



REPRESENTATIVE PHOTO

EXCLUSIVE OFFERING | \$1,599,000 – 6.60% CAP

DOLLAR GENERAL | S&P RATING BBB



818 EAST OVERLAND DR, SCOTTSBLUFF, NE

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Property. Brand new Dollar General, 9,100± SF building on 0.84± 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 E. Overland Dr. and 9th Ave., just west of HWY 26 (7,000 VPD). HWY 26 is a northwest-southeast state highway in the west central portion of Nebraska. The subject property is located within close proximity to multiple residential communities, local businesses, and schools. Notable nationally recognized credit tenants in the immediate trade include Target, Staples, Menard's, Ashley Furniture, NAPA, Hibbett Sports, Hobby Lobby, O'Reilly, Family Dollar, Bath & Body Works, Applebee's, Burger King, Taco Bell, and many more. Scottsbluff is approximately 101-miles from Cheyenne, WY and 199-miles from Denver, CO.

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DISCLAIMER

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818 EAST OVERLAND DR, SCOTTSBLUFF, NE

PRICE CAP RATE:	\$1,599,000 6.60%
NET OPERATING INCOME:	\$105,531
BUILDING AREA:	9,100± Square Feet
LAND AREA:	0.84± 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):	\$105,531
Year 16-20 Annual Rent (Option 1):	\$116,084
Year 21-25 Annual Rent (Option 2):	\$127,693
Year 26-30 Annual Rent (Option 3):	\$140,462

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.

818 EAST OVERLAND DR, SCOTTSBLUFF, 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:

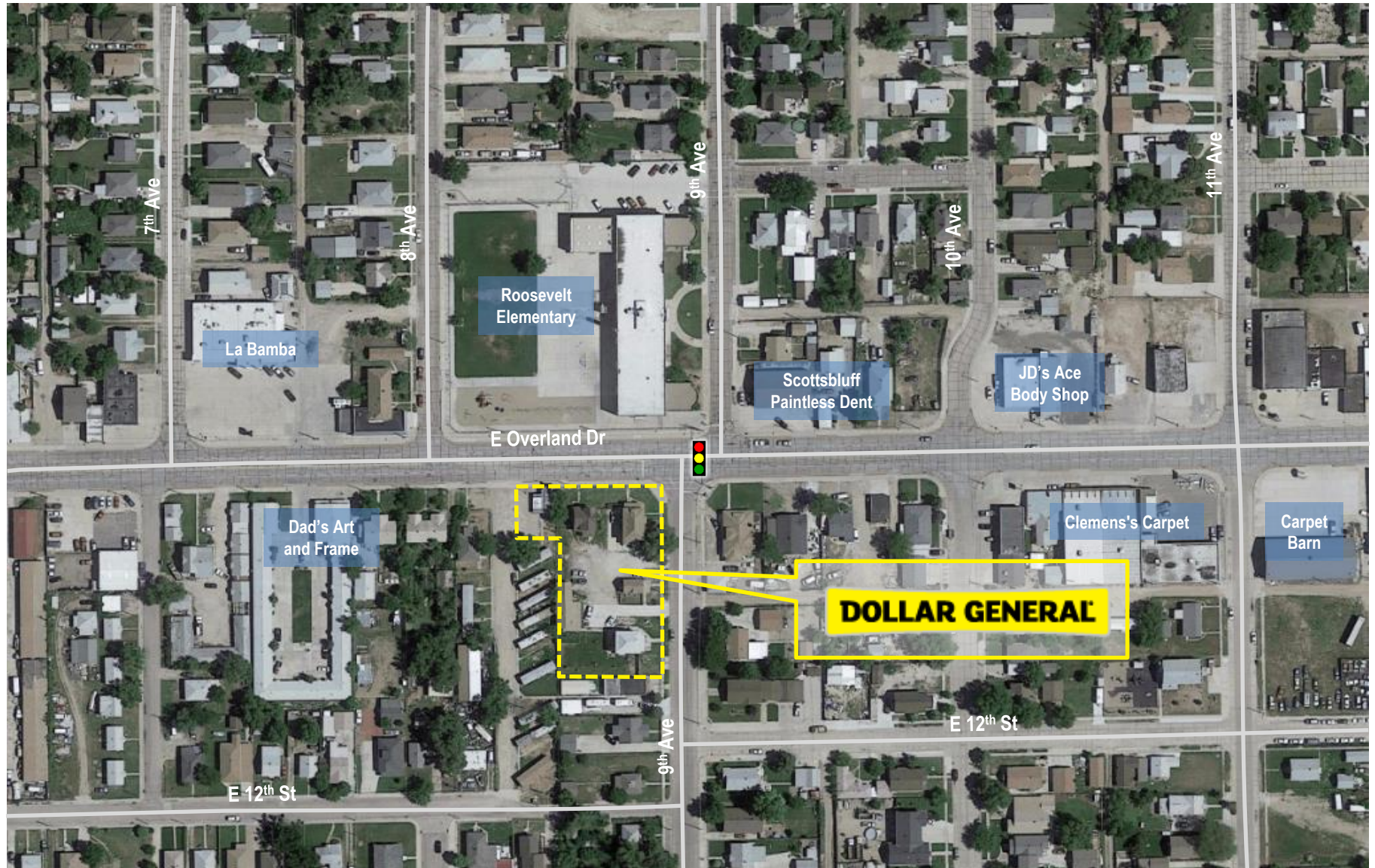
- Dollar General is the Country's Largest Small-Box Discount Retailer
- Corporate guaranty by investment grade tenant: Dollar General (S&P:BBB)
- Absolute NNN Lease – No Landlord Responsibility



