



REPRESENTATIVE PHOTO

EXCLUSIVE OFFERING | \$1,166,000 – 6.85% CAP

DOLLAR GENERAL | S&P RATING BBB



105 14TH AVENUE, FRANKLIN, NE

402.489.5326

JOSEPH KEAN

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NE License #0720097

Property. Brand new Dollar General, 9,100± SF building on 1.28± acre site. Metal construction, Concrete Block Façade, Concrete Parking Lot.

Tenant. S&P Rating BBB, operates 13,000+ stores in 43 states. Ranked 159th within the Fortune 500 Companies. Fiscal 2015 revenues exceeded \$20.3 billion.

Lease structure. Corporate, 15-year, absolute NNN lease with 10% rent increases at the beginning of each option.

Location. Dollar General is strategically located at the southwest intersection of 14th Ave and HWY 136. HWY 136 is an east-west state highway in the south central portion of Nebraska. The subject property is located within close proximity to multiple residential communities, local businesses, and schools. Franklin is approximately 164-miles from Lincoln, NE and 297-miles from Kansas City, MO.

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105 14TH AVENUE, FRANKLIN, NE

PRICE CAP RATE:	\$1,166,000 6.85%
NET OPERATING INCOME:	\$79,846
BUILDING AREA:	9,100± Square Feet
LAND AREA:	1.28± Acres
YEAR BUILT :	2017
OWNERSHIP:	Fee Simple Interest
OCCUPANCY:	100%
CONSTRUCTION TYPE:	Metal Construction, Concrete Block Façade, Concrete Parking Lot

LEASE OVERVIEW

Initial Lease Term:	15-Yrs, Plus (3), 5-Year Options to Renew
Rent Commencement:	February 2017
Lease Expiration:	February 2032
Lease Type:	Absolute NNN
Rent Increases:	10% In Option Periods
Year 1-15 Annual Rent (Current):	\$79,846
Year 16-20 Annual Rent (Option 1):	\$87,831
Year 21-25 Annual Rent (Option 2):	\$96,614
Year 26-30 Annual Rent (Option 3):	\$106,275

TENANT OVERVIEW



DOLLAR GENERAL | www.dollargeneral.com | S&P Rating BBB (upgraded from BBB- in October, 2015)

Cal Turner founded J. L. Turner & Son, Inc. in 1939, and opened the first Dollar General store in Springfield, Kentucky in June 1955. Today, Dollar General Corporation operates as the country’s largest small-box discount retailer with stores in the southern, southwestern, midwestern, and eastern United States. The stores are typically located in local neighborhoods and small communities deemed “too small” for big-box retailers. Dollar General offers both name-brand and generic merchandise—including off-brand goods and closeouts of name-brand items. Although it has the word “dollar” in the name, Dollar General is not a dollar store. Many of its offerings are priced at more than one dollar. However, goods are usually sold at set price points of penny items and up to the range of 50 to 60 dollars, not counting phone cards and loadable store gift cards. The company provides paper and cleaning products (paper towels, bath tissues, paper dinnerware, trash and storage bags, laundry, and other home cleaning supplies), packaged food and perishables (cereals, canned soups and vegetables, sugar, flour, milk, eggs, and bread), beverages, snacks (such as candies, cookies, crackers, salty snacks, and carbonated beverages), over-the-counter medicines, personal care products (soap, body wash, shampoo, dental hygiene, and foot care products), pet supplies and pet food products, seasonal products (decorations, toys, batteries, small electronics, greeting cards, and stationery) prepaid cell phones and accessories, gardening supplies, hardware, automotive, home office supplies, home products (kitchen supplies, cookware, small appliances, light bulbs, storage containers, frames, candles, and craft supplies, as well as kitchen, bed, and bath soft goods), and casual, everyday apparel (for infants, toddlers, girls, boys, women, and men, as well as socks, underwear, disposable diapers, shoes, and accessories). Since the turn of the century, Dollar General has added stores that carry a greater selection of grocery items, which operate under the name “Dollar General Market”.

In 2007 Kohlberg Kravis Roberts & Co. (KKR) acquired Dollar General, privatized the company for restructuring, and took the company public again in 2009. As of February 1, 2016, Dollar General operated 13,000+ stores in 43 states. The company ranks 159th within the Fortune 500 Companies. Fiscal 2015 revenues exceeded \$20.3 billion with net income of \$1.16 billion.

