

DOLLAR GENERAL®

315 E Business US-30, Lisbon, IA 52253

Retail
Investment Opportunity
Offering Memorandum



MATTHEWS™

Representative Photo

Exclusively Listed By



Meghan Carroll

Senior Associate

Direct: (949) 200-7903

Cell: (258) 227-0917

meghan.carroll@matthews.com

License No. 02151705 (CA)



Connor Olandt

SVP & Senior Director

Direct: (949) 432-4504

Cell: (818) 618-4522

connor.olandt@matthews.com

License No. 01985082 (CA)

Adam Marek

Broker of Record

Broker Lic. No.: S44830000 (IA)

Firm Lic. No.: F03991000 (IA)

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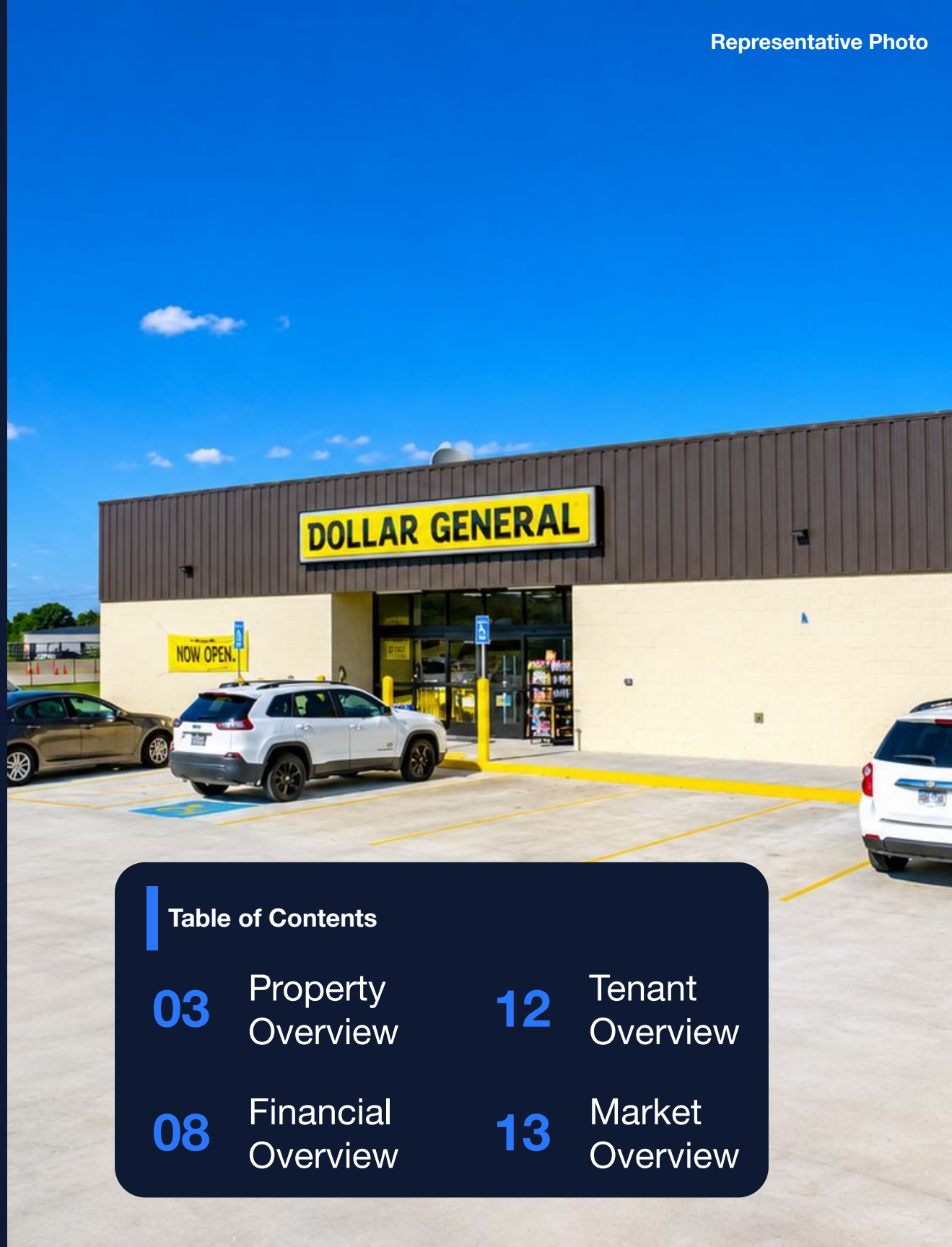


