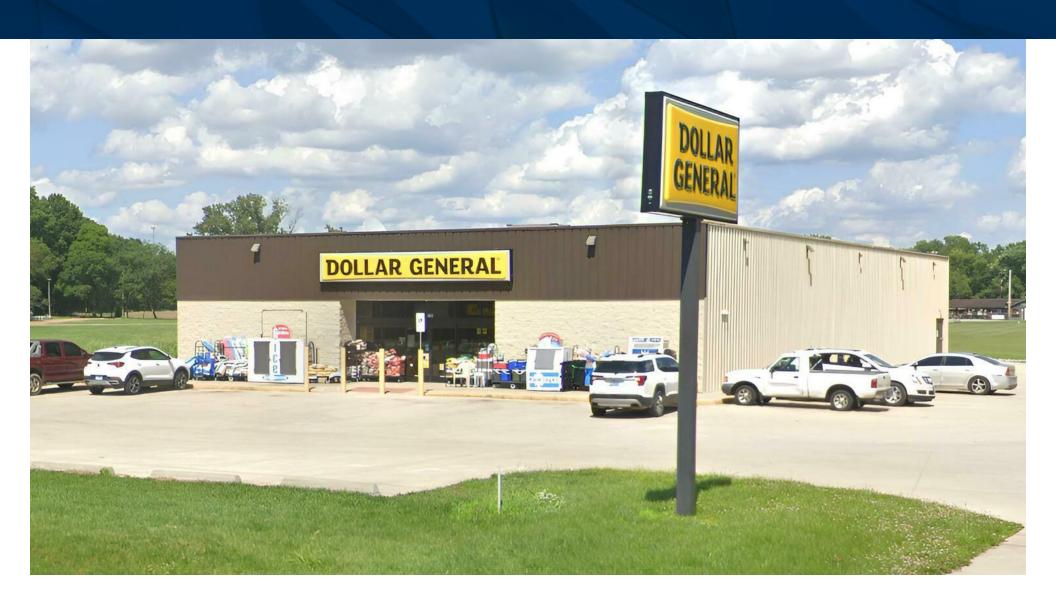
DOLLAR GENERAL 250 Locust St, Ullin, IL 62992



NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure 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. Marcus & Millichap 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, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable: however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap 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.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

Activity ID #ZAG0680103

NET LEASE DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Lease property as follows:

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

As the Buyer of a Net Lease property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap 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 Brochure are for example only and do not represent the current or future performance of this property.

The value of a Net Lease property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any Net Lease 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 and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's 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.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

- Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA marcusmillichap.com

EXCLUSIVELY LISTED BY

JAKE NOWAK

Associate Investments

St. Louis

Direct: 314.889.2565

Jake.Nowak@marcusmillichap.com

MO #2025007018

DAVE SAVERIN

Senior Director Investments

St. Louis

Direct: 314.889.2555

David. Saverin@marcusmillichap.com

MO #2008013520

BROKER OF RECORD

$\label{eq:weinstock} \textbf{Weinstock}, \textbf{Steven D}.$

Illinois

(630) 570-2200

License: 471.011175

TABLE OF CONTENTS

- **7** EXECUTIVE SUMMARY
- 10 PROPERTY INFORMATION
- 13 FINANCIAL ANALYSIS
- 15 SALE COMPARABLES

SECTION 1

EXECUTIVE SUMMARY

Offering Summary Investment Highlights

OFFERING SUMMARY

250 LOCUST ST







FINANCIAL

Listing Price	\$1,080,000
Down Payment	100% / \$1,080,000
NOI	\$77,720
Cap Rate	7.20%
Price/SF	\$119.65
Rent/SF (Monthly)	\$0.72
Rent/SF (Annually)	\$8.61

OPERATIONAL

UPERATIONAL	
Lease Type	Absolute Net
Guarantor	Corporate Guarantee
Lease Expiration	07/31/2036
Gross SF	9,026 SF
Rentable SF	9,026 SF
Lot Size	1.51 Acres (65,775 SF)
Occupancy	-
Year Built	2021





