Dollar General

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BUILDING INFORMATION

Building Area: 10,640 SF

Lot Area: 1.02 Acres

Year Built: 2022

RENT SCHEDULE

	NOI	INCREASE	CAP RATE
Current - 12/31/31	**$93,744**	**-**	**6.5%**
1/1/32 - 12/31/36	**$96,556**	**3%**	**6.69%**
Option 1	$106,211	10%	7.36%
Option 2	$116,833	10%	8.1%
Option 3	$128,516	10%	8.91%
Option 4	$141,368	10%	9.8%

OFFERING SUMMARY

Sale Price:	$1,442,215
NOI:	$93,744
Cap Rate:	6.5%
Term Remaining:	10+ Years
Lease Commencement:	12/20/2021
Lease Expiration:	12/31/2036
Options:	(4) 5-Year
Increases:	3% in Year 11 & 10% Per Option
Lease Type:	NNN
Landlord Responsibilities:	None

PROPERTY HIGHLIGHTS

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- **Strategic Wayne Location –** Positioned Along E 7th St at Centennial Rd, a Main Thoroughfare Surrounded by Residential, Retail, and Industrial Uses
- **Investment-Grade Corporate Guaranty** – The Lease is Corporately Guaranteed by Dollar General Corporation (NYSE: DG), an Investment-Grade Credit Tenant Rated BBB / Stable by S&P and Baa3 / Stable by Moody's
- **Rare Primary-Term Rent Growth** – The Lease Features a 3% Rental Increase in Year 11, Followed by 10% Increases in Each of Four 5-Year Renewal Options, Providing Built-In Income Growth
- **High Traffic Exposure** – Approximately 12,243 Vehicles Pass the Site Daily at the Intersection of Centennial Rd and E 7th St, Providing Strong Visibility
- **Established Retail Corridor –** Surrounded by Ace Hardware, McDonald's, Pizza Hut, O'Reilly Auto Parts, Casey's, and Other Local and National Retailers, Creating a Strong Commercial Environment. Ace Hardware & Home McDonald's Pizza Hut O'Reilly Auto Parts
- **Projected Population Growth** – +1.73% Population Growth is Projected within 1 Mile Over the Next 5 Years, Supporting Continued Local Consumer Demand
- **Near Wayne State College –** Located Approximately 1 Mile from Wayne State College, a Major Local Institution and Employment Driver With 4,500+ Students
- **Modern Retail Asset –** The Property Features a 10,640 SF Dollar General Plus Store, Constructed in 2021, Providing a Modern Retail Facility at a High-Visibility Corner Location

