Dollar General

3973 V18 Rd., Brooklyn, IA 52215

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BUILDING INFORMATION

Building Area: 10,640 SF

Lot Area: 1.39 Acres

Year Built: 2021

RENT SCHEDULE	INCREASE	NOI	CAP RATE
Years 1-15	**—**	**$87,332**	**7.5%**
Option 1	10%	$96,065	8.25%
Option 2	10%	$105,671	9.07%
Option 3	10%	$116,239	9.98%

OFFERING SUMMARY

Sale Price:	$1,164,426
NOI:	$87,332
Cap Rate:	7.5%
Guarantor:	Corporate
Lease Type:	NNN
Term Remaining:	10.5+ Years
Lease Commencement:	4/1/2022
Lease Expiration:	3/31/2037
Options:	(3) 5 Year Options
Increases:	10% Per Option
Landlord Responsibilities:	None

PROPERTY HIGHLIGHTS

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- **Strategically Located in Central Iowa –** The Property is Situated Along V18 Rd. in Brooklyn, IA, Providing Convenient Access to Surrounding Agricultural, Residential, and Regional Commercial Areas throughout Poweshiek County
- **Limited Competition in Trade Area -** Only Dollar General Within a 13-Mile Radius
- **Stable Community Environment with Long-Term Demand Drivers –** Brooklyn Benefits from a Well-Established Small-Town Community Setting Supported by Local Businesses, Agricultural Activity, and Long-Term Residential Stability
- **Accessible Location near Major Transportation Corridors –** The Property Benefits from Proximity to Interstate 80, Providing Efficient Connectivity to Larger Iowa Markets Including Des Moines, Iowa City, and Cedar Rapids
- **Strong Regional Economic Support from Agricultural Industry –** The Surrounding Area is Supported by Iowa's Strong Agricultural Economy, Creating Long-Term Stability and Consistent Economic Activity throughout the Region
- **Positioned within a Low-Density and Expanding Rural Market –** The Property Offers the Advantages of a Rural Setting while Maintaining Accessibility to Nearby Employment, Commercial Services, and Transportation Infrastructure
- **Attractive Long-Term Investment Opportunity –** Located within an Established Central Iowa Community, the Property Benefits from Stable Market Fundamentals, Regional Accessibility, and Long-Term Economic Sustainability

