

Dollar General

Representative Photo

Three Property Portfolio



R
REQUIRED
PROPERTIES

Dollar General Portfolio

Portfolio Price: \$2,860,800*

Cap Rate: 8.00%

Can Be Purchased Individually*

DISCLOSURE AND CONFIDENTIALITY AGREEMENT



This confidential Offering Memorandum, has been prepared by Required Properties for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Required Properties recommends you, as a potential buyer/ investor, should perform your own independent examination and inspection of the property described herein at each Dollar General property included (the "Properties") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Required Properties or its brokers.

Required Properties makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Required Properties has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of Required Properties and the Owner of the Property. Required Properties make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Required Properties and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further Required Properties and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Required Properties shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Required Properties. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Required Properties at your earliest convenience.

CONTACT

Justin Brockman
303.993.9803
team@rprops.com

JB Hochman
303.668.4930
team@rprops.com

Chris Student
952.201.5676
team@rprops.com



Dollar General Portfolio



PROPERTY SUMMARY

PEABODY, KS




Investment Highlights

Address	703 E 9 th Street Peabody, KS 66866
Price	\$933,900
NOI	\$74,712
Cap Rate	8.00%
Year Built	2017
Building Size	7,489 SF
Lot Size	43,299 SF
Rent Increase Date	9/1/2027
NOI After Increase	\$76,956

Lease Highlights

Lease Type	Absolute NNN
Landlord Responsibilities	None
Remaining Lease Term	7+ Years, 8/31/2032
Original Lease Term	15 Years
Taxes, Insurance & CAM	Tenant Responsibility
Roof, Structure & Parking	Tenant Responsibility
Renewal Options	Five (5 Year), 10% increases
Guarantor	Dollar General Corporation

Tenant Summary

	
GUARANTOR: Dollar General Corporation	GROSS SALES: \$38.7B
	
S&P: BBB	STORE COUNT: 20,000+

Demographics

Population	10 Miles
2023 Population	2,830
Household & Income	10 Miles
2023 Households	1,074
Median Home Value	\$110,869
Consumer Spending	\$32.9M

MADISON, KS

Investment Highlights

Address	511 W McCurry Ave Madison, KS 66860
Price	\$958,050
NOI	\$76,644
Cap Rate	8.00%
Year Built	2017
Building Size	7,489 SF
Lot Size	150,282 SF
Rent Increase Date	6/1/2028
NOI After Increase	\$78,948

Lease Highlights

Lease Type	Absolute NNN
Landlord Responsibilities	None
Remaining Lease Term	8 Years, expiration 5/31/2033
Original Lease Term	15 Years
Taxes, Insurance & CAM	Tenant Responsibility
Roof, Structure & Parking	Tenant Responsibility
Renewal Options	Five (5 Year), 10% increases
Guarantor	Dollar General Corporation

Tenant Summary



GUARANTOR:
Dollar General
Corporation



GROSS SALES:
\$38.7B



S&P:
BBB



STORE COUNT:
20,000+

Demographics

Population	10 Miles
2023 Population	2,023
Household & Income	10 Miles
2023 Households	849
Median Home Value	\$139,583
Consumer Spending	\$26.8M



HUMBOLDT, NE

Investment Highlights

Address	1140 Nemaha Street Humboldt, NE 68376
Price	\$968,850
NOI	\$77,508
Cap Rate	8.00%
Year Built	2018
Building Size	9,100 SF
Lot Size	85,726
Rent Increase Date	5/1/2028
NOI After Increase	\$79,824

Lease Highlights

Lease Type	Absolute NNN
Landlord Responsibilities	None
Remaining Lease Term	8 Years, expiration 4/30/2033
Original Lease Term	15 Years
Taxes, Insurance & CAM	Tenant Responsibility
Roof, Structure & Parking	Tenant Responsibility
Renewal Options	Five (5 Year), 10% increases
Guarantor	Dollar General Corporation

Tenant Summary



GUARANTOR:
Dollar General
Corporation



GROSS SALES:
\$38.7B



S&P:
BBB



STORE COUNT:
20,000+

Demographics

Population	10 Miles
2023 Population	2,228
Household & Income	10 Miles
2023 Households	969
Median Home Value	\$87,556
Consumer Spending	\$29M



COLTON, SD

Investment Highlights

Address	200 South Main Ave Colton, SD 57018
Price	\$972,480
NOI	\$72,950
Cap Rate	7.5%
Year Built	2017
Building Size	7,489 SF
Lot Size	29,970 SF
Rent Increase Date	4/1/2028
NOI Increase	\$75,132

Lease Highlights

Lease Type	Absolute NNN
Landlord Responsibilities	None
Remaining Lease Term	8+ Years, 3/31/2033
Original Lease Term	15 Years
Taxes, Insurance & CAM	Tenant Responsibility
Roof, Structure & Parking	Tenant Responsibility
Renewal Options	Five (5 Year), 10% increases
Guarantor	Dollar General Corporation

Tenant Summary

	
GUARANTOR: Dollar General Corporation	GROSS SALES: \$38.7B
	
S&P: BBB	STORE COUNT: 20,000+

Demographics

Population	10 Miles
2023 Population	5,327
Household & Income	10 Miles
2023 Households	2,054
Median Home Value	\$254,128
Consumer Spending	\$81M

ARLINGTON, SD

Investment Highlights

Address	19591 US Highway 81 Arlington, SD 57212
Price	\$1,108,640
NOI	\$83,100
Cap Rate	7.5%
Year Built	2013
Building Size	9,100 SF
Lot Size	1.62 AC
Rent Increase Date	8/1/2028
NOI Increase	\$85,644

Lease Highlights

Lease Type	Absolute NNN
Landlord Responsibilities	None
Remaining Lease Term	9+ Years, expiration 7/31/2033
Original Lease Term	15 Years
Taxes, Insurance & CAM	Tenant Responsibility
Roof, Structure & Parking	Tenant Responsibility
Renewal Options	Five (5 Year), 10% increases
Guarantor	Dollar General Corporation

Tenant Summary

	
GUARANTOR: Dollar General Corporation	GROSS SALES: \$38.7B
	
S&P: BBB	STORE COUNT: 20,000+

Demographics

Population	10 Miles
2023 Population	3,314
Household & Income	10 Miles
2023 Households	1,256
Median Home Value	\$176,983
Consumer Spending	\$42.1M



REQUIRED

P R O P E R T I E S

JB Hochman
303.668.4930
team@rprops.com

Justin Brockman
303.993.9803
team@rprops.com

Chris Student
952.201.5676
team@rprops.com