

DOLLAR GENERAL

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JUST UNDER

15-YEAR ABSOLUTE NNN LEASE

ZERO LANDLORD RESPONSIBILITIES

5% INCREASES EVERY 5 YEARS

DOLLAR GENERAL

6003 HIGHWAY 291, NINE MILE FALLS, WA 99026

PEARL
GROUP

INVESTMENT OVERVIEW

The Dollar General store at 6003 Highway 291 in Nine Mile Falls, WA features a 10,566 SF building on 1.43 acres in a high-visibility location with direct access from Hwy 291 (AADT 8,598). Dollar General has executed a 15-year absolute NNN lease with five, 5-year renewal options and 5% rental increases every 5 years, offering secure, long-term cash flow with zero landlord responsibilities. The lease is corporately guaranteed by Dollar General Corporation (NYSE: DG), an investment-grade tenant with a BBB rating from S&P and Baa2 from Moody's. Situated within the Spokane MSA, Nine Mile Falls is just 15 miles from downtown Spokane, combining strong demographics with stable tenancy. Offered at a 6.4% cap rate, this asset provides investors with a passive, inflation-hedged income stream backed by a nationally recognized retailer.

LONG-TERM LEASE RENTAL INCREASES	Just under 15-year absolute NNN lease provides secure cash flow with no landlord responsibilities 5% Rental increases every 5 years throughout the base lease term and renewal option periods
CORPORATE GUARANTEE	The lease is guaranteed by Dollar General Corporation (NYSE: DG)
INVESTMENT GRADE TENANT	Dollar General has a BBB rating from S&P and a Baa2 rating from Moody's
PROMINENT LOCATION	The property is highly visible with direct access off Highway 291 (8598 AADT)
SPOKANE MSA	Nine Mile Falls is a suburb of Spokane located 15 miles Northwest of Downtown

OFFERING SUMMARY

Property

Property	\$2,970,156
Net Operating Income	\$190,092
Cap Rate	6.4%
Building Size	10,566 SF
Price/SF	\$281.11
Lot Size	1.43 Acres
Zoning	Commercial
Year Built	2025

Lease Summary

Lease Type	Absolute NNN
Tenant	DG Strategic VII, LLC
Guarantor	Dollar General Corporation
Lease Term	15 Years
Lease Commencement	February 2025
Lease Expiration	February 2040
Rent Increases	5% Every Five Years
Renewal Options	Five, 5-Year Renewal Options
Landlord Responsibilities	None
Tenant Responsibilities	All

ADDRESS

6003 Highway 291
Nine Mile Falls,
WA 99026

CAP RATE

6.4%

PRICE

\$2,970,156

Rent Schedule

	Annual Rent	Monthly Rent
Years 1-5	\$190,092	\$15,841
Years 6-10	\$199,596	\$16,633
Years 11-15	\$209,580	\$17,465
Option 1	\$220,056	\$18,338
Option 2	\$231,060	\$19,255
Option 3	\$242,616	\$20,218
Option 4	\$254,748	\$21,229
Option 5	\$267,480	\$22,290

TENANT OVERVIEW

DollarGeneral Corporation (NYSE: DG) is proud to serve as Americas 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 1, 2024, the Company's 20,022 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.

