



REPRESENTATIVE PHOTO

**EXCLUSIVE OFFERING** | \$1,244,000 – 6.85% CAP

**DOLLAR GENERAL** | S&P RATING BBB



36445 HWY 34, TRENTON, NE

402.489.5326  
**JOSEPH KEAN**  
joekean@trivanta.com  
NE License #0720097

**Property.** Brand new Dollar General, 9,100± SF building on 1.12± acre site. Metal construction, Concrete Block Façade, Concrete Parking Lot.

**Tenant.** S&P Rating BBB, operates 13,000+ stores in 43 states. Ranked 159<sup>th</sup> 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 situated along Highway 34. HWY 34 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. Trenton is approximately 258-miles from Lincoln, NE and 240-miles from Denver, CO.

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## **DISCLAIMER**

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36445 HWY 34, TRENTON, NE

<b>PRICE   CAP RATE:</b>	\$1,244,000   6.85%
<b>NET OPERATING INCOME:</b>	\$85,214
<b>BUILDING AREA:</b>	9,100± Square Feet
<b>LAND AREA:</b>	1.12± Acres
<b>YEAR BUILT :</b>	2017
<b>OWNERSHIP:</b>	Fee Simple Interest
<b>OCCUPANCY:</b>	100%
<b>CONSTRUCTION TYPE:</b>	Metal Construction, Concrete Block Façade, Concrete Parking Lot

**LEASE OVERVIEW**

<b>Initial Lease Term:</b>	15-Yrs, Plus (3), 5-Year Options to Renew
<b>Rent Commencement:</b>	February 2017
<b>Lease Expiration:</b>	February 2032
<b>Lease Type:</b>	Absolute NNN
<b>Rent Increases:</b>	10% In Option Periods
<b>Year 1-15 Annual Rent (Current):</b>	\$85,214
<b>Year 16-20 Annual Rent (Option 1):</b>	\$93,736
<b>Year 21-25 Annual Rent (Option 2):</b>	\$103,109
<b>Year 26-30 Annual Rent (Option 3):</b>	\$114,500

**TENANT OVERVIEW**



**DOLLAR GENERAL | [www.dollargeneral.com](http://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.



36445 HWY 34, TRENTON, NE

**2015 Financial Highlights:**

- Total Sales Increase of 7.72% to \$20.3 Billion
- Same-Store Sales Increase of 2.8%
- 25<sup>th</sup> 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