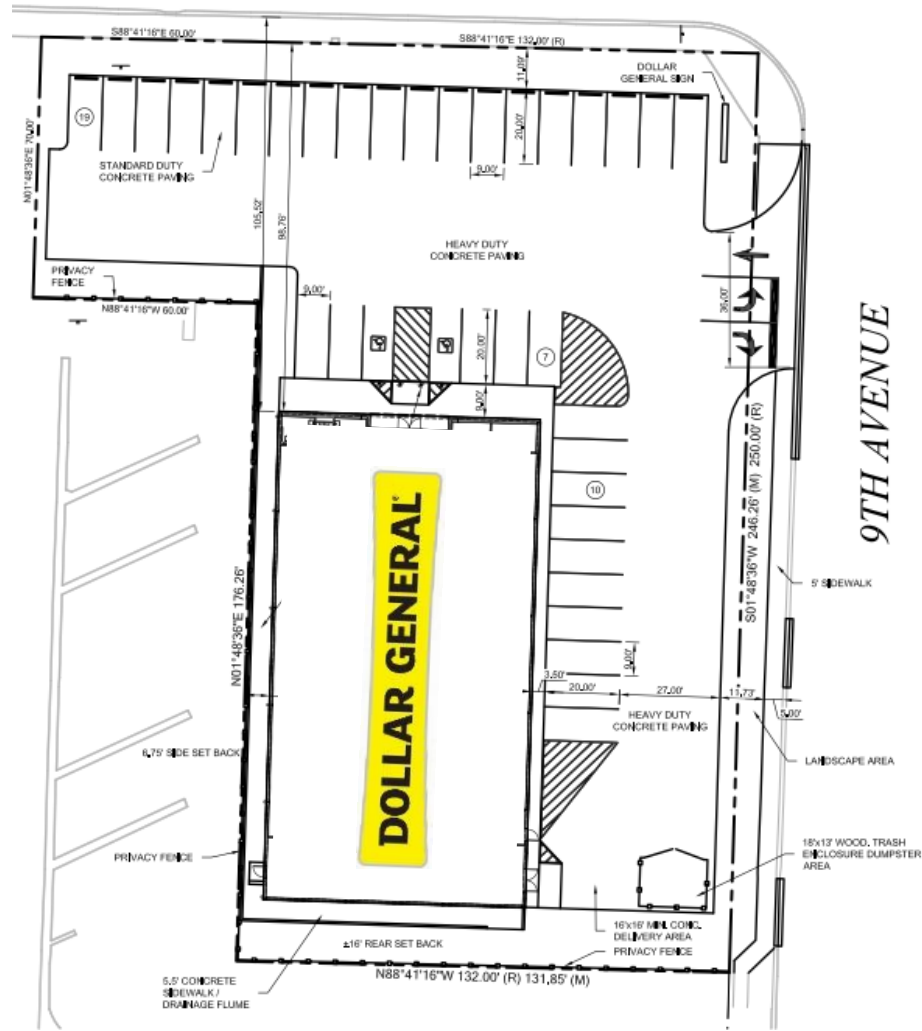
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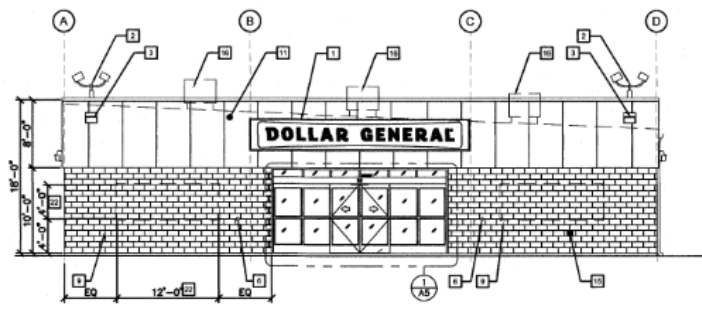
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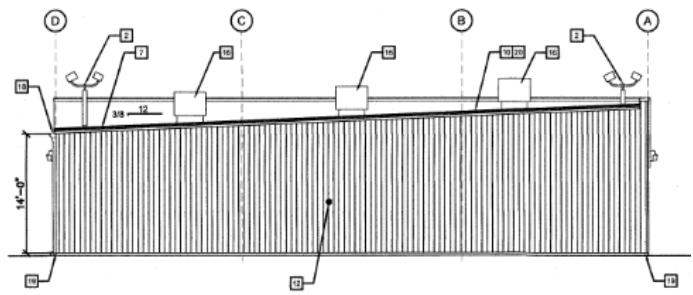
EAST OVERLAND STREET



