

INVESTMENT OFFERING

DOLLAR GENERAL

DOLLAR GENERAL

1093 E 4th St
Ainsworth, NE 69210



ACTUAL SITE

TABLE OF CONTENTS

DOLLAR GENERAL

Financial Overview	3
Tenant Overview	4
Executive Summary	5
Photos	6-8
Maps	9-10
Market Overview	11
Demographic Report	12

DISCLAIMER

This Marketing Package was prepared by DZ Net Lease Realty, LLC ("Broker") solely for the use of prospective buyer considering the purchase of the Property within (the "Property") and is not to be used for any other purpose. Neither the Broker nor the Owner of the Property make any representation or warranty, expressed or implied, as to the completeness or accuracy of the material contained in the Marketing Package.

Prospective purchasers of the Property are advised that changes may have occurred in the physical or financial condition of the Property since the time this Marketing Package or the financial statements herein were prepared. Prospective purchasers acknowledge that this Marketing Package and the financial statements herein were prepared by Broker, and not by Owner, and are based upon assumptions or events beyond the control of both Broker and Owner, and therefore may be subject to variation. Other than current and historical revenue and operating expense figures for the Property, Owner has not, and will not, provide Broker or any prospective purchaser with any projections regarding the Property. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Marketing Package is a solicitation of interest only and is not an offer to sell the Property. The Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expression of interest or offers to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice.

The Owner shall have no legal commitments or obligations to any entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such offer is approved by Owner pursuant to its Governing Authorities and the signature of the Owner or Owner's representative is affixed to a Real Estate Purchase Agreement prepared by Owner.

This Marketing Package is confidential. By accepting the Marketing Package, you agree (i) that you will hold and treat the Marketing Package and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Marketing Package, (iii) that you will not disclose the Marketing Package or any of its contents to any entity without the prior authorization of the Owner, and (iv) that you will not use the Marketing Package in any fashion or manner detrimental to the Owner or Broker.

Broker has obtained the information contained in this Marketing Package from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example only, and they may not represent current or future performance of the Property. You and your tax and legal advisors should conduct your own investigations of the physical condition of the Property and of the financial performance of its future Ownerships.

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

For more information contact:

David B Zacharia, Nebraska license 20130648
DZ Net Lease Realty, LLC, Nebraska license 10181058
david@dznetlease.com
702.304.9900

FINANCIAL OVERVIEW

OFFERING SUMMARY

PRICE	\$880,000
DOWN PAYMENT	100% / \$880,000
RENTABLE SQUARE FEET	15,000 SF
CAP RATE	6.75%
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	6.75%	\$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)



SUBJECT PROPERTY



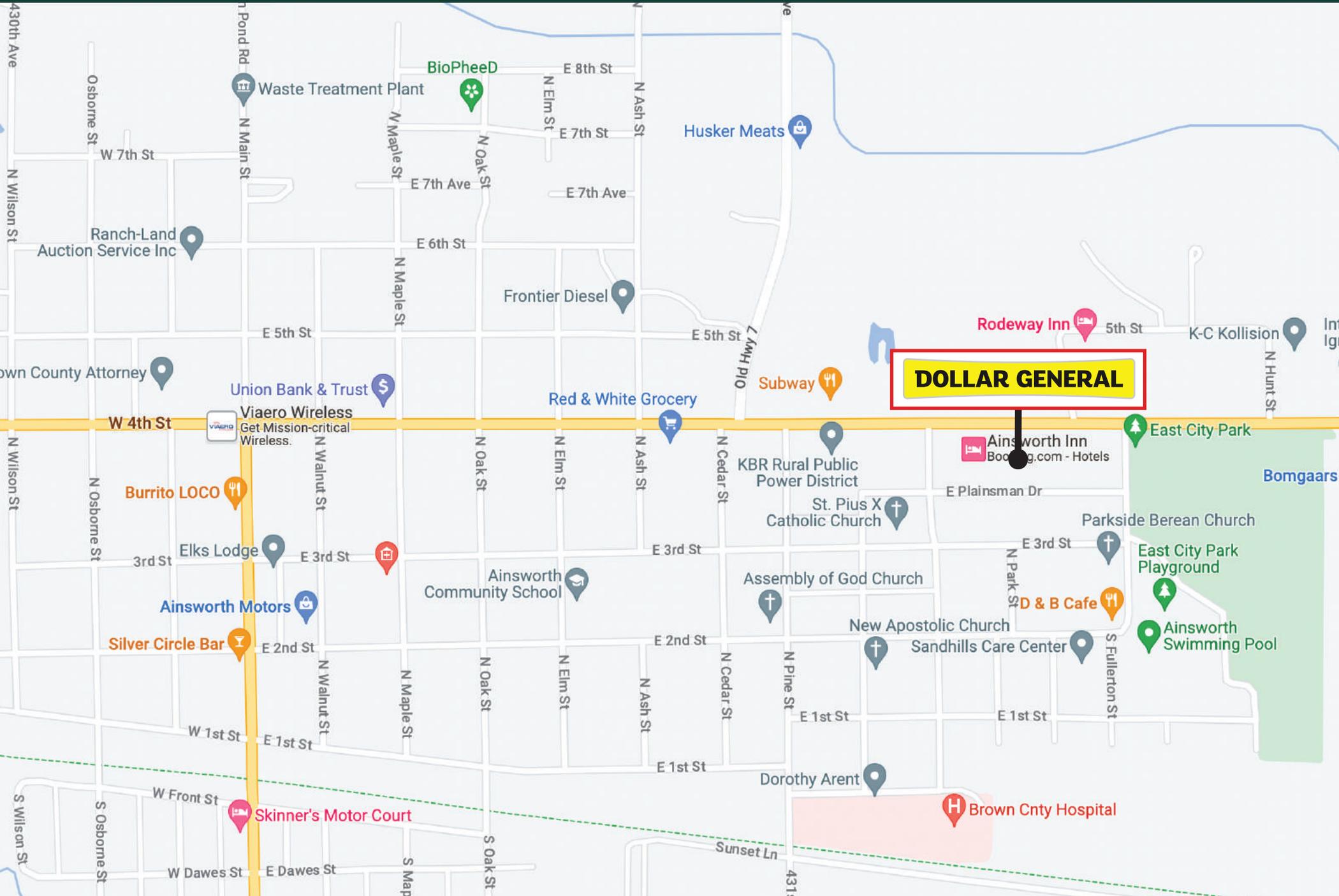
The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.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

SUBJECT PROPERTY



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

LOCATION MAP



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

AREA MAP



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

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

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

For more information contact:

David B Zacharia, Nebraska license 20130648
DZ Net Lease Realty, LLC, Nebraska license 10181058
david@dznetlease.com
702.304.9900

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): _____,