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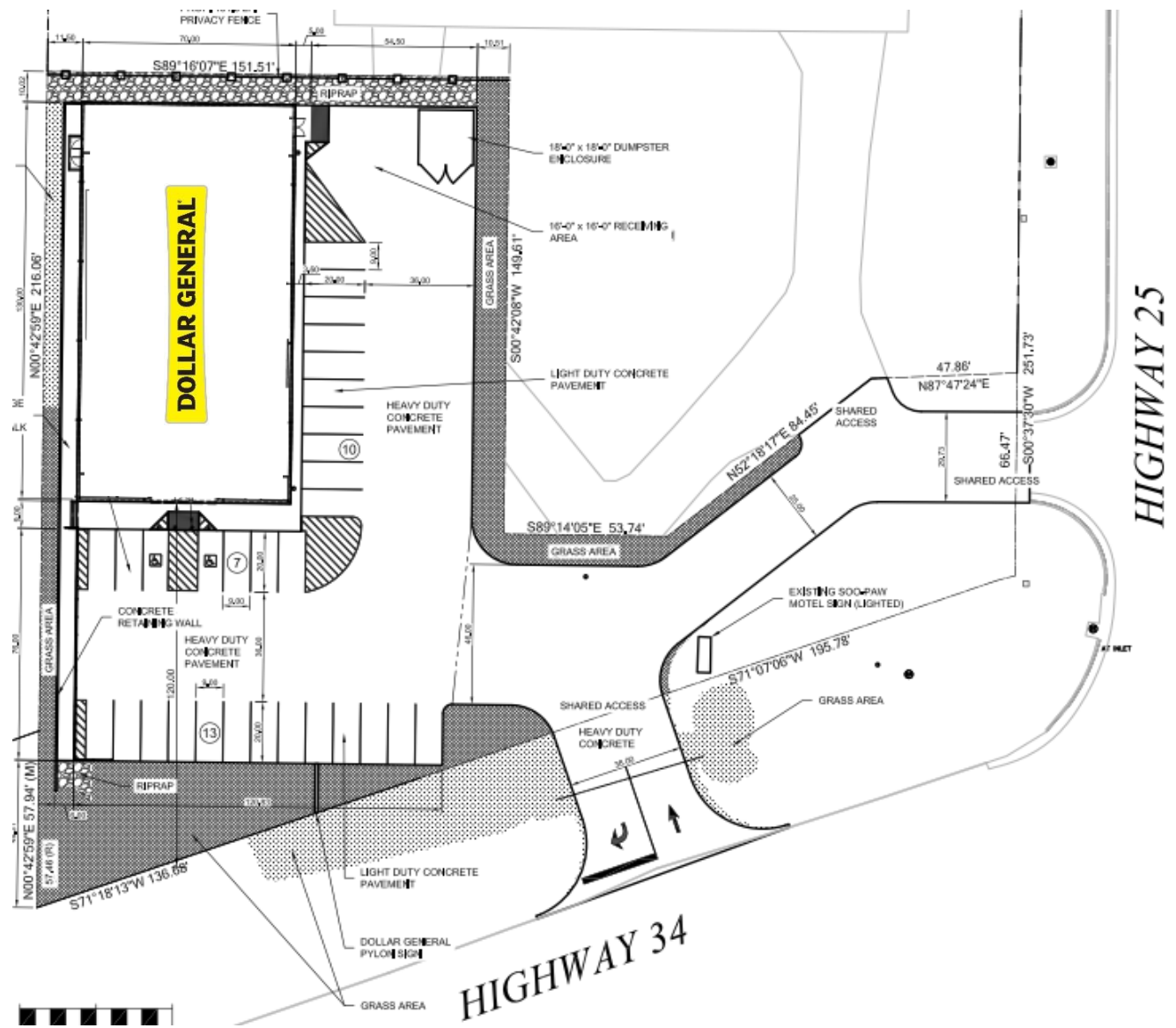




