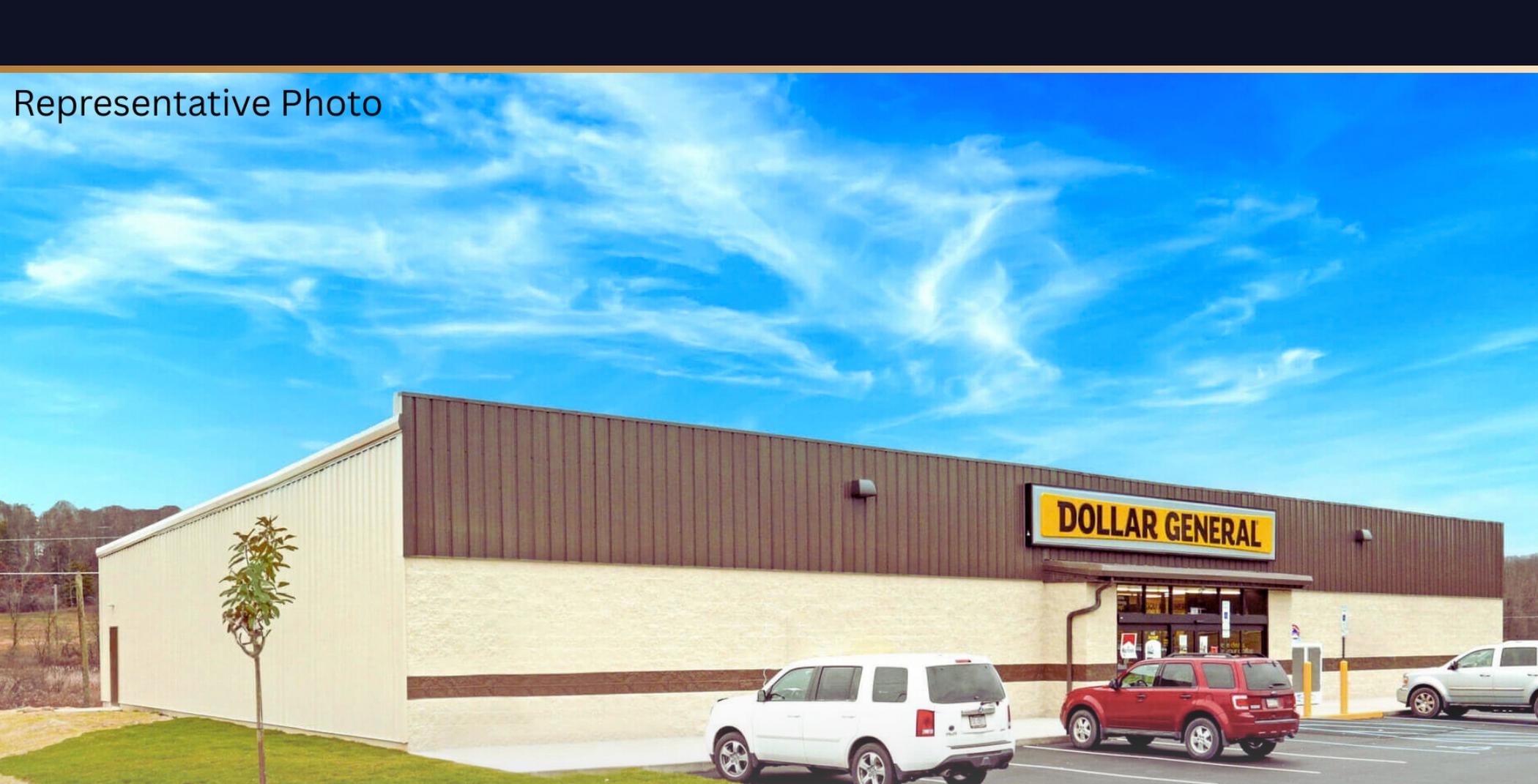


Representative Photo



Dollar General

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ELEVATE
— NET LEASE —

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Elevate Net Lease in compliance with all applicable fair housing and equal opportunity laws.