250 Locust St, Ullin, IL 62992

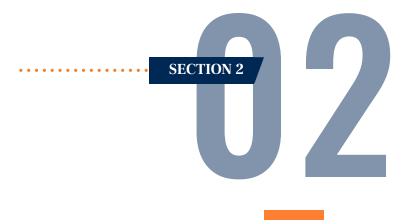
INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present the Dollar General located at 250 Locust Street in Ullin, Illinois. Located in Pulaski County, Ullin is a rural village in Southern Illinois that benefits from regional draw and proximity to major transportation routes, including Interstate 57. While small in population, the area is supported by agricultural activity, logistics routes, and surrounding communities that rely on national retailers for daily needs.

This single-tenant property features a $\pm 9,026$ -square-foot building on a ± 1.51 -acre parcel, offering a significant land-to-building ratio and long-term site flexibility. Built in 2021, the property benefits from modern construction, a long remaining lease term, and strong visibility along Locust Street. The large parcel size presents potential future redevelopment value or expansion optionality. The property is strategically located within driving distance of larger regional hubs, including Cape Girardeau, Missouri, enhancing its accessibility and relevance in the local retail network.

INVESTMENT HIGHLIGHTS

- 15-Year Absolute NNN Lease With 10.8 Years Remaining
- Tenant Holds Five (5) Options to Extend the Lease, Each for a Five-Year Term
- 10% Base Rent Increases at Each Option
- Investment-Grade Tenant Rated 'BBB'
- Dollar General is the Nation's Largest Retailer by Store Count, Operating More Than 20,000 Locations.



PROPERTY INFORMATION

Tenant Profile - Dollar General Regional Map

TENANT PROFILE - DOLLAR GENERAL

DOLLAR GENERAL

TENANT HIGHLIGHTS

- Largest Discount Retailer by Store Count in the U.S.
- Over 20,000 Stores Nationwide and Growing
- S&P Credit Rating: BBB (Investment Grade)
- Publicly Traded on NYSE: DG
- Fortune 100 Company with \$40B+ in Annual Revenue
- Consistent Same-Store Sales Growth for 30+ Years
- Essential, Recession-Resistant Retail Business Model

TENANT OVERVIEW

Company:	Dollar General Corporation
Founded:	1939
Locations:	20,345
Total Revenue:	\$54 Billion
Net Income:	\$6.75 Billion
Net Worth:	\$1.75 Billion
Headquarters:	Goodlettsville, Tennessee
Website:	www.dollargeneral.com

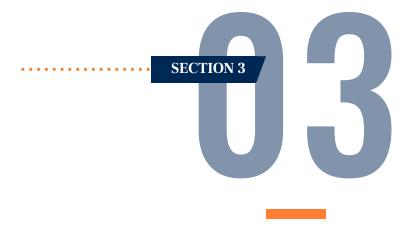
TENANT SUMMARY

Dollar General Corporation (NYSE: DG) proudly serves as America's neighborhood general store. Founded in 1939, Dollar General remains committed to its mission of Serving Others by providing affordable products and services for customers, career opportunities for employees, and literacy and education support for local communities.

The company operates approximately 20,345 stores across the United States under the Dollar General, DG Market, DGX, and pOpshelf banners, as well as Mi Súper Dollar General stores in Mexico. Stores offer everyday essentials including food, health and wellness products, cleaning and laundry supplies, personal care and beauty items, and seasonal décor. Dollar General combines its high-quality private labels with many of the world's most trusted national brands, including Coca-Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble, and Unilever.