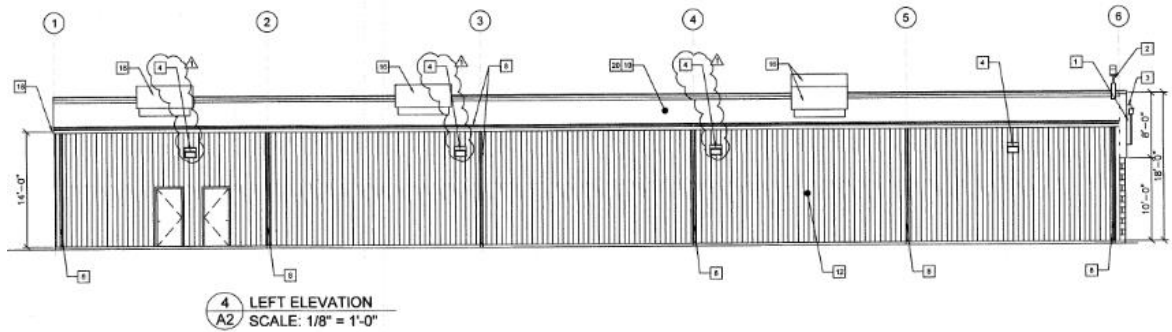
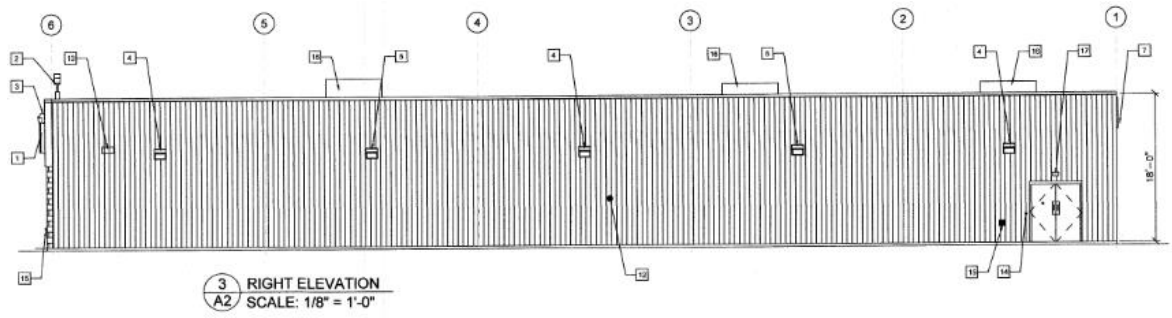
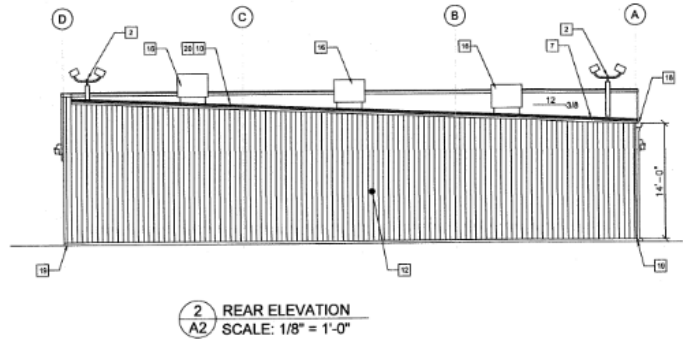
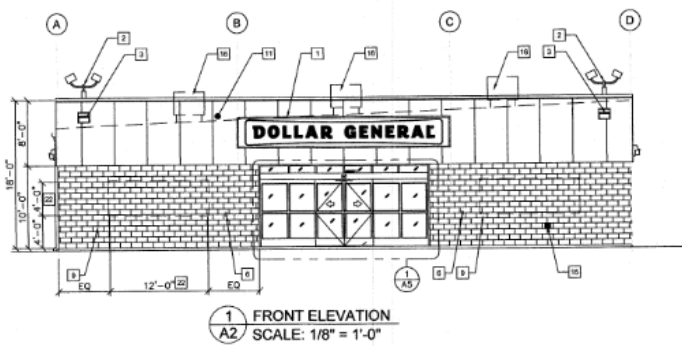
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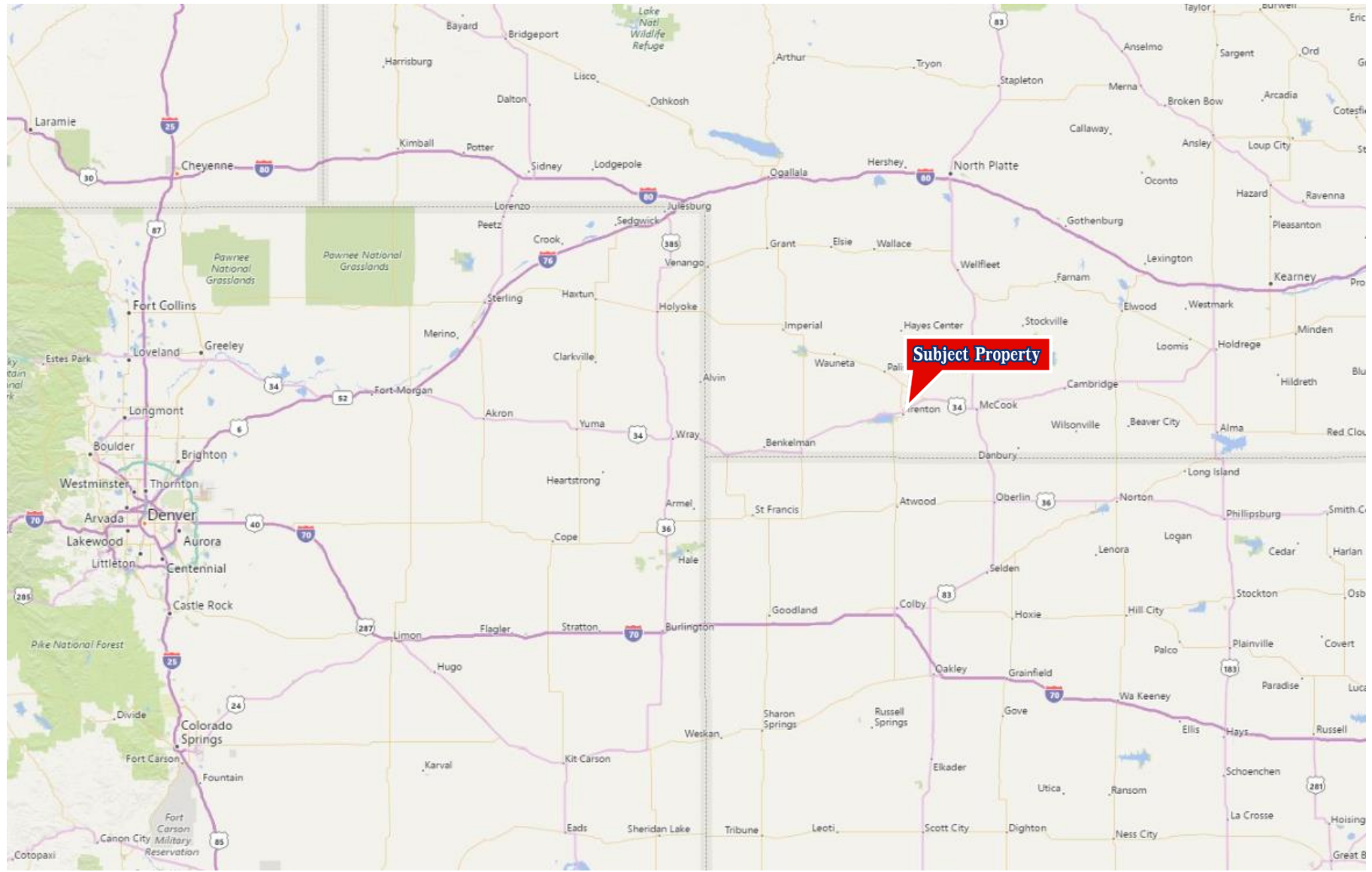
**IMMEDIATE TRADE AREA**