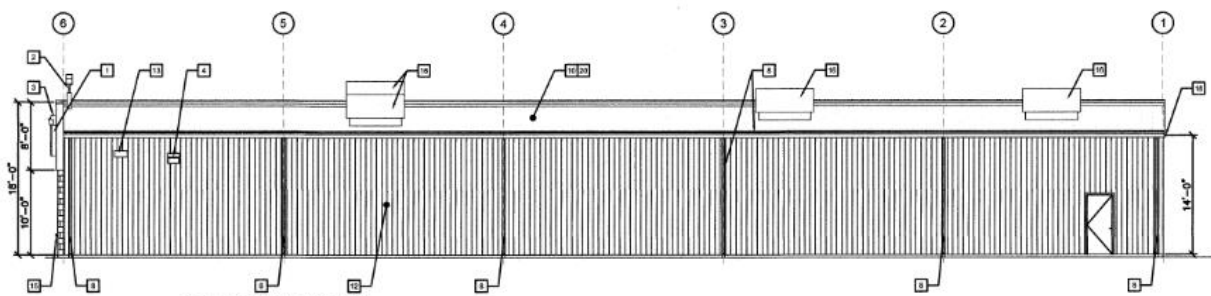
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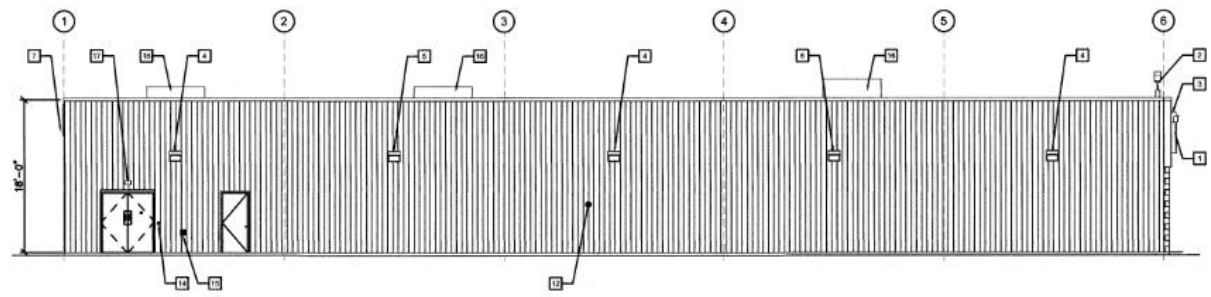
1 FRONT ELEVATION
A2 SCALE: 1/8" = 1'-0"