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PROPERTY SUMMARY



BUILDING INFORMATION

Building Size:	10,566 SF
Lot Size:	2.50 Acres
Year Built:	2022

RENT SCHEDULE	INCREASE	NOI	CAP RATE
Years 1-15	-	\$92,988	6.25%
Option 1	10%	\$102,286	6.88%
Option 2	10%	\$112,515	7.56%
Option 3	10%	\$123,767	8.32%
Option 4	10%	\$136,143	9.15%

OFFERING SUMMARY

Sale Price:	\$1,487,808
Cap Rate:	6.25%
NOI:	\$92,988
Guarantor:	Corporate
Term Remaining:	10.5+ Years
Lease Commencement:	12/5/2021
Lease Expiration:	12/31/2036
Options:	(4) 5 Year Options
Increases:	10% Per Option
Lease Type:	NNN
Landlord Responsibilities:	None
Tenant Responsibilities:	Taxes, Insurance, CAM, Roof/Structure, HVAC, & Parking Lot

PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- **Accessible Location Serving Linwood and Surrounding Communities** – The Property is Located in Linwood, Kansas, a Community Positioned within the Greater Kansas City MSA, Providing Convenient Access to Surrounding Residential Neighborhoods and Supporting Demand for Retail and Service-Oriented Businesses.
- **Significant Job Growth from Panasonic EV Battery Plant** – Located near the \$4+ billion Panasonic EV Battery Plant under construction in De Soto, KS, one of the largest economic development projects in Kansas history. The facility is expected to generate 4,000+ direct jobs and thousands of additional indirect jobs, bringing substantial new employment, housing demand, and consumer spending to the surrounding trade area.
- **Community-Centered Market With Consistent Local Consumer Base** – Linwood Serves as a Residential Community Supporting Nearby Townships and Rural Areas, Providing a Reliable Customer Base for Convenience Retail and Essential Services.
- **Convenient Connectivity to Regional Transportation Routes** – The Property Benefits from Proximity to Major Regional Roadways Connecting the Area to Nearby Cities and Employment Centers within the Greater Kansas City Market.
- **Growing Residential Trade Area Supporting Daily-Needs Retail** – The Surrounding Area Features a Stable Residential Population Base that Supports Consistent Demand for Local Retail, Dining, and Service-Based Businesses.
- **Stable Secondary Market With Long-Term Investment Appeal** – Positioned within a Measured-Growth Submarket in Eastern Kansas, the Property Benefits from Predictable Demand Drivers and Community-Oriented Retail Activity that Support Durable Long-Term Investment Performance.