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Property Overview

Dollar General

315 E Business US-30 Lisbon, IA 52253



Representative Photo

Investment Highlights

Lease & Location Highlights

- Attractive 9% return on a stabilized investment-grade credit.
- Dollar General has occupied this store for over 20 years and recently exercised a five-year lease renewal option, demonstrating a strong commitment to this location.
- According to AlphaMaps, this store is ranked in the 72nd percentile in Iowa, placing it above average.

Tenant Highlights

- Dollar General boasts an investment-grade credit rating of BBB (S&P).
- Dollar General has ±20,000 locations and plans to continue their expansion for the foreseeable future.
- Dollar General has been considered an essential retailer and has proven to be one of the most profitable companies through the COVID-19 pandemic.
- Dollar General has a market cap of ±\$20 billion



Representative Photo




Cornell College
±1,094 Students

1st Ave SE

 **Lisbon High School**
±301 Students

 **Mt Vernon High**
±478 Students

 **Mt Vernon Middle**
±425 Students

 **Washington Elementary**
±546 Students



E Kirkwood Blvd ± 10,700 VPD



DOLLAR GENERAL
Subject Property

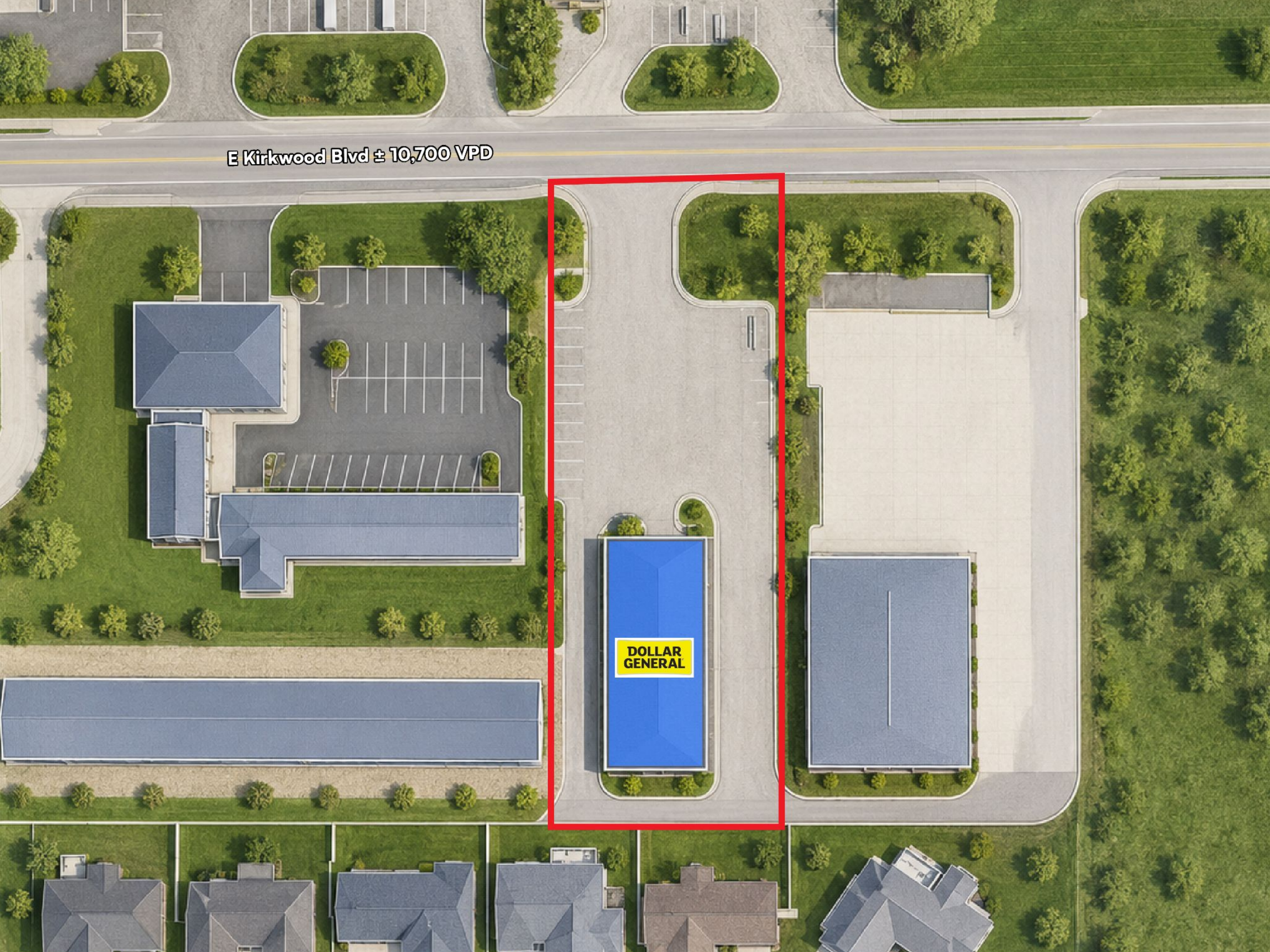


30 ± 13,500 VPD

Google Earth

E Kirkwood Blvd ± 10,700 VPD

**DOLLAR
GENERAL**



Dollar General
315 E Business US-30, Lisbon, IA 52253

±8,125 SF
GLA*