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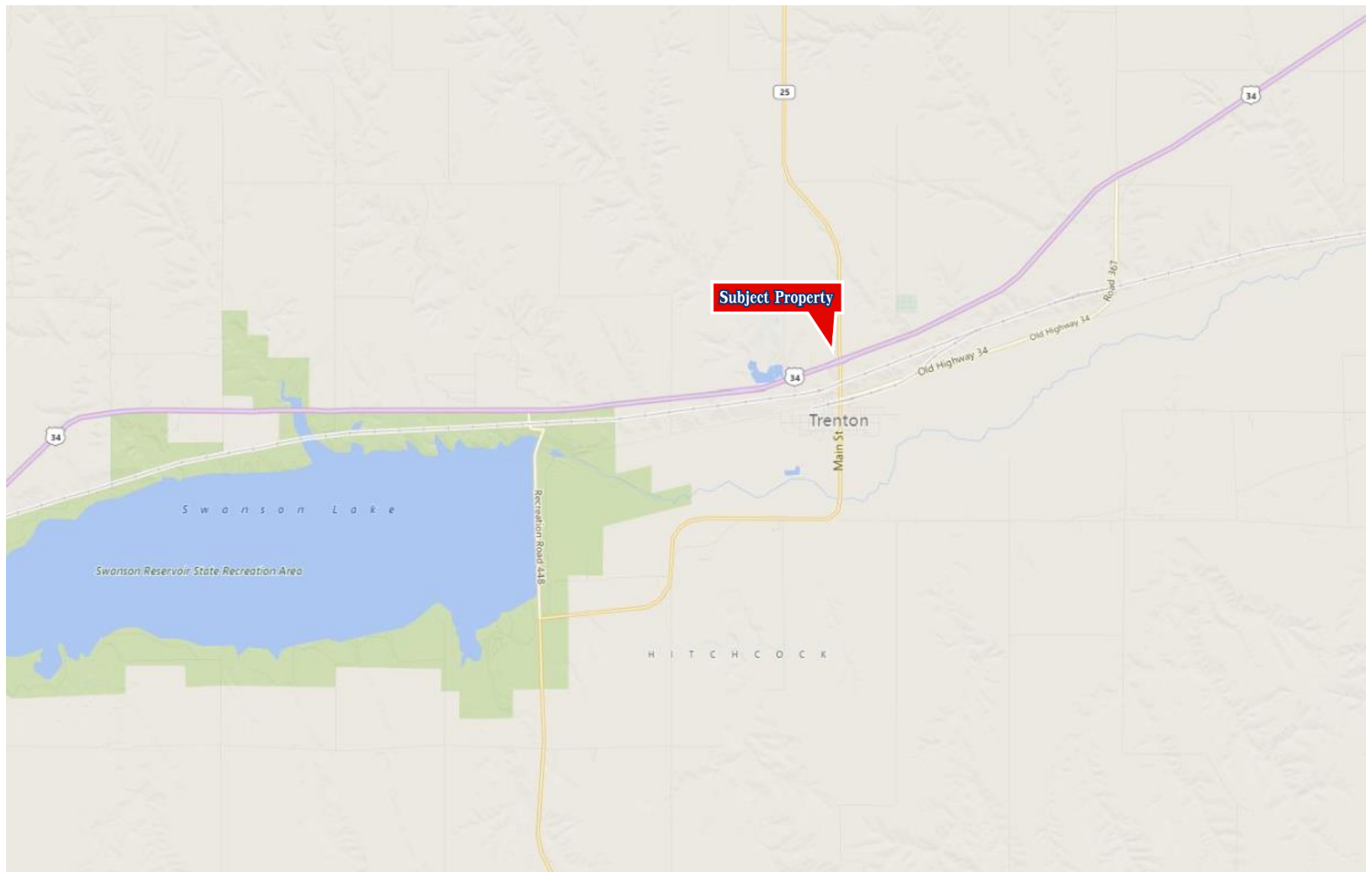
**TRENTON, NE / HITCHCOCK COUNTY**