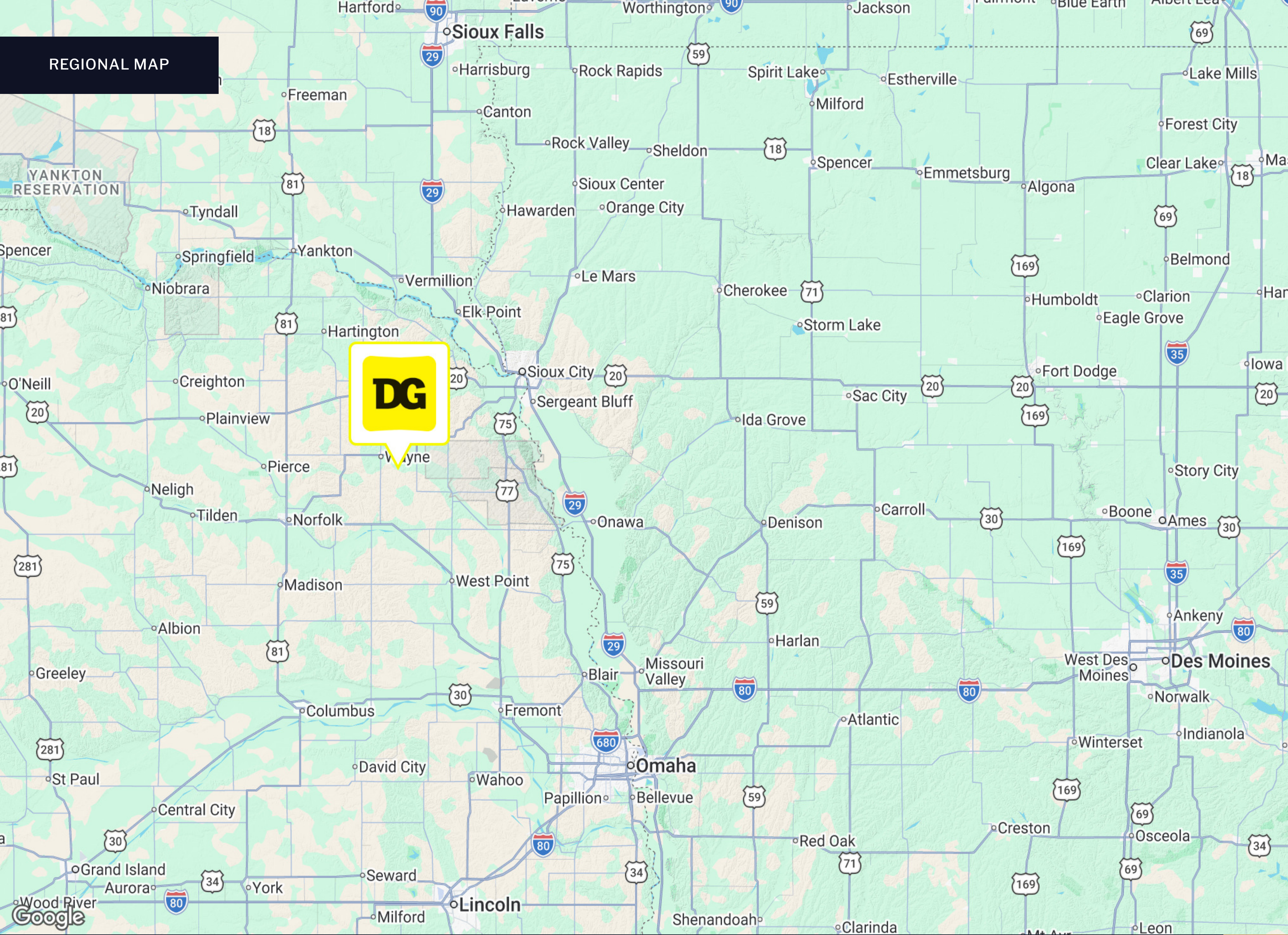
TENANT OVERVIEW

Company:	Dollar General Corporation
Founded:	1939
Locations:	20,893+ Across the U.S. and Mexico
Total Revenue:	$42.7 Billion (FY2025)
Headquarters:	Goodlettsville, TN
Website:	www.dollargeneral.com
NYSE:	DG

TENANT HIGHLIGHTS

- **Extensive Store Network –** Over 20,800 Locations Across the U.S. and Mexico, Providing a Significant National Footprint and Strong Brand Presence
- **Investment-Grade Credit Profile –** S&P "BBB" Credit Rating Supports Dollar General's Financial Strength, Creditworthiness, and Long-Term Stability
- **Strong 2025 Financial Performance –** Fiscal 2025 Net Sales Increased 5.2% to $42.7 Billion, While Same-Store Sales Increased 3.0%, Demonstrating Continued Consumer Demand
- **Positive 2026 Sales Momentum –** First Quarter Fiscal 2026 Net Sales Increased 3.4% to $10.8 Billion, With Same-Store Sales Increasing 2.0%
- **Recession-Resilient Business Model –** Focused on Affordable Everyday Essentials, Including Consumables, Household Products, Health and Beauty Items, Supporting Consistent Demand Across Economic Cycles
- **Continued Store Expansion –** Plans Approximately 450 New U.S. Stores and 10 New Mexico Stores in Fiscal 2026, Along With Approximately 4,500 Store Remodels
- **Affordable Pricing Strategy –** Focused on Low Everyday Prices and Convenient Locations, Serving Value-Conscious Consumers Across Rural, Suburban, and Underserved Markets
- **Essential Retailer with Broad Consumer Reach –** Approximately 82% of Fiscal 2025 Net Sales Came From Consumables, Supporting Recurring Demand for Food, Household Supplies, and Personal Care Products
- **NNN Lease Structure with Zero (0) Landlord Responsibilities –** Provides Investors With a Passive Ownership Structure, No Landlord Operating Obligations, and Predictable Contractual Income