±1.04 AC
Lot Size*

2004
Year Built

*GLA and Lot Size to be verified by Buyer with a new survey



Representative Photo

Financial Overview

Dollar General

315 E Business US-30 Lisbon, IA 52253



Representative Photo

Financial Summary

\$513,333

List Price

9.00%

Cap Rate

Lease Summary

Address	315 E Business US-30, Lisbon, IA 52253
Tenant Name	Dollar General
Lease Guarantor	Corporate
Type of Ownership	Fee Simple
Lease Type	NN
Roof and Structure	Landlord Responsible
Term Remaining on Lease	± 5 Years
Lease Expiration Date	7/31/2036
Monthly CAM	\$135.41
Rent Increases	In Option Period
Renewal Options	One, 5-Year

Annualized Operating Data

	Date	Monthly Rent	Annual Rent	Increases
	Current - 07/31/2026	\$3,725.00	\$44,700	-
	08/01/2026 - 07/31/2031	\$3,850.00	\$46,200	9.68%
Option 1	08/01/2031 - 07/31/2036	\$4,100.00	\$49,200	9.39%



Portfolio Overview - Available for Sale Individually or Together

1



Address	100 Southern Prairie Dr, Madrid, IA 50156
List Price	\$959,325
Cap Rate	8.00%
Annual Rent	\$76,746.00
Lease Term Remaining	±5 Years
Lease Type	Absolute NNN

2



Address	307 Center Ave. S, Mitchellville, IA 50169
List Price	\$971,501
Cap Rate	8.00%
Annual Rent	\$77,720.04
Lease Term Remaining	±5 Years
Lease Type	Absolute NNN

3



Address	2192 332nd St, North English, IA 52316
List Price	\$1,061,870
Cap Rate	8.00%
Annual Rent	\$84,949.56
Lease Term Remaining	±6 Years
Lease Type	Absolute NNN