FINANCIAL ANALYSIS

Financial Details

DOLLAR GENERAL FINANCIAL DETAILS

THE OFFERING	
Price	\$1,080,000
Capitalization Rate	7.20%
Price/SF	\$119.65
PROPERTY DESCRIPTION	
Year Built / Renovated	2021
Gross Leasable Area	9,026 SF
Type of Ownership	Fee Simple
Lot Size	1.51 Acres
LEASE SUMMARY	
Tenant	Dollar General
Rent Increases	10.00%
Guarantor	Corporate Guarantee
Lease Type	Absolute Net
Lease Commencement	07/12/2021
Lease Expiration	07/31/2036
Renewal Options	Five (5) Year Options
Term Remaining on Lease (Yrs)	10.8 Years
Landlord Responsibility	None
Tenant Responsibility	All

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$77,720	\$6,477	\$8.61	7.20%
2026	\$77,720	\$6,477	\$8.61	7.20%
2027	\$77,720	\$6,477	\$8.61	7.20%
2028	\$77,720	\$6,477	\$8.61	7.20%
2029	\$77,720	\$6,477	\$8.61	7.20%
2030	\$77,720	\$6,477	\$8.61	7.20%
2031	\$77,720	\$6,477	\$8.61	7.20%
2032	\$77,720	\$6,477	\$8.61	7.20%
2033	\$77,720	\$6,477	\$8.61	7.20%
2034	\$77,720	\$6,477	\$8.61	7.20%
2035	\$77,720	\$6,477	\$8.61	7.20%
2036	\$85,492	\$7,124	\$9.47	7.92%
2037	\$85,492	\$7,124	\$9.47	7.92%
2038	\$85,492	\$7,124	\$9.47	7.92%
2039	\$85,492	\$7,124	\$9.47	7.92%
2040	\$85,492	\$7,124	\$9.47	7.92%
2041	\$94,041	\$7,837	\$10.42	8.71%
2042	\$94,041	\$7,837	\$10.42	8.71%
2043	\$94,041	\$7,837	\$10.42	8.71%

SECTION 4

SALE COMPARABLES

Sale Comps Map
Sale Comps Summary
Cap Rate Chart
Price per SF Chart
Years Remaining Chart
Sale Comps
Demographics