REGIONAL MAP



RETAILER MAP

AERIAL MAP

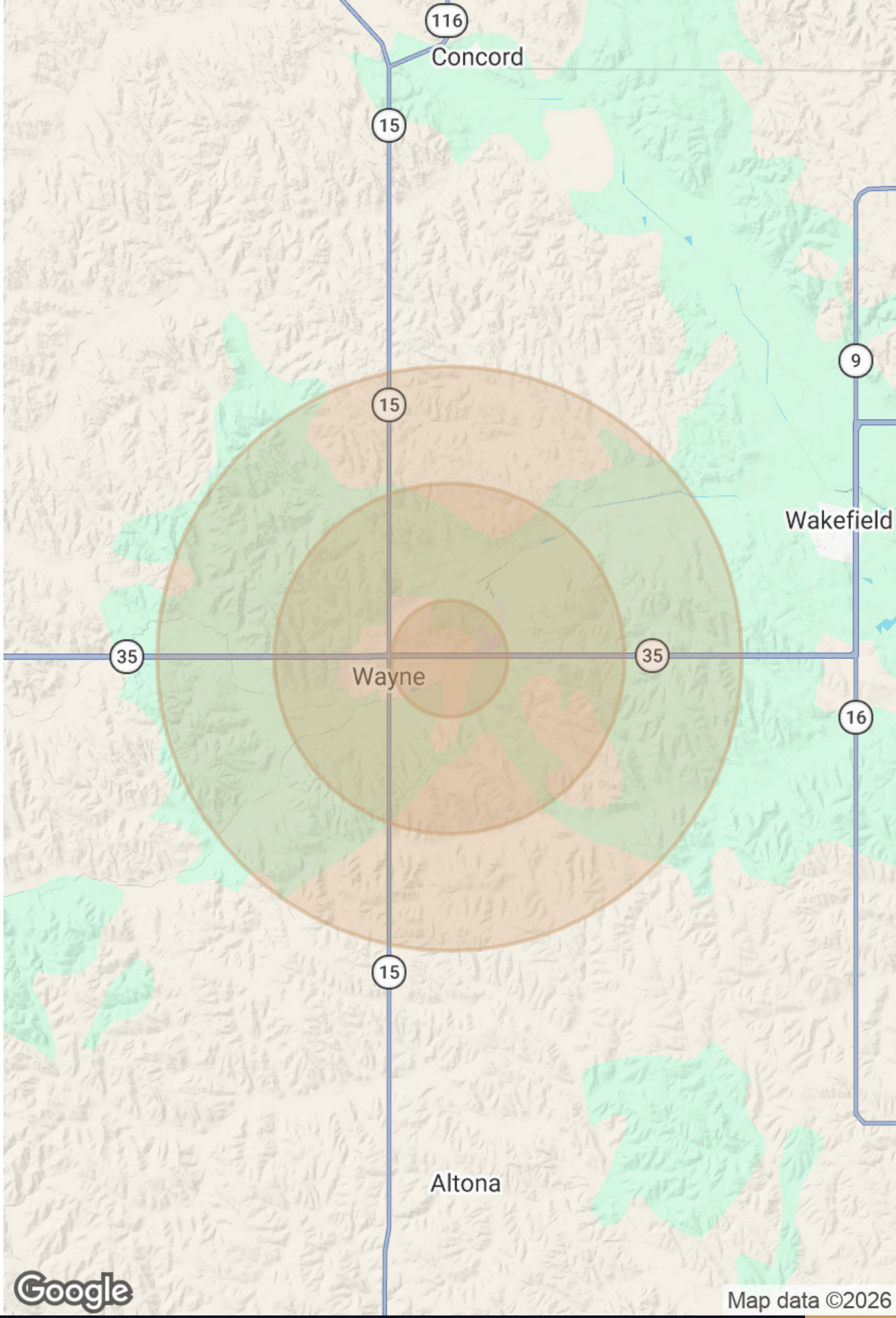

E 7th St
10,895 Vehicles Per Day
856th Rd
1,348 Vehicles Per Day
1519
1518
1606
DG
Chiefs Way
Chiefs Way
Chiefs Way
Google

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,637	6,797	7,064
Average Age	33	34	34

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,059	2,367	2,470
# of Persons per HH	3.3	2.9	2.9
Average HH Income	$70,236	$74,494	$76,011
Average House Value	$173,407	$198,811	$203,937

2020 American Community Survey (ACS)



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