2 REAR ELEVATION
A2 SCALE: 1/8" = 1'-0"



3 RIGHT ELEVATION
A2 SCALE: 1/8" = 1'-0"



4 LEFT ELEVATION
A2 SCALE: 1/8" = 1'-0"



IMMEDIATE TRADE AREA

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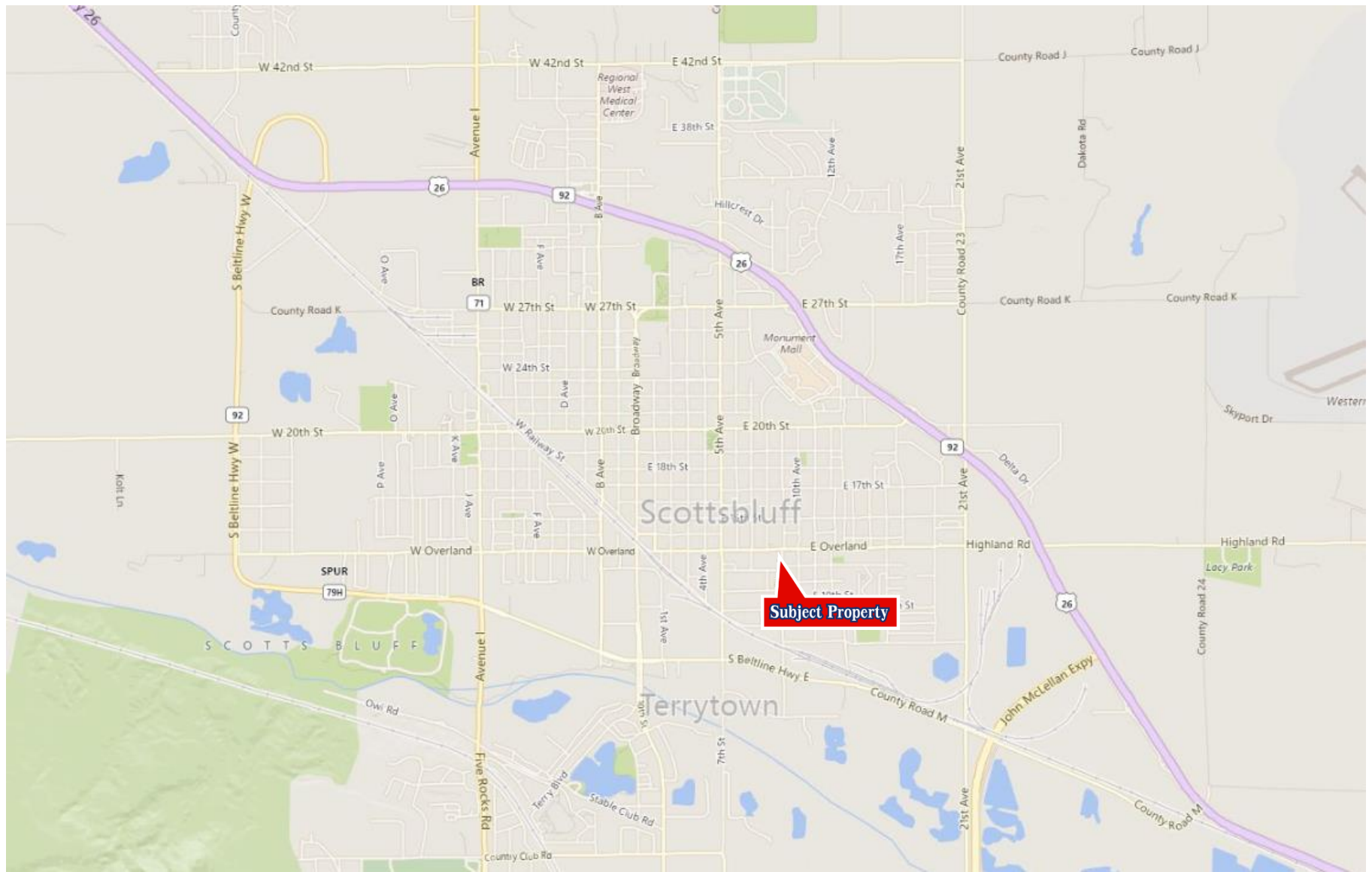
SCOTTSBLUFF, NE / WESTERN NE

