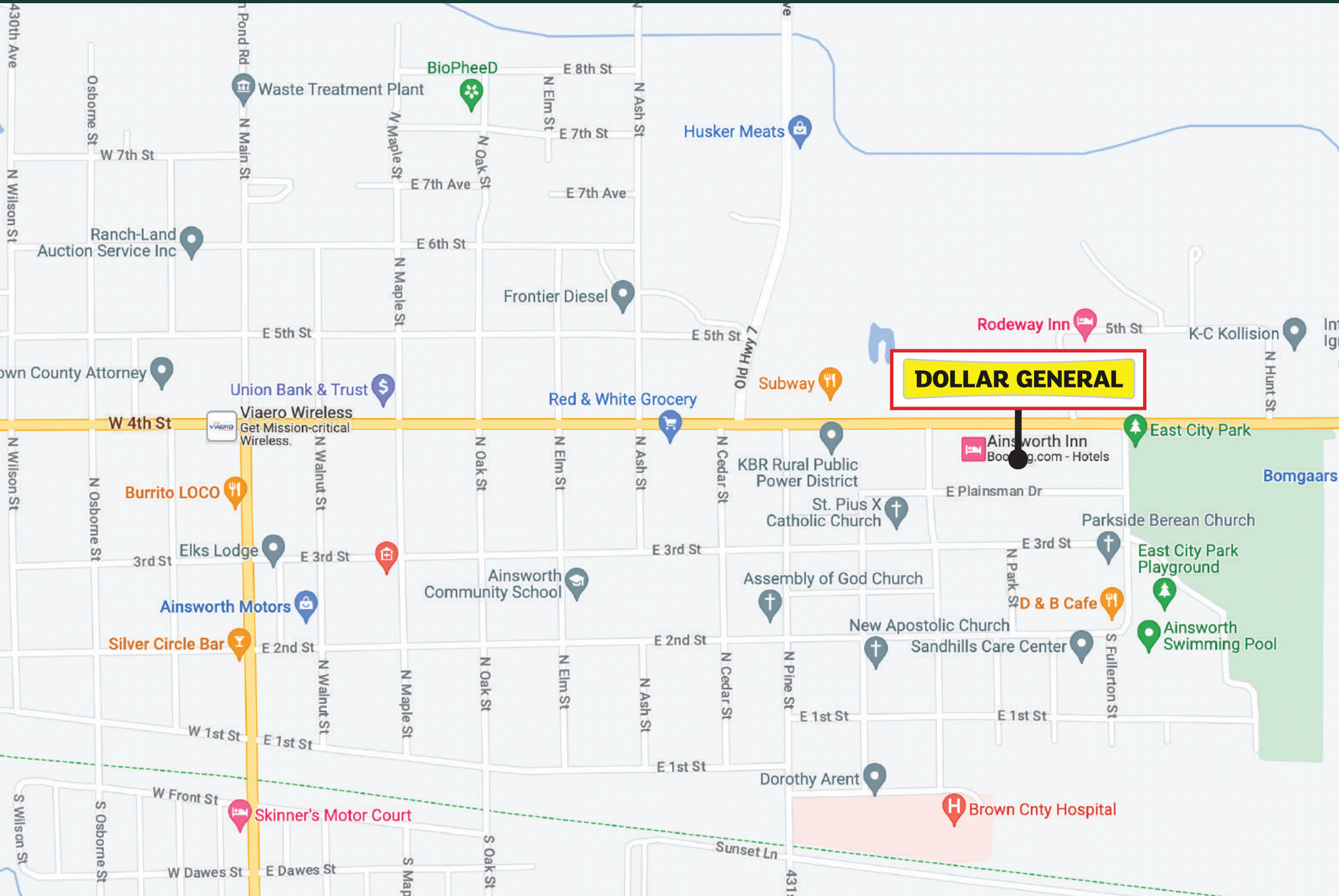
The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. DZ Net Lease Realty, LLC

SUBJECT PROPERTY



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LOCATION MAP



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AREA MAP



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MARKET OVERVIEW

AINSWORTH, NEBRASKA

Ainsworth is a city and county seat of Brown County, Nebraska. Brown County is located in north-central Nebraska with a population of over 2,700. In Brown County, the public schools are above the national average and most of the residents are retirees who own their homes.

Ainsworth retains much of its original small-town charm from its founding days. The town is named after James Ainsworth, an engineer who played a huge role in the construction of the railroad through Brown County. Designated the Country Music Capital of Nebraska, Ainsworth is the Gateway to the Sand Hills, a region of mixed-grass prairie on grass-stabilized sand dunes in north-central Nebraska, covering just over one quarter of the state. The dunes were designated a National Natural Landmark in 1984. Spending time in Ainsworth gives you a chance to experience the serene beauty of the Sand Hills with fresh air, clean water, and genuine hospitality.

State recreational facilities Keller Park and Long Pine Recreational Area are just a few miles from Ainsworth and the scenic Niobrara River is less than an hour away and offers hunting, fishing, canoeing, tubing, bird watching, and incredibly beautiful river drives. Thousands of people enjoy the park each year when Ainsworth hosts the National Country Music Festival the second weekend of August. Other annual events hosted by Ainsworth are the Middle of Nowhere Celebration and the Middle of Nowhere Trail Ride, both held in June, and the Black Powder Rendezvous, held the third weekend of June. Other attractions in town are the Sellors-Barton Museum, the historic water fountain in the Court House Park and the Coleman House.