105 14TH AVENUE, FRANKLIN, NE

2015 Financial Highlights:

- Total Sales Increase of 7.72% to \$20.3 Billion
- Same-Store Sales Increase of 2.8%
- 25th Consecutive Year of Same-Stores Sale Growth
- Net Income Increased 9.36% to 1.16 Billion

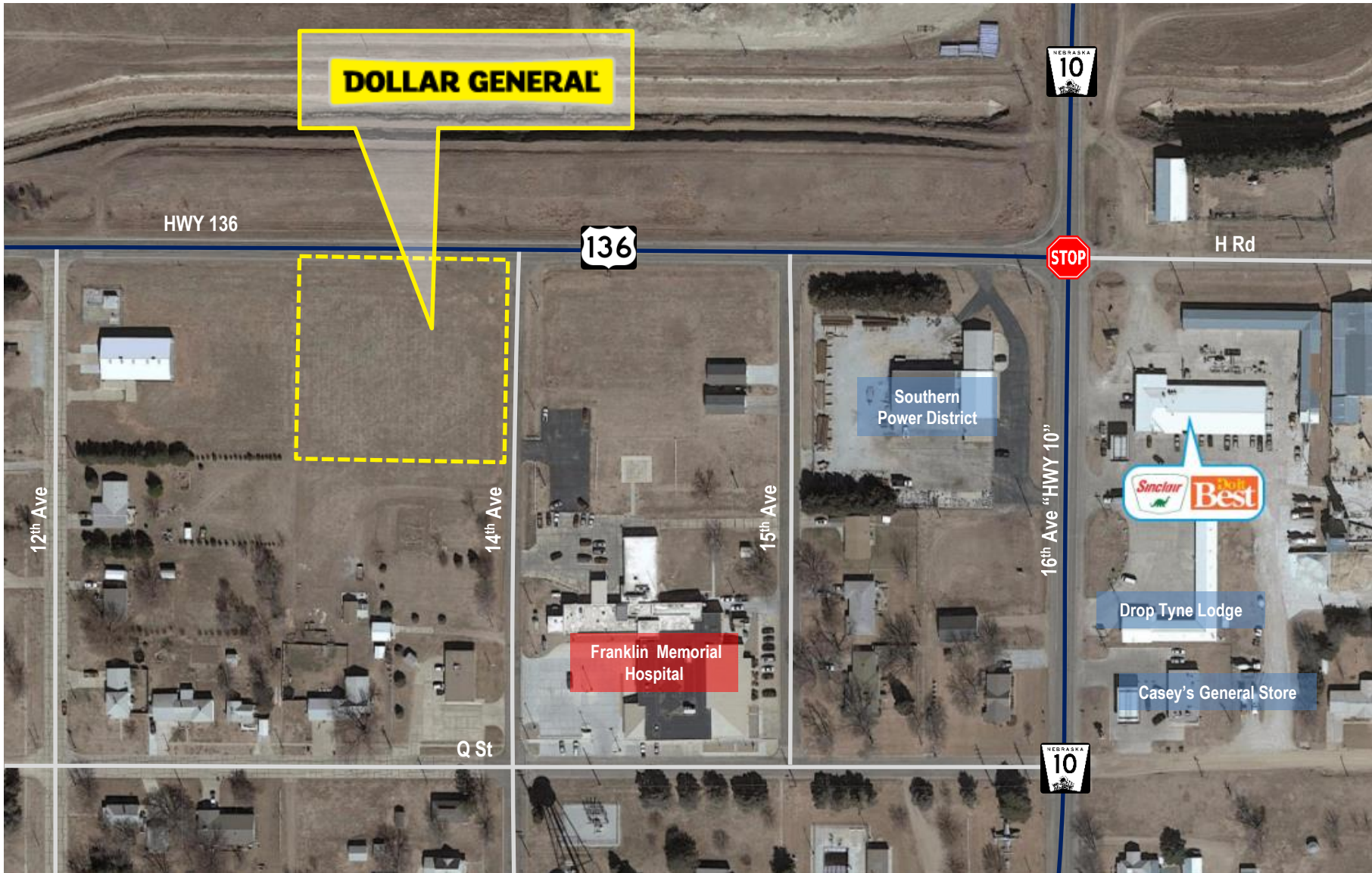
Investment Highlights:

