UPLAND
REAL ESTATE GROUP, INC.

DOLLAR GENERAL

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WI BROKER AND PROJECT BROKER OF RECORD

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Look Upland. Where Properties & People Unite!

NET LEASED DISCLAIMER

Upland Real Estate Group, Inc. hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Package has been obtained from sources we believe to be reliable. However, Upland Real Estate Group, Inc. has not and will not verify any of this information, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters. Upland Real Estate Group, Inc. makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Package is not a substitute for your thorough due diligence investigation of this investment opportunity. Upland Real Estate Group, Inc. expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal and other advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

All information, including price change and withdrawal from the market, is subject to change without notice.

By accepting this Marketing Package you agree to release to Upland Real Estate Group, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property. **Property to be sold 'where is, as is.'**

CONFIDENTIALITY AND DISCLAIMER: The information contained in the following Marketing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Upland Real Estate Group, Inc. and should not be made available to any other person or entity without the written consent of Upland Real Estate Group, Inc. This Marketing Package has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Upland Real Estate Group, Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property or any other matter related to the subject property. The information contained in this Marketing Package has been obtained from sources we believe to be reliable; however, Upland Real Estate Group, Inc. has not verified, and will not verify, any of the information contained herein, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

- Dollar General is on a 15 Year, NNN Lease with 5% increases every 5 years.
- The lease includes a Dollar General Corporate Guaranty.
- Dollar General, S&P Rated BBB, operates over 20,000 stores in the United States and Mexico. Year end January 30, 2026 revenues of $42.7 Billion and net worth of $8.5 Billion.
- Strong local demographics with a 5-mile population of 21,539 and average household income of $83,746.
- Strategically positioned along **Broadway Street S**, benefiting from **8,600 vehicles per day** and excellent visibility and accessibility.
- Located just blocks from the **University of Wisconsin–Stout**, home to approximately **6,900 students**, providing a consistent customer base from students, faculty, and staff.
- Menomonie, Wisconsin is located in west-central Wisconsin along **Interstate 94, one of Wisconsin's primary east-west transportation routes connecting the Twin Cities and Eau Claire.**
- Menomonie serves as the **county seat of Dunn County.**
- Dollar General specializes in convenient, value-priced merchandise, featuring groceries, household essentials, cleaning products, personal care items, pet supplies, and seasonal products.

INVESTMENT SUMMARY

PRICE	$2,237,594
CAP	6.65%
NOI	$148,800
RENT/SF	$14.08
PRICE/SF	$211.77
RENT ADJUSTMENTS: 5% Every 5 Years	
YEARS 1-5:	$148,800
YEARS 6-10:	$156,240
YEARS 10-15:	$164,052

LEASE INFORMATION

LEASE TYPE	NNN
LEASE TERM	15 Years
RENT COMMENCEMENT	October 1, 2026
LEASE EXPIRATION	September 30, 2041
RENEWAL OPTIONS	Five 5-Year w/ 5% Increases

NOT ACTUAL PHOTO

LEASE NOTES:

Delivery Date of 8/3/2026 with Rent commencing the earlier of (i) 60 days after delivery date; or (ii) the date which Tenant shall open for business to the public.

PROPERTY INFORMATION

ADDRESS	2121 Broadway Street S Menomonie, WI
BUILDING SIZE	10,566 SQ.FT.
LOT SIZE	0.99 Acres
COUNTY	Dunn
YEAR BUILT	2026

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2026 POPULATION	9,151	17,094	21,539
2031 POPULATION	9,228	17,430	21,857
2026 MEDIAN HOUSEHOLD INCOME	$54,672	$65,415	$66,653
2026 AVERAGE HOUSEHOLD INCOME	$71,898	$83,367	$83,746

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2026 and 2031.


Menomonie Dog Park
Lake Menomin
Dunn County Fairgrounds
9,300 VPD
Broadway St S
University of Wisconsin Stout 6,900+ Students
Don and Nona Williams Stadium
Menomonie High School 960+ Students
River Heights Elementary School 420+ Students
DOLLAR GENERAL

YEAR END	January 30, 2026
PROPERTY	Dollar General
TENANT	Dolgencorp, LLC
GURANTOR	Dollar General Corporation
REVENUES	$42.7 Billion
NET WORTH	$8.5 Billion
S&P RATING	BBB
WEBSITE	www.dollargeneral.com

Dollar General operates over 20,000 stores in U.S. states and Mexico.

Dollar General, a Fortune 500 company, is one of the leading discounted retailers in the United States. Dollar General, S&P Rated BBB, operates over 20,000 stores in the United States and Mexico. Year end January 30, 2026 revenues of $42.7 Billion and net worth of $8.5 Billion.

Its store delivers everyday low prices from America's most trusted brand including high quality private brands for over 80 years. Dollar General offers a broad range of products including food, drinks, seasonal items, household items, apparel, paper products, and much more.

Dollar General has consistently been recognized as Fortune Magazine's World's Most Admired Companies List, as well as ranking #106 on Fortune 500 List, Top 50 Fastest Growing Retailer, Most Trusted Brand List for Retailers, and more awards.

Dollar General has over 173,000 employees, 28 traditional and DG Fresh distribution centers. Approximately 75% of the United States population currently lives within five miles of a Dollar General store.

THE UPLAND ADVANTAGE

Upland Real Estate Group, Inc., which was founded in 1995, is a Minneapolis based commercial real estate investment sales and brokerage company, which focuses on passive real investments, 1031 solutions, real estate portfolio diversification, and wealth preservation. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

BENEFITS OF WORKING WITH UPLAND

- Nationally recognized CCIM accredited sales team
- Comprehensive and searchable online database
- Excellent reputations and credibility
- Online Letter of Intent forms
- Access to confidential off-market properties
- Extensive referral network
- Prompt follow-up and attention to detail

www.nnnsales.com

PROVEN SUCCESS RECORD

- Completed in excess of 1,000 net leased sales transactions totaling over $3 billion
- Specialized in NNN investment market for more than 30 years

Upland's 1031 investment specialists have successfully completed net lease sales transactions with tenants including, but not limited to:

7-Eleven	Chick-Fil-A	KinderCare	Sherwin Williams
Advance Auto	Chipotle	Kohl's	Starbucks
Aldi	Circle K	Kum & Go	Sunoco
Allina Health	CVS Pharmacy	LA Fitness	Super America
Applebee's	Dollar General	Mattress Firm	Taco Bell
Arby's	Dollar Tree	McDonald's	Tires Plus
Aspen Dental	Duluth Trading Co.	Michaels	Top Golf
Bank of America	Fairview Health	National Tire & Battery	Tractor Supply
BJ's Wholesale Club	Family Dollar	Northern Tool & Equipment	Trader Joe's
Buffalo Wild Wings	Fresenius	Office Depot	United Healthcare
Burger King	Gander Mountain	O'Reilly Auto Parts	US Bank
Caliber Collision	Goodwill	Perkins	Valvoline
Camping World	Grease Monkey	Petco	Walgreens
Caribou Coffee	Jack in the Box	Pizza Hut	Wawa
Chase Bank	Jiffy Lube	Royal Farms	Wells Fargo Bank

L to R: Brier Swing; Deb Vannelli, CCIM; Taylor McManemy; Keith Sturm, CCIM; Shaylin Schares; Amanda Leathers