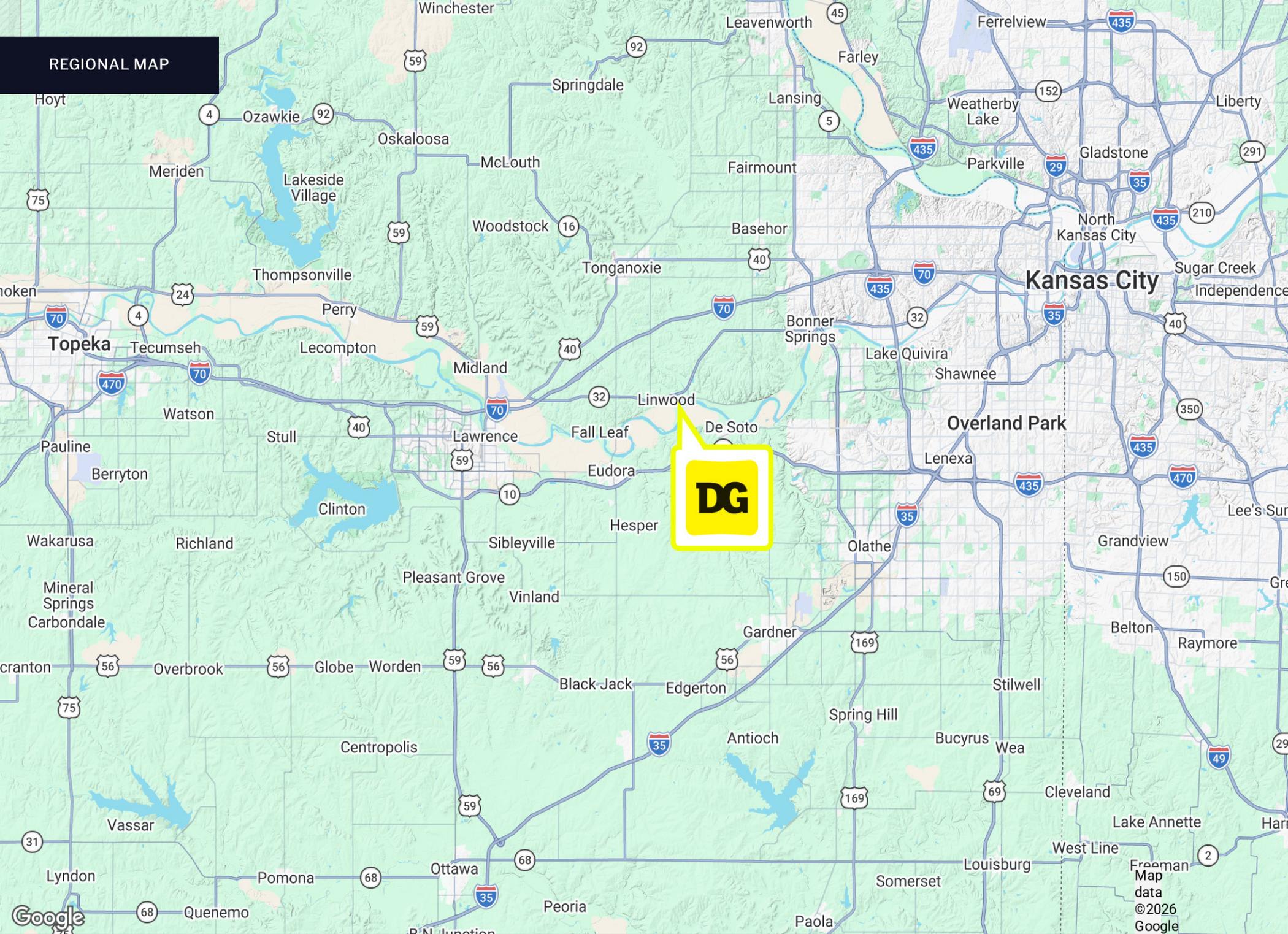
TENANT OVERVIEW

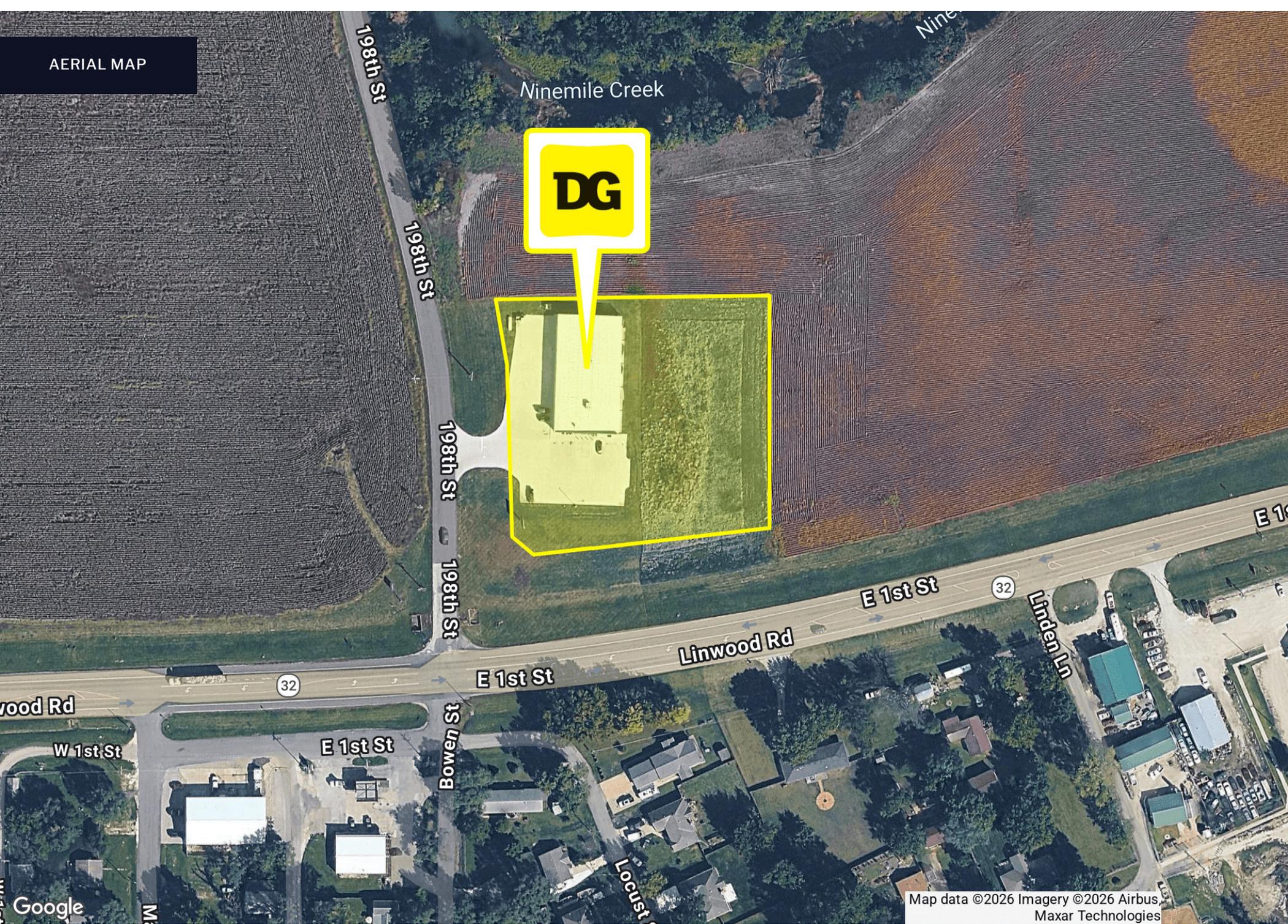
Company:	Dollar General (NYSE:DG)
Founded:	1939
Locations:	20,363
Total Revenue:	38.69 Billion (2024)
Headquarters:	Goodlettsville, TN
Website:	https://www.dollargeneral.com/