TENANT PROFILE

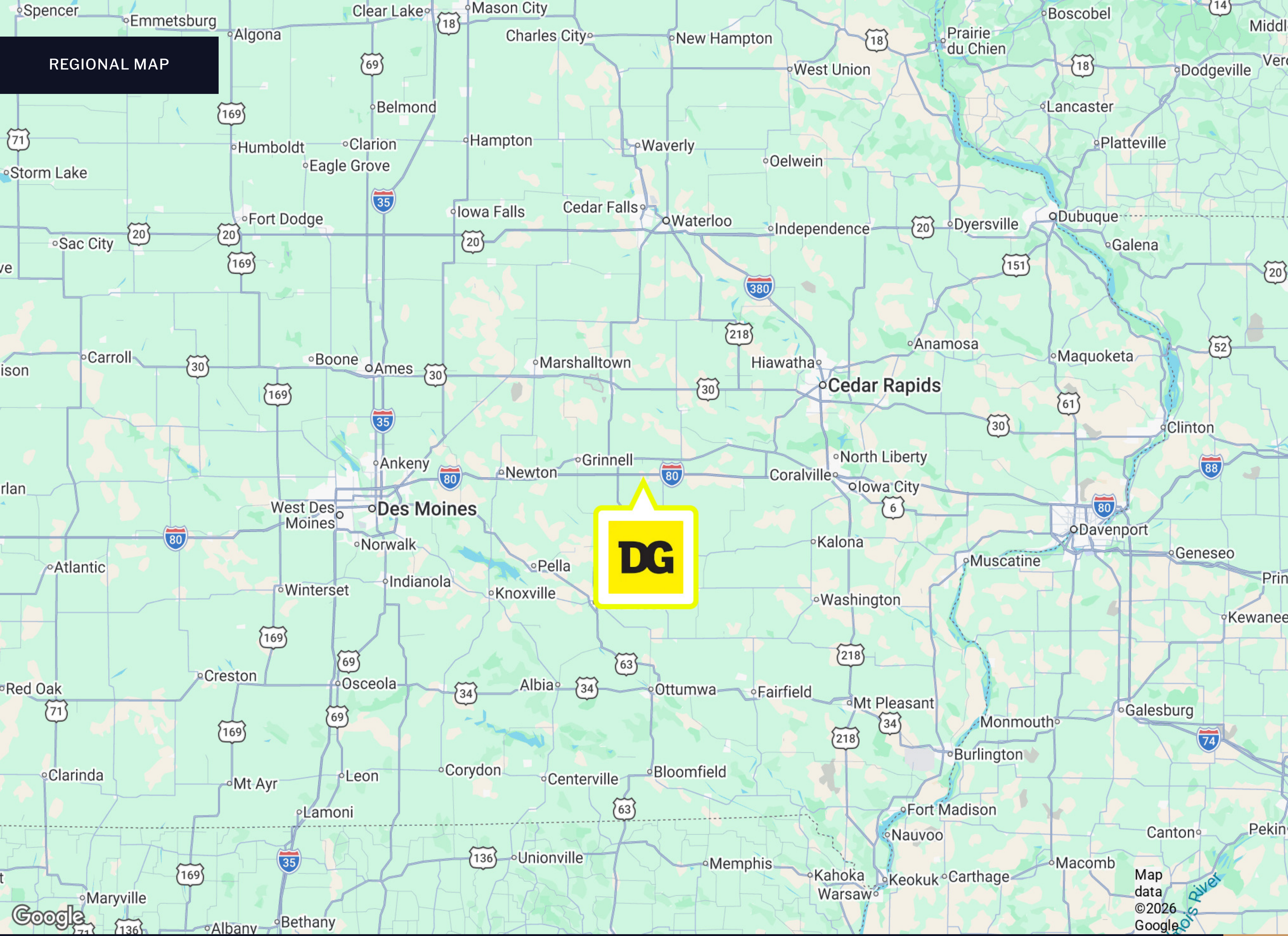
TENANT OVERVIEW

Company:	Dollar General (NYSE:DG)
Founded:	1939
Locations:	20,363
Total Revenue:	38.69 Billion (2024)
Headquarters:	Goodlettsville, TN
Website:	https://www.dollargeneral.com/