4

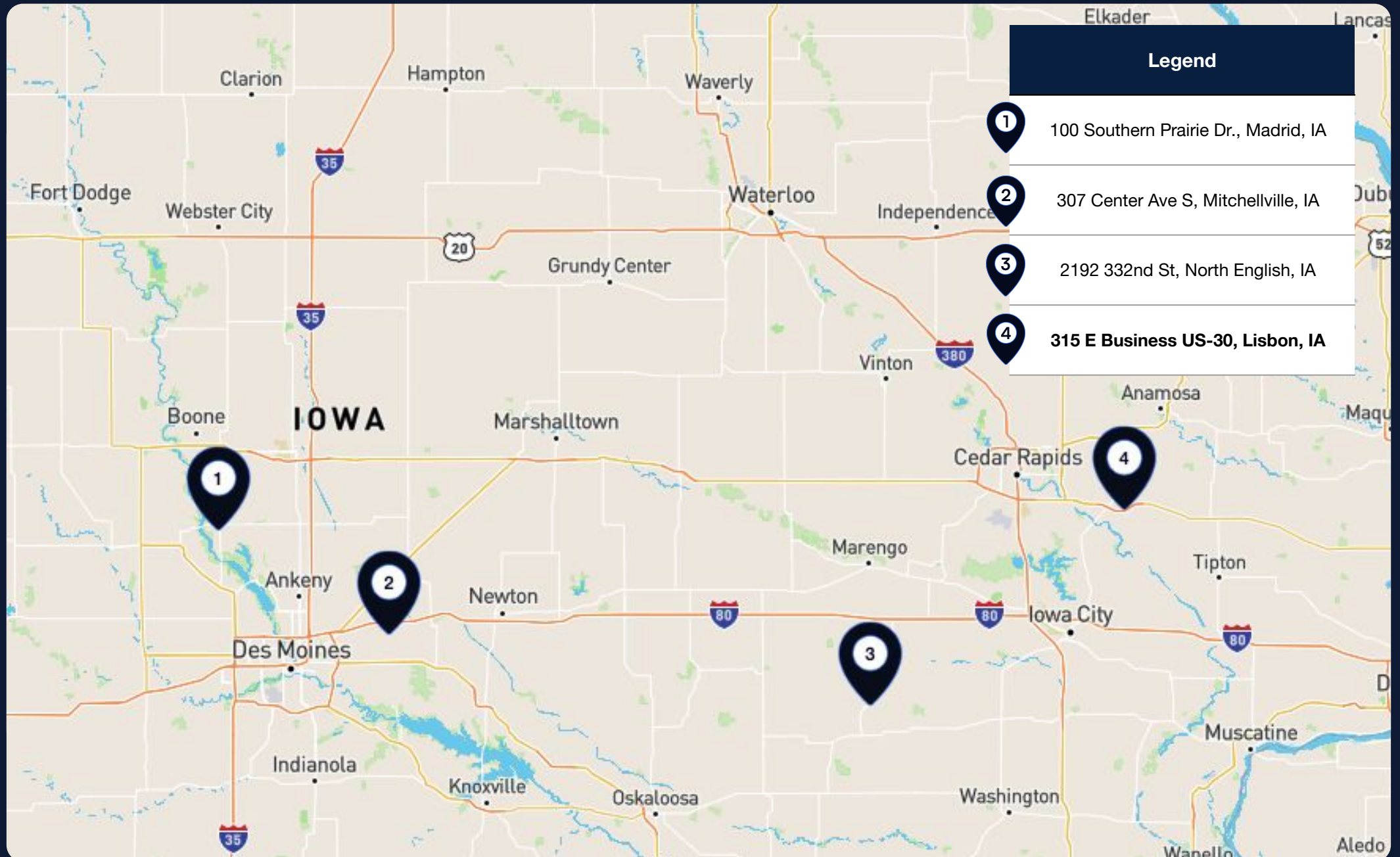


Address	315 E Business 30 , Lisbon, IA 52253
List Price	\$513,333
Cap Rate	9.00%
Annual Rent	\$44,700.00
Lease Term Remaining	±5 Years
Lease Type	NN