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





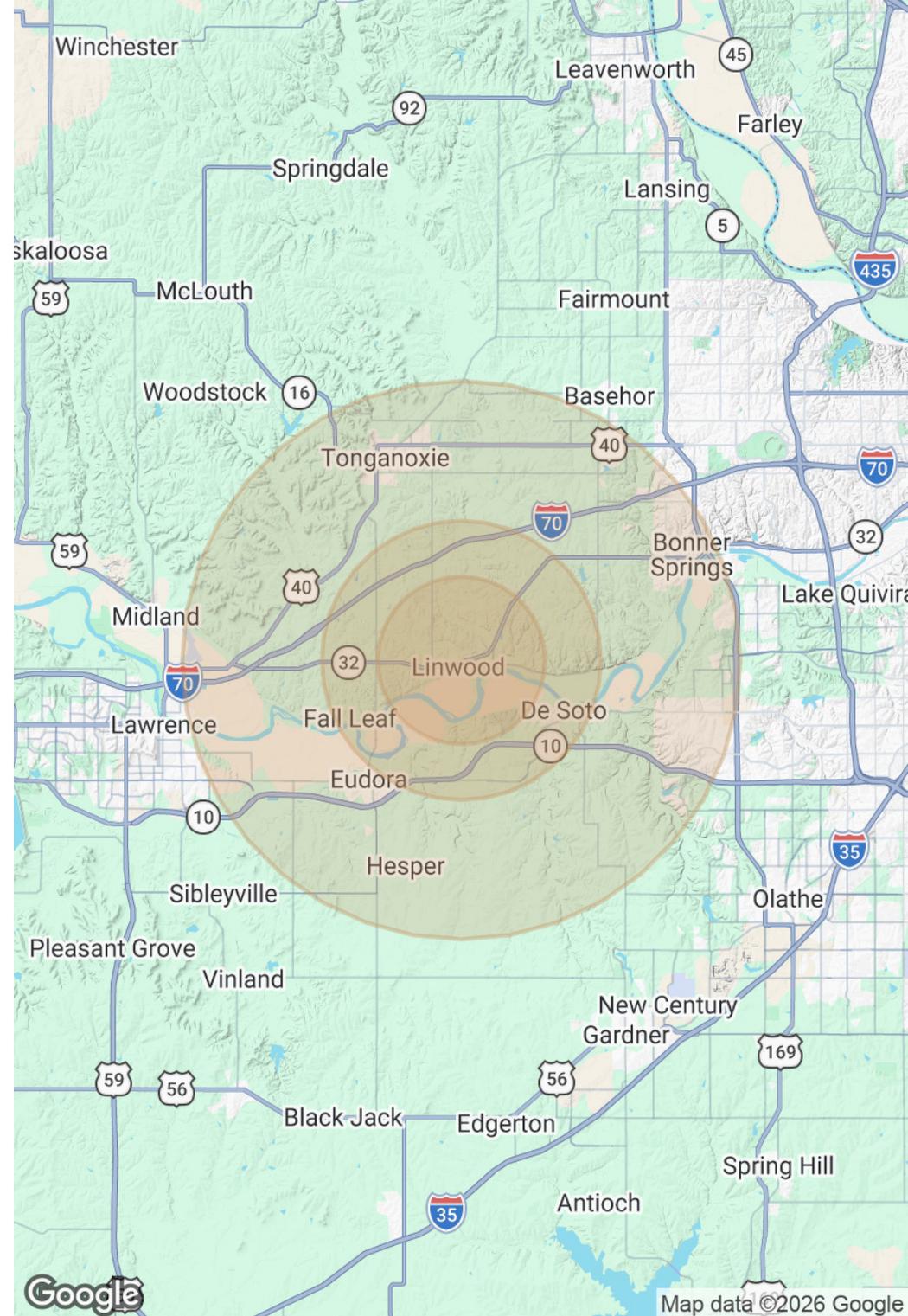
Map data ©2026 Imagery ©2026 Airbus,
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DEMOGRAPHICS MAP & REPORT