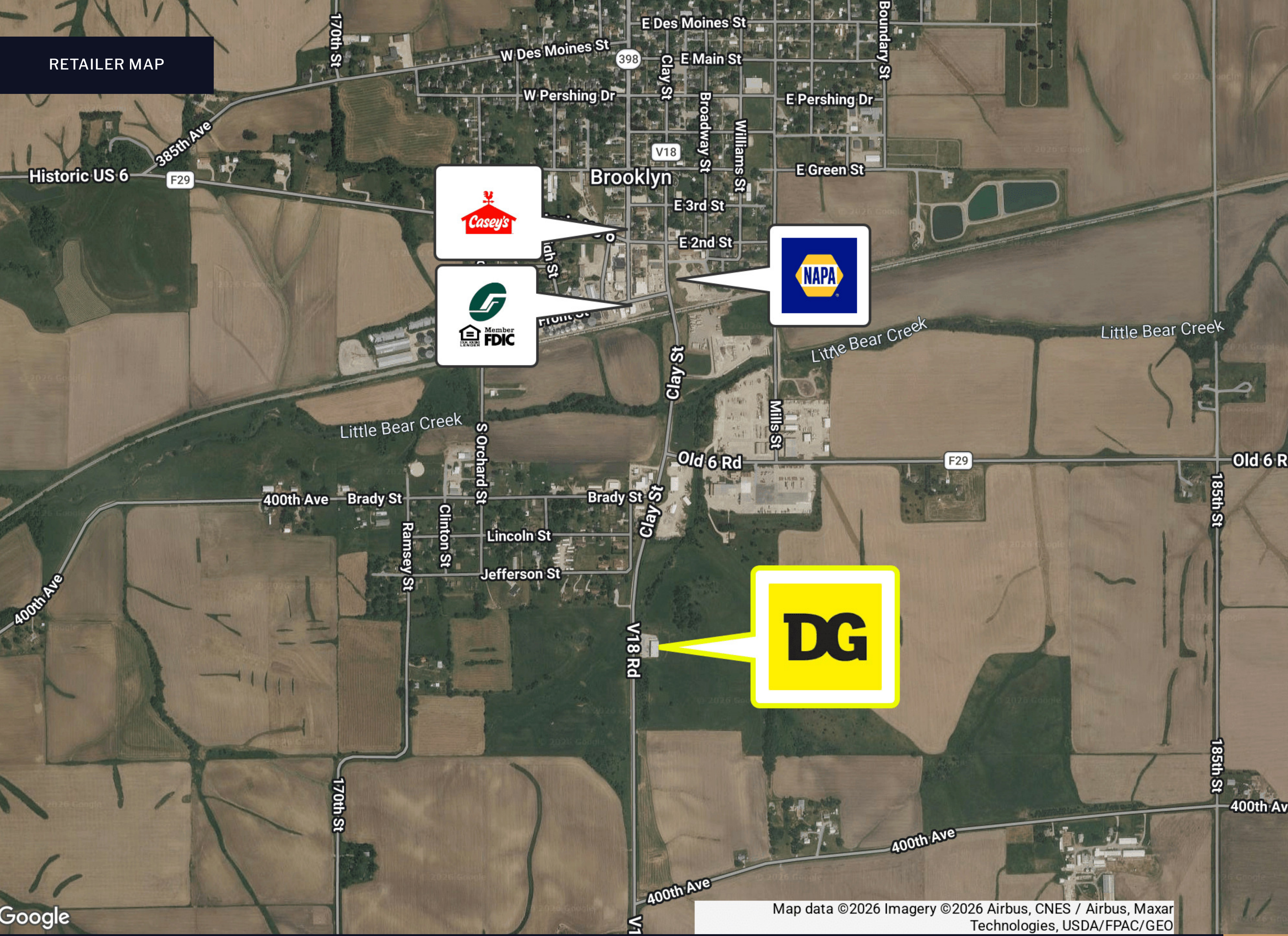
TENANT HIGHLIGHTS

- **Extensive Store Network** – Over 20,000 Locations Across the U.S., Ensuring Strong Brand Presence
- **Strong Credit Rating** – Investment-Grade Rating, Reducing Financial Risk for Investors
- **Recession-Resilient Business Model** – Focus on Essential Goods, Making It a Stable Investment During Economic Downturns
- **Strong Financial Performance** – Consistent Revenue Growth and Profitability
- **Long-Term Leases** – NNN Leases With Zero Landlord Responsibilities
- **Affordable Pricing Strategy** – Attracts Budget-Conscious Consumers With Everyday Low Prices
- **E-Commerce Integration** – Expanding Digital and Delivery Services to Enhance Customer Convenience
- **Loyal Customer Base** – a Trusted Brand Serving Rural and Suburban Communities
- **Real Estate Investment Appeal** – Low Maintenance, Long-Term Tenants With Predictable Cash Flow
- **Consistent Revenue Growth** – Steady Year-Over-Year Increase in Sales and Profitability