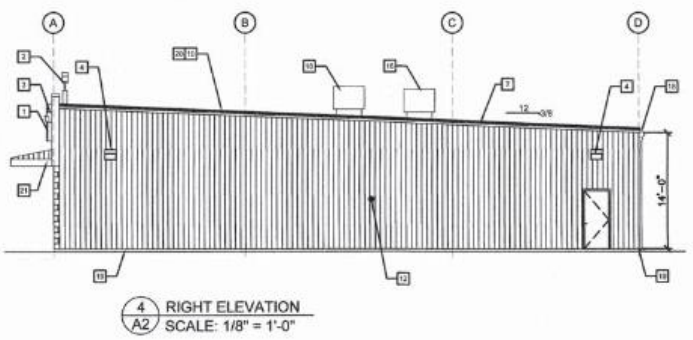
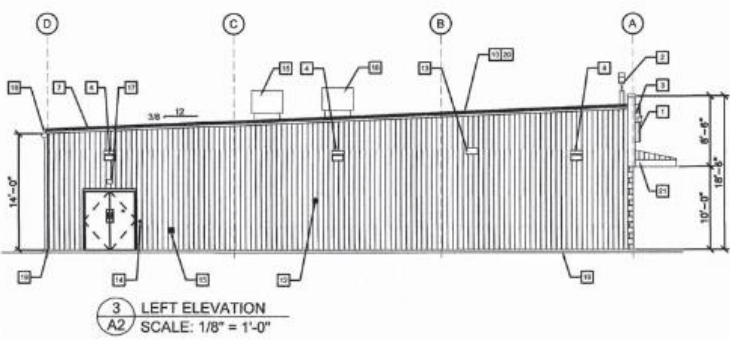
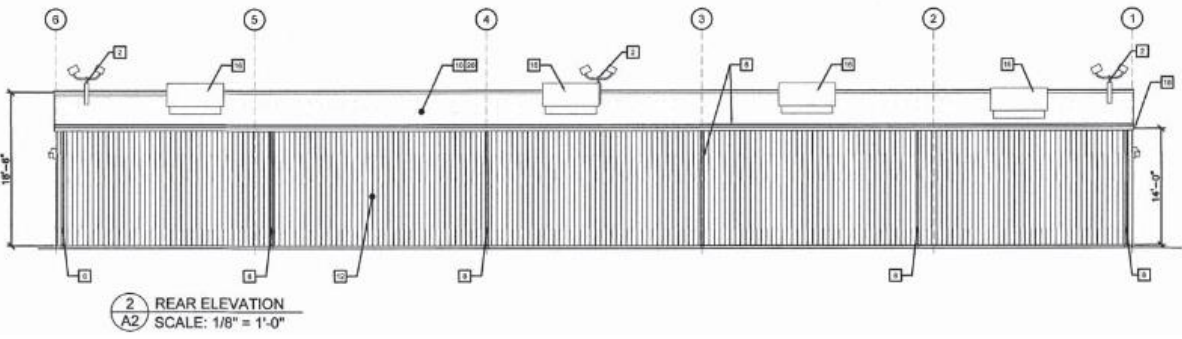
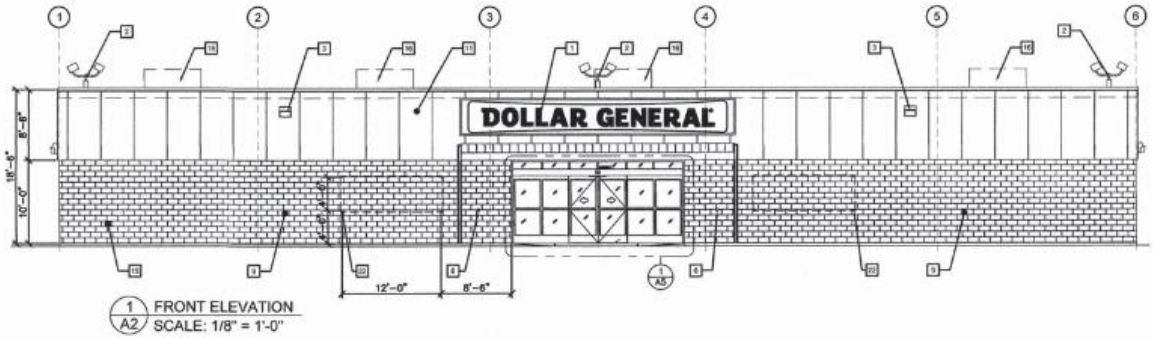
- Dollar General is the Country's Largest Small-Box Discount Retailer
- Corporate guaranty by investment grade tenant: Dollar General (S&P:BBB)
- Absolute NNN Lease – No Landlord Responsibility