Trenton Village was founded around the turn of the 19th century. Today, Trenton is an active and involved, modern rural community with strong High School Sports and Academics programs. Trenton lies 3-miles from Swanson Reservoir which attracts fisherman and boaters from across the region and the provides for great hunting activities. With deer, pheasant and turkey topping the list. Swanson Reservoir State Recreation Area is the largest of four recreation areas in the southwest part of the state. Swanson consists of a 4,974 acre lake and 3,957 acres of land. The Trenton golf course is said to have the best sand greens in the state. Trenton resides in a Livestock Friendly county, with one of the states several ethanol production plants. There is plenty of room for expansion and new business in Trenton. With several thriving small businesses, it is a good place to do and to be in business. Due to Trenton's location near the center of the county, and its position on the Chicago, Burlington, and Quincy Railroad (CBQ), the seat of Hitchcock County was transferred there from the first county seat, Culbertson.

36445 HWY 34, TRENTON, NE



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36445 US-34		3 mi radius	5 mi radius	10 mi radius
Trenton, NE 69044				
POPULATION	2016 Estimated Population	639	727	1,439
	2021 Projected Population	621	707	1,396
	2010 Census Population	659	747	1,482
	2000 Census Population	664	758	1,529
	Projected Annual Growth 2016 to 2021	-0.6%	-0.5%	-0.6%
	Historical Annual Growth 2000 to 2016	-0.2%	-0.3%	-0.4%
	HOUSEHOLDS	2016 Estimated Households	294	334
2021 Projected Households		296	336	641
2010 Census Households		309	349	670
2000 Census Households		288	328	643
Projected Annual Growth 2016 to 2021		0.1%	0.1%	0.1%
Historical Annual Growth 2000 to 2016		0.1%	0.1%	-
AGE	2016 Est. Population Under 10 Years	11.2%	11.2%	12.0%
	2016 Est. Population 10 to 19 Years	8.9%	9.1%	11.0%
	2016 Est. Population 20 to 29 Years	9.4%	9.4%	8.8%
	2016 Est. Population 30 to 44 Years	14.6%	14.7%	15.6%
	2016 Est. Population 45 to 59 Years	17.7%	17.8%	18.4%
	2016 Est. Population 60 to 74 Years	22.5%	22.4%	21.2%
	2016 Est. Population 75 Years or Over	15.6%	15.5%	13.0%
	2016 Est. Median Age	49.9	49.7	46.6
MARITAL STATUS & GENDER	2016 Est. Male Population	51.0%	51.0%	50.2%
	2016 Est. Female Population	49.0%	49.0%	49.8%
	2016 Est. Never Married	19.7%	19.8%	19.0%
	2016 Est. Now Married	47.2%	47.4%	52.5%
	2016 Est. Separated or Divorced	19.2%	19.1%	17.8%
	2016 Est. Widowed	13.9%	13.7%	10.8%
INCOME	2016 Est. HH Income \$200,000 or More	-	0.1%	0.6%
	2016 Est. HH Income \$150,000 to \$199,999	0.4%	0.5%	1.8%
	2016 Est. HH Income \$100,000 to \$149,999	4.2%	4.4%	6.3%
	2016 Est. HH Income \$75,000 to \$99,999	4.5%	4.9%	9.7%
	2016 Est. HH Income \$50,000 to \$74,999	17.1%	17.1%	17.6%
	2016 Est. HH Income \$35,000 to \$49,999	20.1%	19.7%	15.9%
	2016 Est. HH Income \$25,000 to \$34,999	18.0%	18.0%	15.6%
	2016 Est. HH Income \$15,000 to \$24,999	16.6%	16.6%	17.7%
	2016 Est. HH Income Under \$15,000	19.1%	18.7%	14.8%
	2016 Est. Average Household Income	\$39,396	\$40,178	\$47,534
	2016 Est. Median Household Income	\$33,092	\$33,467	\$39,126
	2016 Est. Per Capita Income	\$18,501	\$18,792	\$21,252
	2016 Est. Total Businesses	41	46	81
2016 Est. Total Employees	201	224	435	