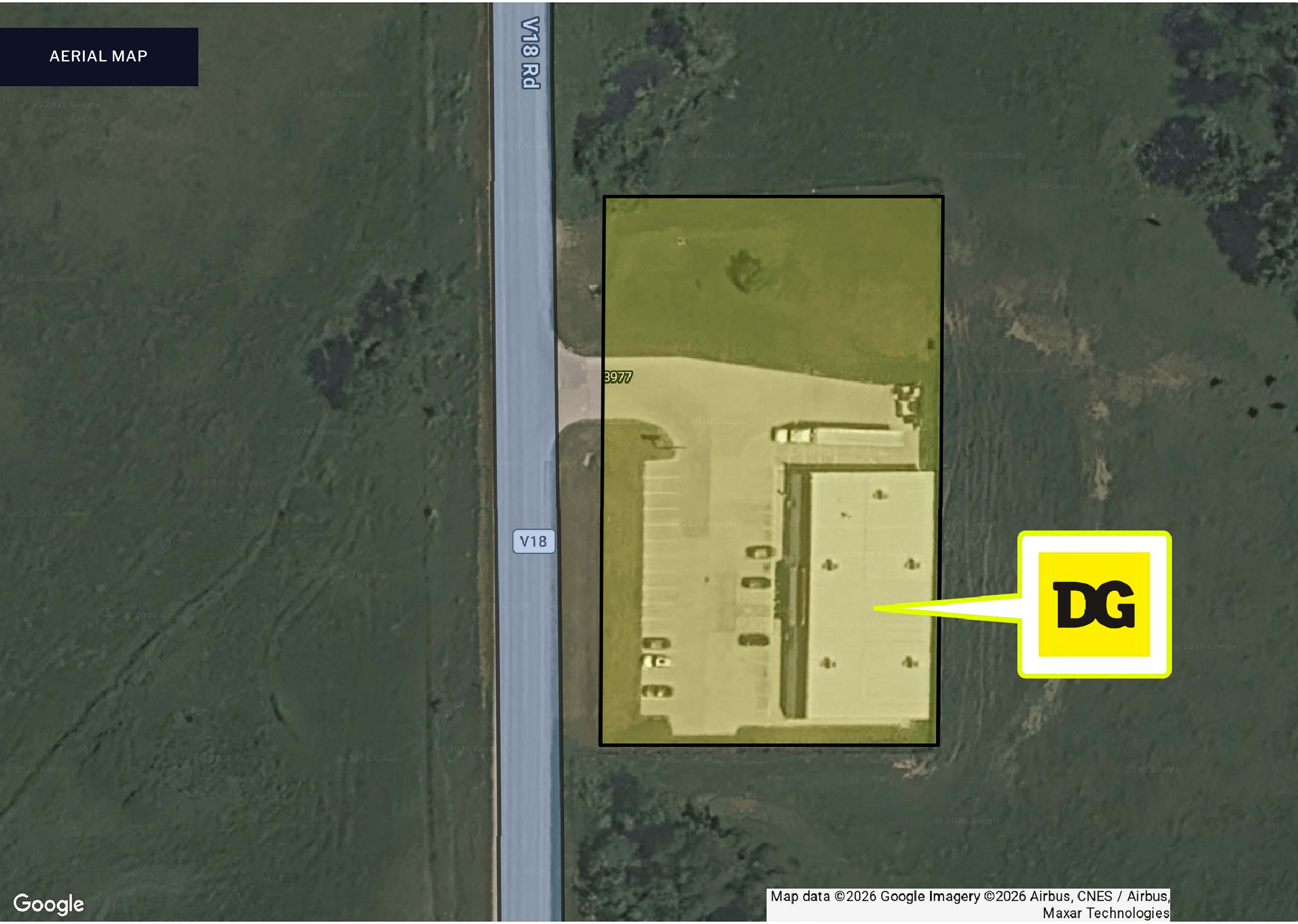
REGIONAL MAP



RETAILER MAP



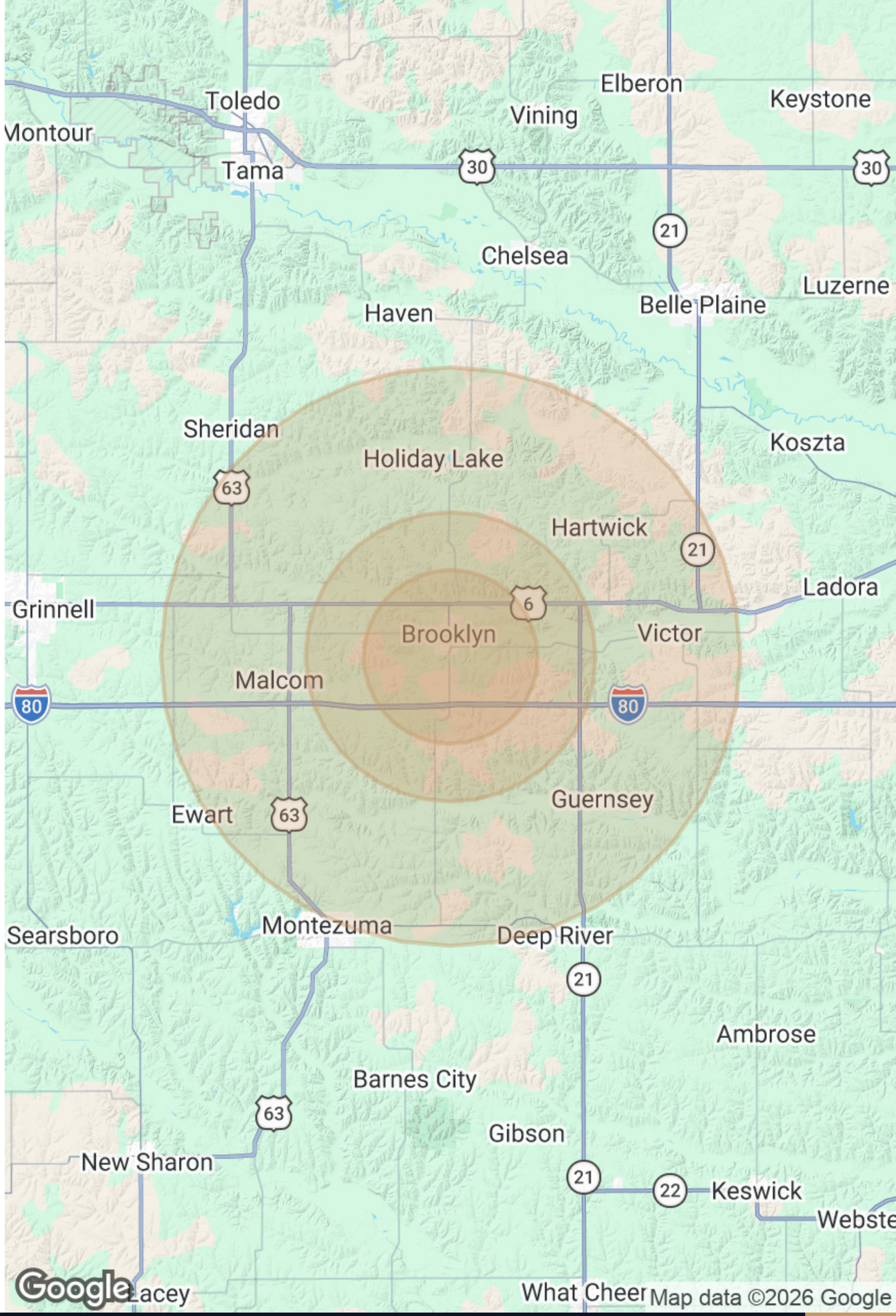
AERIAL MAP


V18 Rd
3977
V18
DG
Google
Map data ©2026 Google Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	1,645	1,887	5,715
Average Age	45.3	45.3	45.3

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	660	759	367
# of Persons per HH	2.3	2.3	2.3
Average HH Income	$77,932	$78,295	$83,707
Average House Value	$174,193	$173,239	$175,914

2023 American Community Survey (ACS)



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