105 14TH AVENUE, FRANKLIN, NE





Source: www.franklinnebraska.com

IMMEDIATE TRADE AREA

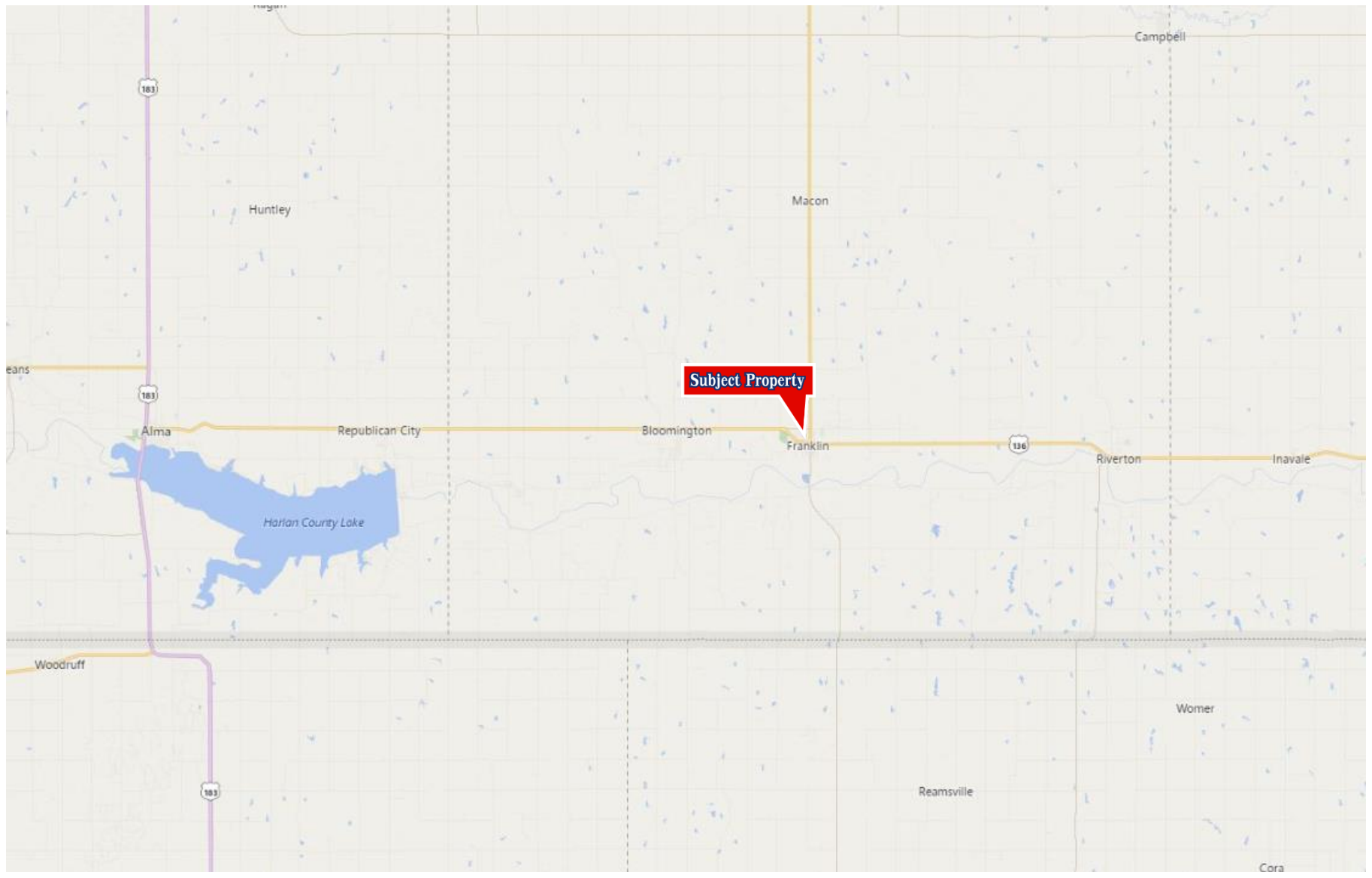
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FRANKLIN, NE / FRANKLIN COUNTY