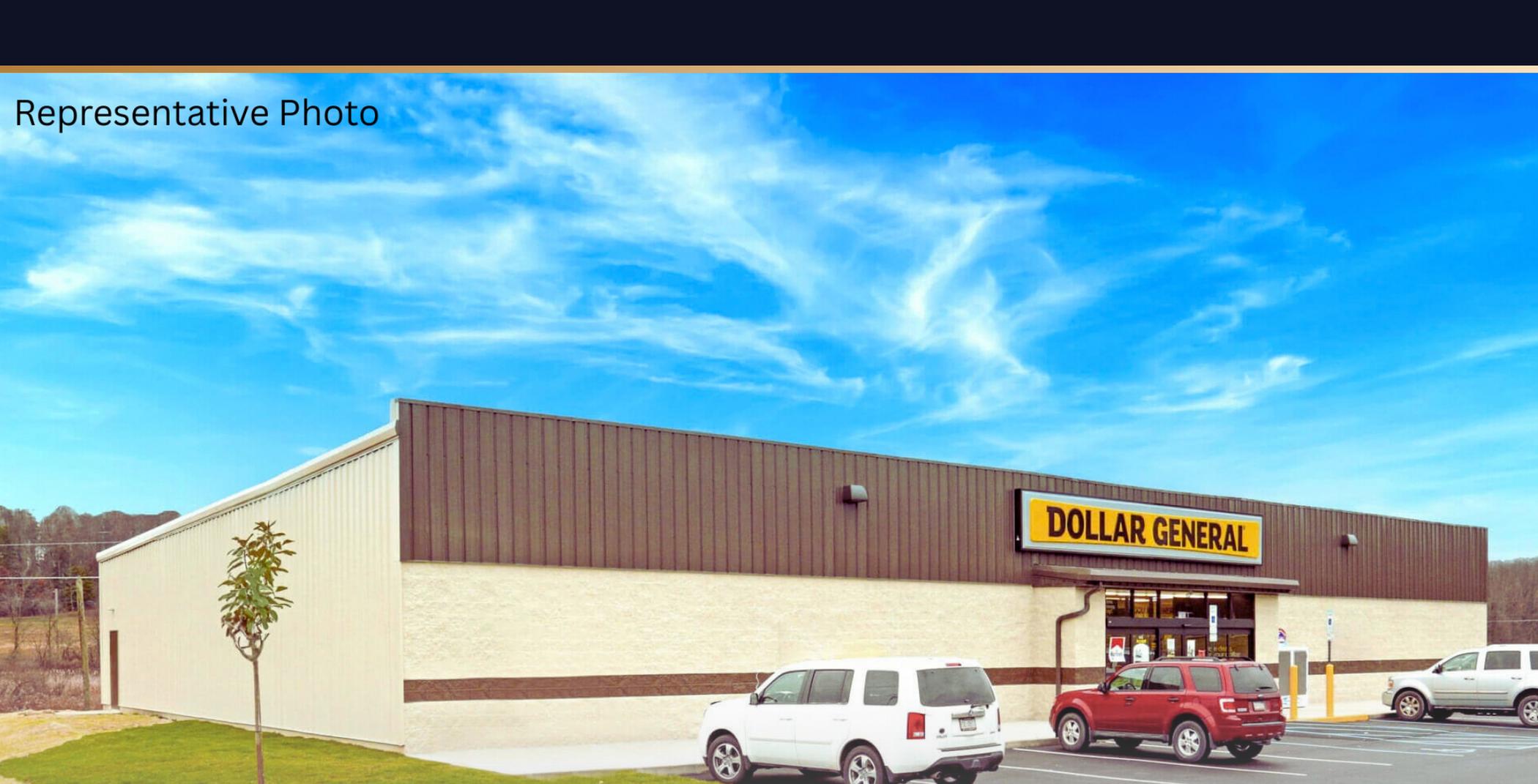
POPULATION	3 MILES	5 MILES	10 MILES
Total Population	1,334	7,952	58,153
Average Age	31.3	35.7	38.1

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	492	2,927	21,416
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$81,673	\$94,157	\$114,122
Average House Value	\$377,107	\$366,767	\$356,783

2023 American Community Survey (ACS)



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