4 Property Portfolio

Dollar General

315 E Business US-30 Lisbon, IA 52253



Tenant Overview

Year Founded
1939

Headquarters
Goodlettsville, TN

Ownership Status
Public

Employees
±180,000

Locations
20,000+

Credit Rating
BBB

Annual Revenue
\$40.61 Billion

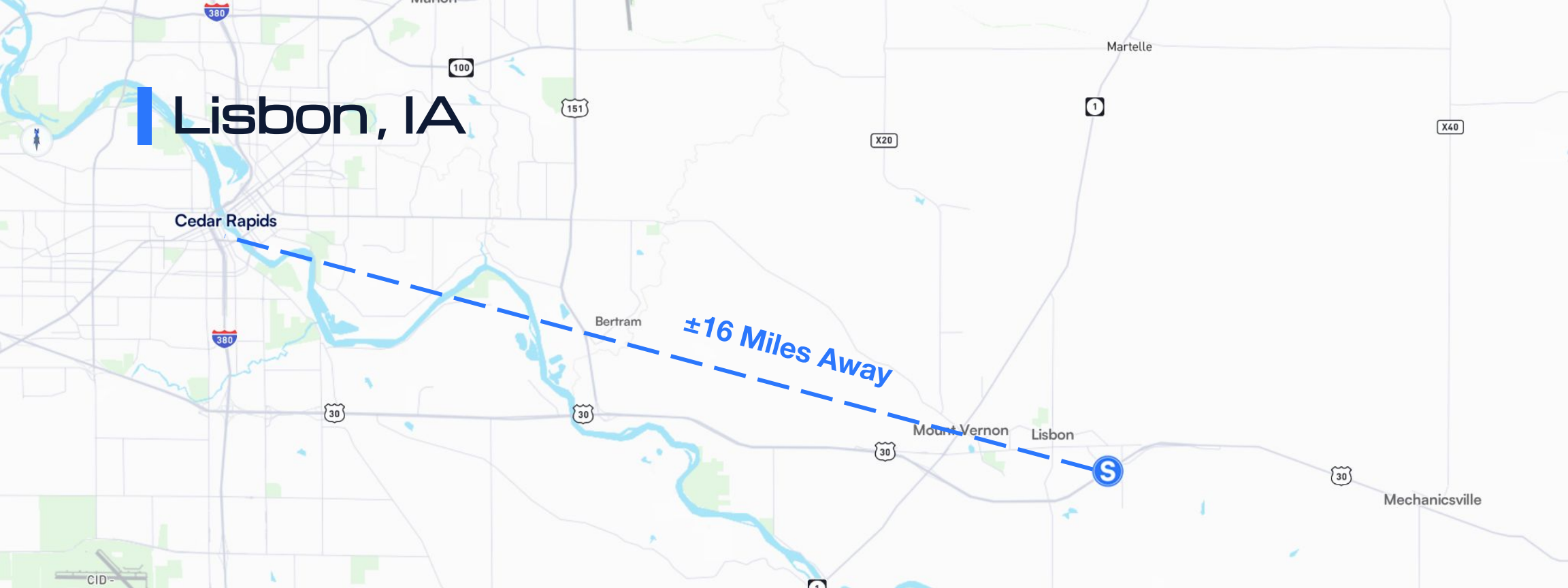
DOLLAR GENERAL®

Tenant Overview

Dollar General is the fastest-growing retailer which currently boasts roughly 20,000 neighborhood general stores in 48 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 79.7% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others.

Why Invest in Dollar General?

- **Strong Financials:** Q2 2025 earnings beat expectations with \$10.73B in sales and raised full-year guidance—showing solid momentum.
- **Expanding Customer Base:** Gaining traction with higher-income shoppers, especially in non-consumables, widening its market reach.
- **Net Store Growth:** Adding 725 new stores in 2025 (net +600), while optimizing underperformers for long-term efficiency.
- **Massive Scale:** Operates ~20,000 stores, employs 180,000+, and generates ~\$40.61B in annual revenue—highlighting stability and reach.



Local Market Overview

Located within the Cedar Rapids metropolitan area, Lisbon, Iowa benefits from its proximity to one of Eastern Iowa’s primary economic corridors while maintaining the accessibility and community-oriented character of a smaller town. Positioned along U.S. Highway 30 and within convenient reach of Interstate 380, the community offers direct connectivity to Cedar Rapids, Iowa City, and the broader Interstate 80 corridor. The area supports a stable residential base with above-average household incomes, strong homeownership levels, and consistent demand drivers tied to regional manufacturing, healthcare, education, and agricultural industries. Retail properties in Lisbon benefit from commuter traffic patterns, local service-oriented demand, and limited direct competition within the immediate trade area. The broader Linn County economy continues to experience steady population and employment growth supported by major regional employers, expanding healthcare systems, and continued investment in logistics and advanced manufacturing operations.