Nestled in the rolling hills of the Great Plains of America's Midwest in the heart of the Republican River Valley, the City of Franklin is steeped in pioneer and Indian history, a city surrounded by fertile farmland, native prairie, springs and creeks that are lined with massive walnuts, elms, and cottonwoods. Approximately 21-miles to the west on US Highway 136 is Republican City in Harlan County, Nebraska. The Harlan Dam is located in Republican City, which dams up the Republican River to create Harlan County Lake. A U.S. Army Corps of Engineers' project covering 31,000 acres, with 13,250 acres of water surface, Harlan County Lake is Nebraska's second largest. Considered some of the best fishing in Nebraska, Harlan County Lake is about nine miles long and has 75 miles of shoreline. The Corps maintains six established campgrounds, with the entire project open to public access. Truly a sportsman's paradise, Harlan County is home to excellent pheasant, quail, dove, duck, goose and turkey hunting.

The county owned hospital is a Certified Critical Access Hospital, the 13th in Nebraska. Recognized for its quality of care, the hospital is also the first Designated Basic Trauma Center in the Nebraska Trauma System Region 3. In 2008-2009, the hospital was excited to construct a new \$4.1 million Outpatient Services Building to house physical therapy, occupational therapy, aqua therapy, cardiac rehabilitation, specialty clinics, a new laboratory and a CT scanner.

105 14TH AVENUE, FRANKLIN, NE



105 14TH AVENUE, FRANKLIN, NE

105 14th Ave		3 mi radius	5 mi radius	10 mi radius
Franklin, NE 68939				
POPULATION	2016 Estimated Population	1,022	1,213	1,544
	2021 Projected Population	950	1,126	1,426
	2010 Census Population	1,112	1,315	1,672
	2000 Census Population	1,230	1,461	1,862
	Projected Annual Growth 2016 to 2021	-1.4%	-1.4%	-1.5%
	Historical Annual Growth 2000 to 2016	-1.1%	-1.1%	-1.1%
	HOUSEHOLDS	2016 Estimated Households	478	569
2021 Projected Households		496	590	746
2010 Census Households		493	586	744
2000 Census Households		526	625	794
Projected Annual Growth 2016 to 2021		0.7%	0.7%	0.6%
Historical Annual Growth 2000 to 2016		-0.6%	-0.6%	-0.6%
AGE		2016 Est. Population Under 10 Years	9.9%	9.7%
	2016 Est. Population 10 to 19 Years	10.8%	10.8%	10.8%
	2016 Est. Population 20 to 29 Years	8.3%	8.5%	8.6%
	2016 Est. Population 30 to 44 Years	13.2%	13.1%	13.2%
	2016 Est. Population 45 to 59 Years	19.4%	19.5%	19.7%
	2016 Est. Population 60 to 74 Years	23.4%	23.4%	23.1%
	2016 Est. Population 75 Years or Over	15.0%	15.0%	14.8%
	2016 Est. Median Age	51.7	51.7	51.5
MARITAL STATUS & GENDER	2016 Est. Male Population	49.1%	49.3%	49.5%
	2016 Est. Female Population	50.9%	50.7%	50.5%
	2016 Est. Never Married	17.8%	17.6%	17.7%
	2016 Est. Now Married	57.5%	58.4%	58.2%
	2016 Est. Separated or Divorced	11.9%	11.5%	11.8%
	2016 Est. Widowed	12.8%	12.5%	12.2%
INCOME	2016 Est. HH Income \$200,000 or More	4.0%	3.6%	3.5%
	2016 Est. HH Income \$150,000 to \$199,999	1.8%	2.0%	2.1%
	2016 Est. HH Income \$100,000 to \$149,999	7.7%	7.9%	8.1%
	2016 Est. HH Income \$75,000 to \$99,999	13.6%	13.8%	13.8%
	2016 Est. HH Income \$50,000 to \$74,999	18.5%	18.1%	18.3%
	2016 Est. HH Income \$35,000 to \$49,999	15.5%	15.3%	15.1%
	2016 Est. HH Income \$25,000 to \$34,999	13.8%	13.9%	13.9%
	2016 Est. HH Income \$15,000 to \$24,999	12.2%	12.3%	12.3%
	2016 Est. HH Income Under \$15,000	12.9%	13.0%	12.9%
	2016 Est. Average Household Income	\$60,969	\$60,511	\$60,417
2016 Est. Median Household Income	\$45,721	\$45,478	\$45,725	
2016 Est. Per Capita Income	\$28,602	\$28,454	\$28,339	
2016 Est. Total Businesses	70	85	107	
2016 Est. Total Employees	295	357	442	