Brown County is Located in
North-Central Nebraska w/ Population
Exceeding 2,700 Residents



Keller Park and Long Pine Recreational Area
Are Just a Few Miles from Ainsworth and the Scenic
Niobrara River is Less than an Hour Away and Offers
Hunting, Fishing, Canoeing, Tubing, & Bird Watching



Annual Events Hosted by Ainsworth
Include the National Country Music Festival, the
Middle of Nowhere Celebration and Trail Ride, &
the Black Powder Rendezvous



DEMOGRAPHIC REPORT

ACTUAL SITE



| 2023 SUMMARY | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|--------|---------|---------|
| Population | 1,559 | 1,827 | 1,914 |
| Owner Occupied Housing Units | 568 | 667 | 699 |
| Renter Occupied Housing Units | 157 | 183 | 192 |
| Median Age | 47.13 | 47.15 | 47.16 |

| 2023 SUMMARY | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|----------|----------|----------|
| Average Household Income | \$67,724 | \$67,412 | \$67,364 |
| Households | 725 | 851 | 891 |
| Families | 447 | 525 | 549 |
| Average Household Size | 2.12 | 2.12 | 2.12 |

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Agency Disclosure Information for Buyers and Sellers

Company DZ Net Lease Realty, LLC Agent Name David B Zacharia

Nebraska law requires all real estate licensees provide this information outlining the types of real estate services being **offered**. For additional information on Agency Disclosure and more go to: <http://www.nrec.ne.gov/consumer-info/index.html>

The agency relationship offered is (initial one of the boxes below, all parties initial if applicable):

 Limited Seller's Agent

- Works for the seller
- Shall not disclose any confidential information about the seller unless required by law
- May be required to disclose to a buyer otherwise undisclosed adverse material facts about the property
- Must present all written offers to and from the seller in a timely manner
- Must exercise reasonable skill and care for the seller and promote the seller's interests

A written agreement is required to create a seller's agency relationship

 Limited Buyer's Agent

- Works for the buyer
- Shall not disclose any confidential information about the buyer unless required by law
- May be required to disclose to a seller adverse material facts including facts related to buyer's ability to financially perform the transaction
- Must present all written offers to and from the buyer in a timely manner
- Must exercise reasonable skill and care for the buyer and promote the buyer's interests

A written agreement is not required to create a buyer's agency relationship

 Limited Dual Agent

- Works for both the buyer and seller
- May not disclose to seller that buyer is willing to pay more than the price offered
- May not disclose to buyer that seller is willing to accept less than the asking price
- May not disclose the motivating factors of any client
- Must exercise reasonable skill and care for both buyer and seller

A written disclosure and consent to dual agency required for all parties to the transaction

 X **Customer Only** (list of services provided to a customer, if any, on reverse side)

- **Agent does not work for you**, agent works for another party or potential party to the transaction as:
 Limited Buyer's Agent Limited Seller's Agent
 Common Law Agent (attach addendum)
 Assignable Contract, Seller's Agent
- Agent may disclose confidential information that you provide agent to his or her client
- Agent must disclose otherwise undisclosed adverse material facts:
 - about a property to you as a buyer/customer
 - about buyer's ability to financially perform the transaction to you as a seller/customer
- Agent may not make substantial misrepresentations

 Common Law Agent for **Buyer** **Seller** (complete and attach Common Law Agency addendum)

 Assignable Contract Representation (complete and attach Assignable Contract Addendum)

THIS IS NOT A CONTRACT AND DOES NOT CREATE ANY FINANCIAL OBLIGATIONS. By signing below, I acknowledge that I have received the information contained in this agency disclosure and that it was given to me at the earliest practicable opportunity during or following the first substantial contact with me and, further, if applicable, as a customer, the licensee indicated on this form has provided me with a list of tasks the licensee may perform for me.

Acknowledgement of Disclosure (Including Information on back of form)

(Client or Customer Signature) (Date)

(Client or Customer Signature) (Date)

(Print Client or Customer Name)

(Print Client or Customer Name)

Contact Information:

1. Agent(s) name(s) and phone number(s): David B Zacharia 702.304.9900

DZ Net Lease Realty, LLC

Only the agent(s) named in #1 (above) is offering to represent you as your agent. Other licensees of the same brokerage or members of the same team may work for another party to the transaction and should NOT be assumed to be your agent. ___ Init. ___ Init (this paragraph is not applicable if the proposed agency relationship is a customer only or the brokerage does not practice designated agency)

There are no other licensees with DZ Net Lease Realty, LLC

2. Team name, Team Leader name and phone number (only if applicable):

3. Managing Broker(s) name(s) and phone number(s) (only if applicable):

David B Zacharia 702.304.9900

4. Designated Broker name, name designated broker does business under (if different), and phone number:

(Optional) Indicate types of brokerage relationships offered

(Optional, see instructions) Tasks brokerage may perform for an unrepresented customer

Client or Customer name(s): _____, _____