For additional information visit: www.dollargeneral.com/about-us

FOUNDED IN
1939

HEADQUARTERED IN
GOODLETTSVILLE,
TENNESSEE

NYSE: DG
PUBLICLY TRADED

20,000+
LOCATIONS

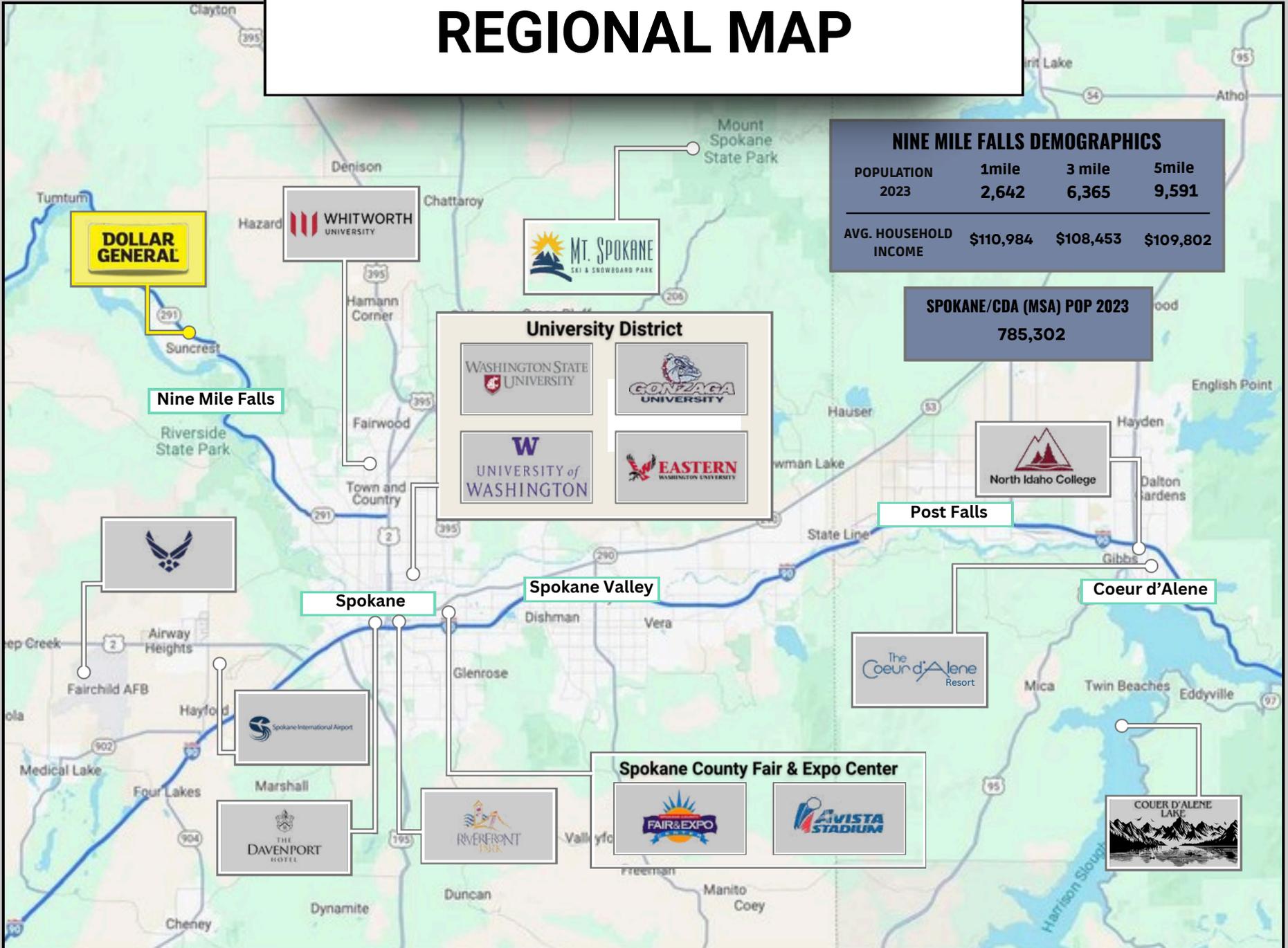
\$40.6
BILLION NET
SALES
(2024)

BBB
(S&P)/BAA2
(MOODY'S)
CREDIT RATING



**DOLLAR
GENERAL**

REGIONAL MAP



NINE MILE FALLS DEMOGRAPHICS

POPULATION	1mile	3 mile	5mile
2023	2,642	6,365	9,591
AVG. HOUSEHOLD INCOME	\$110,984	\$108,453	\$109,802

SPOKANE/CDA (MSA) POP 2023
785,302

University District

WASHINGTON STATE UNIVERSITY

GONZAGA UNIVERSITY

UNIVERSITY of WASHINGTON

EASTERN WASHINGTON UNIVERSITY

Post Falls

North Idaho College

Spokane County Fair & Expo Center

FAIR & EXPO

AVISTA STADIUM





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PEARL
— GROUP —