105 14th Ave		3 mi radius	5 mi radius	10 mi radius
Franklin, NE 68939				
LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	852	1,014	1,291
	2016 Est. Civilian Employed	58.5%	58.5%	58.6%
	2016 Est. Civilian Unemployed	0.5%	0.5%	0.6%
	2016 Est. in Armed Forces	-	-	-
	2016 Est. not in Labor Force	41.0%	41.0%	40.8%
	2016 Labor Force Males	48.7%	48.8%	49.0%
	2016 Labor Force Females	51.3%	51.2%	51.0%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	451	545	704
	2010 Mgmt, Business, & Financial Operations	15.6%	16.0%	16.5%
	2010 Professional, Related	17.4%	16.6%	15.9%
	2010 Service	19.0%	18.8%	18.6%
	2010 Sales, Office	17.4%	17.5%	18.0%
	2010 Farming, Fishing, Forestry	5.3%	5.2%	5.3%
	2010 Construction, Extraction, Maintenance	11.3%	11.6%	11.6%
	2010 Production, Transport, Material Moving	13.9%	14.3%	14.1%
	2010 White Collar Workers	50.4%	50.1%	50.4%
	2010 Blue Collar Workers	49.6%	49.9%	49.6%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	83.4%	83.2%	82.3%
	2010 Drive to Work in Carpool	11.1%	11.1%	11.1%
	2010 Travel to Work by Public Transportation	-	-	-
	2010 Drive to Work on Motorcycle	-	-	-
	2010 Walk or Bicycle to Work	3.4%	3.5%	4.0%
	2010 Other Means	0.5%	0.4%	0.5%
2010 Work at Home	1.7%	1.8%	2.1%	
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	61.0%	61.2%	59.7%
	2010 Travel to Work in 15 to 29 Minutes	16.2%	16.3%	17.5%
	2010 Travel to Work in 30 to 59 Minutes	15.1%	15.1%	15.6%
	2010 Travel to Work in 60 Minutes or More	7.7%	7.4%	7.2%
2010 Average Travel Time to Work	9.4	9.4	10.1	
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$23.9 M	\$28.3 M	\$35.9 M
	2016 Est. Apparel	\$821 K	\$972 K	\$1.23 M
	2016 Est. Contributions, Gifts	\$1.54 M	\$1.82 M	\$2.31 M
	2016 Est. Education, Reading	\$837 K	\$990 K	\$1.26 M
	2016 Est. Entertainment	\$1.33 M	\$1.57 M	\$2.00 M
	2016 Est. Food, Beverages, Tobacco	\$3.73 M	\$4.42 M	\$5.60 M
	2016 Est. Furnishings, Equipment	\$799 K	\$946 K	\$1.20 M
	2016 Est. Health Care, Insurance	\$2.18 M	\$2.59 M	\$3.28 M
	2016 Est. Household Operations, Shelter, Utilities	\$7.45 M	\$8.82 M	\$11.2 M
	2016 Est. Miscellaneous Expenses	\$360 K	\$427 K	\$541 K
	2016 Est. Personal Care	\$309 K	\$366 K	\$465 K
	2016 Est. Transportation	\$4.59 M	\$5.43 M	\$6.89 M