Property Demographics

Population	5-Mile	10-Mile	15-Mile
Five-Year Projection	8,961	18,319	123,750
Current Year Estimate	8,691	17,815	121,815
2020 Census	8,418	17,184	120,497
Growth Current Year-Five-Year	3.11%	2.83%	1.59%
Growth 2020-Current Year	3.25%	3.67%	1.09%
Income	5-Mile	10-Mile	15-Mile
Average Household Income	\$123,526	\$129,278	\$109,966

Cedar Rapids, IA



Manufacturing & Aerospace Hub | Regional Distribution Corridor | Affordable Midwest Housing Market

Economic Driver

Cedar Rapids benefits from a diversified economic base anchored by aerospace, advanced manufacturing, healthcare, and regional logistics operations. Major employers such as Collins Aerospace, Quaker Oats, and leading healthcare systems provide stable employment across both skilled labor and professional sectors, supporting long-term economic resilience. The city's location along the I-380 corridor also strengthens its role as a regional distribution and transportation hub for Eastern Iowa. Continued investment in industrial development, infrastructure improvements, and downtown revitalization efforts further reinforce Cedar Rapids' position as a key economic center within the Midwest. Its central location and affordable business environment continue to support long-term commercial growth and investment.

Local Market Overview

Cedar Rapids functions as the economic anchor of Eastern Iowa, with a diverse employment base that supports relatively stable household formation and owner-occupancy. With 73K+ employed residents and a median age under 37, the market benefits from a sizable working-age population that tends to support consistent demand for both entry-level and move-up housing. Educational attainment is solid for a mid-sized Midwest city (about 32% bachelor's), which often correlates with greater income resilience and steadier long-term homeownership trends. The market also benefits from its strategic location along the I-380 corridor, which supports regional connectivity, logistics activity, and access to nearby employment centers including Iowa City and the greater Cedar Valley region.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **315 E Business US-30, Lisbon, IA, 52253** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

APOLLO OM TEMPLATE SECTION

DO NOT DELETE THESE PAGES!!

Use the export to PDF feature and make sure that you've created a Box folder for that proposal in Atlas

[Retail OM Template](#)

Executive Summary

The Opportunity

Matthews™ is pleased to present 1340 & 1344 253rd Street, two adjacent apartment buildings located in Harbor City, California. The offering includes a total of 16 residential units across two two-story structures—each featuring eight units. Constructed in 1957 and 1958, the unit mix comprises fifteen two-bedroom units and one three-bedroom unit.

The properties have undergone numerous upgrades over the years, including tile flooring throughout (no carpet), modernized kitchen cabinetry and countertops, enhanced wall heaters and ceiling fans, updated stucco and exterior paint, newer water heaters, copper plumbing, and dual-pane windows. Secured with two gated entrances providing access to the front and rear parking areas, the buildings offer added safety and convenience. With approximately 64% rental upside, this portfolio presents a compelling opportunity for investors seeking stable income and long-term value appreciation.

benefit from excellent regional connectivity with easy access to major freeways and public transit. The surrounding area offers a diverse mix of shopping, dining, and recreational amenities, enhancing the appeal for both tenants and investors. Nearby points of interest include Kaiser Permanente South Bay Medical Center and Ken Malloy Harbor Regional Park, providing strong neighborhood fundamentals.

This offering presents a rare opportunity to acquire a well-located, income-generating asset in a sought-after Los Angeles submarket. The combination of strong location fundamentals and consistent area demand makes these properties a compelling addition to any investment portfolio.