Located in the Nebraska panhandle, Scottsbluff is centrally located within Scotts Bluff County. Scottsbluff is accessible to traffic from Interstate 80 (40-miles south), U.S. Highways 26 and 71, as well as the Western Nebraska Regional Airport. Scottsbluff population based on the 2010 census is 15,039. The City shares its borders with the City of Gering and the City of Terrytown for a total population base of just under 24,000 residents. It is the retail hub of the Nebraska panhandle offering lodging, dining, and shopping.

Scottsbluff and Gering are among several communities located in the "Valley" area of western Nebraska. Together they form the 7th largest urban area of Nebraska. Both are a safe, affordable, family friendly, rural region located only a few hours from a metropolitan area. The communities of western Nebraska have a highly motivated and skilled workforce possessing the strong Midwest work ethic sought in larger cities.

The Valley has a state of the art regional medical center, and a 2 year community college with access to 4 year degrees, via distance learning. The low humidity, redundant fiber and low cost utilities make the area a prime candidate for data centers. The Valley has the best of both worlds, offering state of the art technology in a rural atmosphere. An agriculturally based economy makes the community a perfect fit for value added agriculture or light manufacturing businesses. Additionally, financial services and national mortgage service centers have created a presence into the community because of a reliable and affordable workforce. Scottsbluff's central location allows Western Nebraska Regional Airport to provide daily service to Denver, Colorado and many more destinations.

818 EAST OVERLAND DR, SCOTTSBLUFF, NE



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818 E Overland		1 mi radius	3 mi radius	5 mi radius
Scottsbluff, NE 69361-3688				
POPULATION	2016 Estimated Population	6,845	23,287	26,856
	2021 Projected Population	6,918	22,834	26,306
	2010 Census Population	7,160	23,984	27,634
	2000 Census Population	7,033	23,385	26,693
	Projected Annual Growth 2016 to 2021	0.2%	-0.4%	-0.4%
	Historical Annual Growth 2000 to 2016	-0.2%	-	-
	HOUSEHOLDS	2016 Estimated Households	2,669	9,596
2021 Projected Households		2,822	9,847	11,299
2010 Census Households		2,739	9,709	11,136
2000 Census Households		2,765	9,608	10,879
Projected Annual Growth 2016 to 2021		1.1%	0.5%	0.5%
Historical Annual Growth 2000 to 2016		-0.2%	-	0.1%
AGE	2016 Est. Population Under 10 Years	17.1%	14.3%	14.3%
	2016 Est. Population 10 to 19 Years	14.3%	13.4%	13.4%
	2016 Est. Population 20 to 29 Years	16.0%	12.9%	12.4%
	2016 Est. Population 30 to 44 Years	19.0%	17.5%	17.5%
	2016 Est. Population 45 to 59 Years	16.9%	17.1%	17.3%
	2016 Est. Population 60 to 74 Years	11.6%	15.6%	15.9%
	2016 Est. Population 75 Years or Over	5.0%	9.2%	9.2%
	2016 Est. Median Age	31.2	37.7	38.1
MARITAL STATUS & GENDER	2016 Est. Male Population	49.4%	47.8%	48.0%
	2016 Est. Female Population	50.6%	52.2%	52.0%
	2016 Est. Never Married	34.4%	27.0%	25.6%
	2016 Est. Now Married	35.6%	45.3%	47.5%
	2016 Est. Separated or Divorced	22.7%	18.5%	17.9%
2016 Est. Widowed	7.3%	9.2%	9.0%	
INCOME	2016 Est. HH Income \$200,000 or More	1.1%	2.8%	2.9%
	2016 Est. HH Income \$150,000 to \$199,999	2.4%	2.5%	3.0%
	2016 Est. HH Income \$100,000 to \$149,999	5.8%	9.7%	9.9%
	2016 Est. HH Income \$75,000 to \$99,999	6.8%	11.8%	12.0%
	2016 Est. HH Income \$50,000 to \$74,999	15.9%	19.3%	19.9%
	2016 Est. HH Income \$35,000 to \$49,999	14.7%	14.4%	14.3%
	2016 Est. HH Income \$25,000 to \$34,999	16.3%	12.9%	12.3%
	2016 Est. HH Income \$15,000 to \$24,999	17.4%	14.0%	13.7%
	2016 Est. HH Income Under \$15,000	19.5%	12.6%	12.2%
	2016 Est. Average Household Income	\$48,235	\$62,873	\$64,120
2016 Est. Median Household Income	\$33,328	\$48,716	\$49,891	
2016 Est. Per Capita Income	\$18,983	\$26,202	\$26,594	
2016 Est. Total Businesses	646	1,727	1,889	
2016 Est. Total Employees	5,439	16,524	18,030	