36445 US-34		3 mi radius	5 mi radius	10 mi radius
Trenton, NE 69044				
LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	529	602	1,158
	2016 Est. Civilian Employed	53.3%	53.6%	57.6%
	2016 Est. Civilian Unemployed	1.4%	1.5%	1.5%
	2016 Est. in Armed Forces	-	-	-
	2016 Est. not in Labor Force	45.3%	44.9%	40.9%
	2016 Labor Force Males	48.4%	48.5%	48.7%
	2016 Labor Force Females	51.6%	51.5%	51.3%
	OCCUPATION	2010 Occupation: Population Age 16 Years or Over	239	275
2010 Mgmt, Business, & Financial Operations		10.1%	11.1%	16.2%
2010 Professional, Related		12.6%	12.4%	13.0%
2010 Service		24.0%	23.4%	17.1%
2010 Sales, Office		19.6%	19.3%	20.6%
2010 Farming, Fishing, Forestry		0.1%	0.4%	1.3%
2010 Construction, Extraction, Maintenance		11.5%	11.6%	11.7%
2010 Production, Transport, Material Moving		22.2%	21.9%	20.0%
2010 White Collar Workers		42.3%	42.7%	49.8%
2010 Blue Collar Workers		57.7%	57.3%	50.2%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	72.2%	71.9%	72.0%
	2010 Drive to Work in Carpool	14.7%	14.3%	11.3%
	2010 Travel to Work by Public Transportation	-	0.1%	0.1%
	2010 Drive to Work on Motorcycle	-	-	-
	2010 Walk or Bicycle to Work	3.0%	3.3%	5.6%
	2010 Other Means	0.3%	0.8%	2.8%
	2010 Work at Home	9.9%	9.8%	8.2%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	48.3%	47.6%	45.1%
	2010 Travel to Work in 15 to 29 Minutes	20.4%	21.4%	32.7%
	2010 Travel to Work in 30 to 59 Minutes	31.2%	30.8%	21.5%
	2010 Travel to Work in 60 Minutes or More	0.1%	0.2%	0.7%
	2010 Average Travel Time to Work	14.5	14.7	15.4
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$11.0 M	\$12.7 M	\$27.0 M
	2016 Est. Apparel	\$376 K	\$432 K	\$921 K
	2016 Est. Contributions, Gifts	\$648 K	\$749 K	\$1.65 M
	2016 Est. Education, Reading	\$343 K	\$397 K	\$879 K
	2016 Est. Entertainment	\$597 K	\$687 K	\$1.48 M
	2016 Est. Food, Beverages, Tobacco	\$1.77 M	\$2.03 M	\$4.26 M
	2016 Est. Furnishings, Equipment	\$344 K	\$396 K	\$871 K
	2016 Est. Health Care, Insurance	\$1.05 M	\$1.20 M	\$2.52 M
	2016 Est. Household Operations, Shelter, Utilities	\$3.47 M	\$3.98 M	\$8.43 M
	2016 Est. Miscellaneous Expenses	\$168 K	\$193 K	\$407 K
	2016 Est. Personal Care	\$143 K	\$164 K	\$350 K
	2016 Est. Transportation	\$2.13 M	\$2.44 M	\$5.20 M