PENDING PHOTOS



PENDING PHOTOS

315 E BUSINE SS 30

LISBON, IA 52253

2004

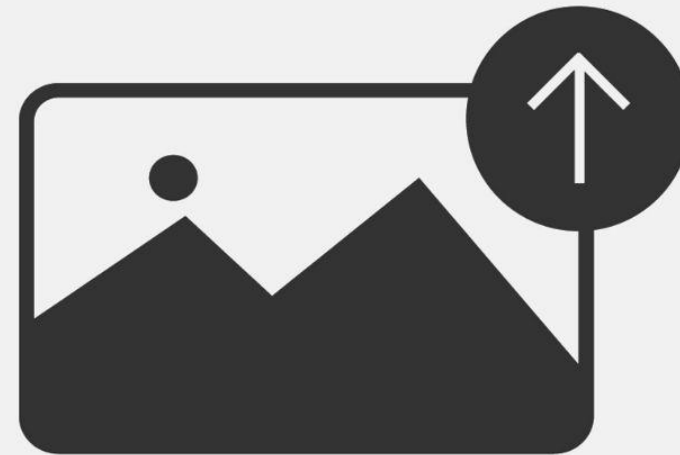
Year Built

±8,147 SF

GLA

Xxxx

Lease Type



PENDING PHOTOS

**Retail
Investment Opportunity**

Offering Memorandum

MATTHEWS™

315 E BUSINESS 30

LISBON, IA 52253

Retail
Investment Opportunity
Offering Memorandum



PENDING PHOTOS

MATTHEWS™

Executive Summary

315 E BUSINESS 2004

30

LISBON, IA 52253

Year Built

±0 SF
GLA

XXXX
Lease Type

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Strategically located between Pacific Coast Highway and Lomita Boulevard, these side-by-side properties benefit from excellent regional connectivity with easy access to major freeways and public transit. The surrounding area offers a diverse mix of shopping, dining, and recreational amenities, enhancing the appeal for both tenants and investors. Nearby points of interest include Kaiser Permanente South Bay Medical Center and Ken Malloy Harbor Regional Park, providing strong neighborhood fundamentals.



PENDING PHOTOS

Financial Summary

\$000,000

List Price

00.00%

Cap Rate

00.00%

Price Per SF

±0.00 AC

Lot Size

Property Details

Tenant Trade Name	Tenant
Type of Ownership	Xxxxxx
Lease Guarantor	Xxxxxx
Lease Type	Xxxx
Landlords Responsibilities	None
Original Lease Term	00 Years
Rent Commencement Date	00/00/0000
Lease Expiration Date	00/00/0000
Term Remaining on Lease	±00 Years
Increases	Xxxxxxxxxx
Options	Xxxxxxxxxx

Annualized Operating Data

	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
Current	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 1	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 2	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 3	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 4	\$32,500.00	\$390,000.00	\$26.80	6.00%



PENDING PHOTOS

LISBON, IA

Local Market Overview

Located within a stable suburban submarket of Cuyahoga County, Seven Hills maintains a moderately sized population—hovering at approximately 11,628 people in 2023—with a slight annual decline of 0.45% from the prior year. The area exhibits strong household income growth, with median household income rising to \$95,313 in 2023, up from \$91,975 a year earlier. As a primarily owner-occupied community—with a homeownership rate of 95.2%—purchasing remains the dominant tenure trend.

Accessibility underscores the market’s appeal: Seven Hills lies roughly a 20-minute drive from downtown Cleveland, with major corridors like I-77, I-480, and Broadview Road ensuring smooth connectivity. Traffic volumes along these routes support both residential and commuter activity. The demographic profile—characterized by a high median age of approximately 50.3 years and a well-earned median income—points to a mature, financially stable population likely drawn to reliable multifamily housing options.



PENDING PHOTOS

Population	5-Mile	10-Mile	15-Mile
Five-Year Projection	8,961	18,319	123,750
Current Year Estimate	8,691	17,815	121,815
2020 Census	8,418	17,184	120,497
Growth Current Year-Five-Year	3.11%	2.83%	1.59%
Growth 2020-Current Year	3.25%	3.67%	1.09%
Households	5-Mile	10-Mile	15-Mile
Five-Year Projection	3,239	6,974	52,461
Current Year Estimate	3,134	6,734	51,440
2020 Census	2,922	6,300	49,197
Growth Current Year-Five-Year	3.37%	3.57%	1.98%
Growth 2020-Current Year	7.24%	6.89%	4.56%
Income	5-Mile	10-Mile	15-Mile
Average Household Income	\$123,526	\$129,278	\$109,966