818 E Overland		1 mi radius	3 mi radius	5 mi radius
Scottsbluff, NE 69361-3688				
LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	5,073	18,078	20,841
	2016 Est. Civilian Employed	63.4%	63.5%	63.8%
	2016 Est. Civilian Unemployed	4.3%	2.4%	2.2%
	2016 Est. in Armed Forces	-	-	-
	2016 Est. not in Labor Force	32.3%	34.1%	34.0%
	2016 Labor Force Males	48.3%	47.0%	47.2%
	2016 Labor Force Females	51.7%	53.0%	52.8%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	3,211	11,222	13,082
	2010 Mgmt, Business, & Financial Operations	9.0%	11.0%	11.4%
	2010 Professional, Related	12.8%	18.8%	19.1%
	2010 Service	24.8%	19.4%	19.1%
	2010 Sales, Office	25.0%	27.5%	27.5%
	2010 Farming, Fishing, Forestry	1.9%	1.0%	1.1%
	2010 Construction, Extraction, Maintenance	7.4%	7.5%	7.8%
	2010 Production, Transport, Material Moving	19.0%	14.8%	13.9%
	2010 White Collar Workers	46.9%	57.3%	58.1%
	2010 Blue Collar Workers	53.1%	42.7%	41.9%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	77.7%	83.6%	84.2%
	2010 Drive to Work in Carpool	10.6%	9.1%	8.8%
	2010 Travel to Work by Public Transportation	2.3%	0.8%	0.6%
	2010 Drive to Work on Motorcycle	0.4%	0.2%	0.2%
	2010 Walk or Bicycle to Work	6.6%	3.5%	3.1%
	2010 Other Means	0.2%	0.6%	0.6%
	2010 Work at Home	2.1%	2.3%	2.5%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	66.7%	64.5%	63.9%
	2010 Travel to Work in 15 to 29 Minutes	16.3%	22.5%	23.4%
	2010 Travel to Work in 30 to 59 Minutes	11.1%	8.7%	8.5%
	2010 Travel to Work in 60 Minutes or More	5.8%	4.3%	4.2%
	2010 Average Travel Time to Work	11.5	11.6	11.7
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$113 M	\$487 M	\$568 M
	2016 Est. Apparel	\$3.91 M	\$16.8 M	\$19.6 M
	2016 Est. Contributions, Gifts	\$6.95 M	\$31.2 M	\$36.7 M
	2016 Est. Education, Reading	\$3.96 M	\$17.5 M	\$20.5 M
	2016 Est. Entertainment	\$6.22 M	\$27.0 M	\$31.5 M
	2016 Est. Food, Beverages, Tobacco	\$18.0 M	\$75.9 M	\$88.2 M
	2016 Est. Furnishings, Equipment	\$3.64 M	\$16.3 M	\$19.0 M
	2016 Est. Health Care, Insurance	\$10.4 M	\$43.9 M	\$51.0 M
	2016 Est. Household Operations, Shelter, Utilities	\$35.4 M	\$151 M	\$176 M
	2016 Est. Miscellaneous Expenses	\$1.71 M	\$7.32 M	\$8.51 M
	2016 Est. Personal Care	\$1.47 M	\$6.32 M	\$7.36 M
	2016 Est. Transportation	\$21.6 M	\$93.4 M	\$109 M