SALE COMPS MAP



Dollar General



Dollar General 1



Dollar General 2



Dollar General 3



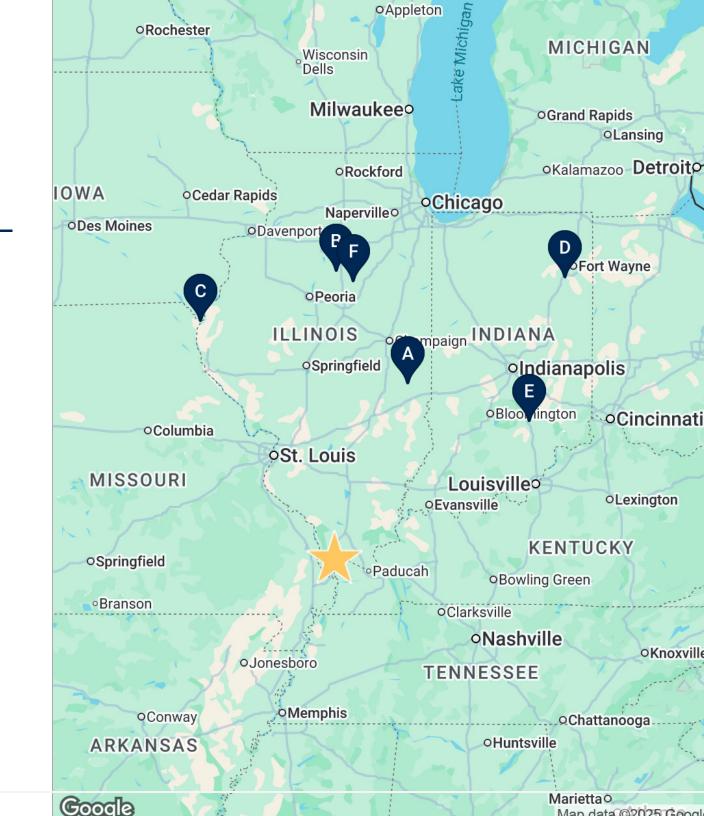
Dollar General 4



Dollar General 5



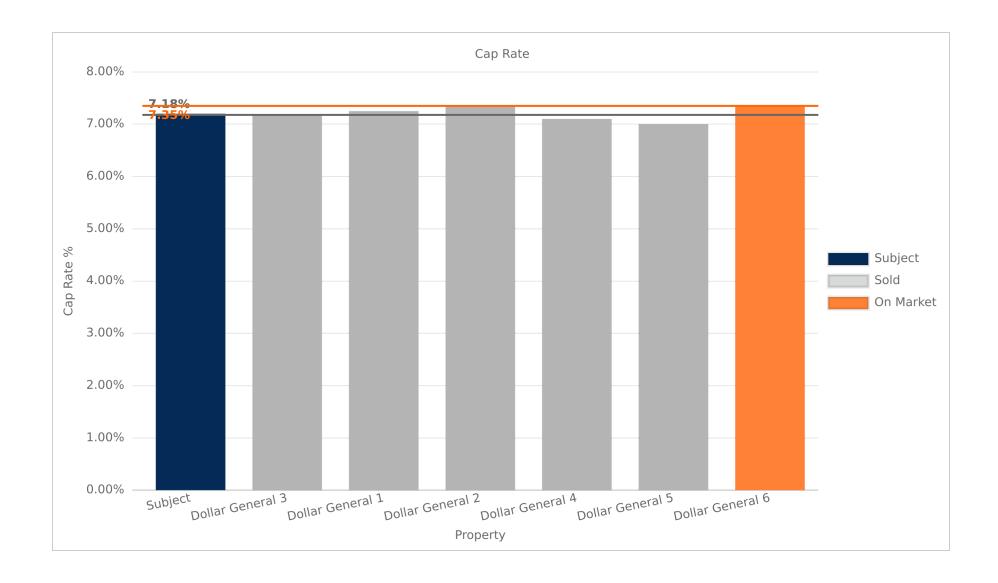
Dollar General 6



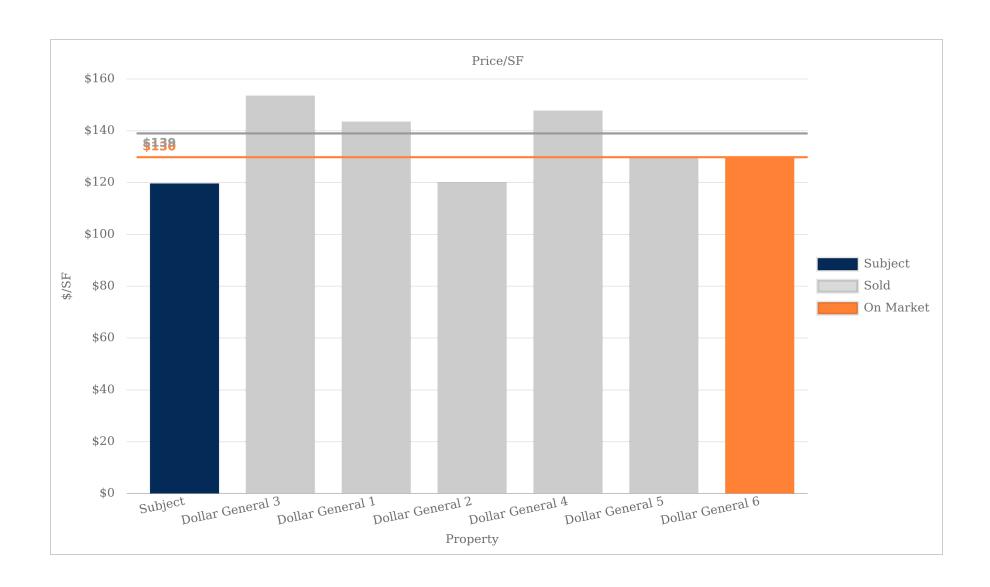
SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	CAP RATE	# OF UNITS	CLOSE
*	Dollar General 250 Locust St Ullin, IL 62992	\$1,080,000	9,026 SF	7.20%	1	On Market
	SALE COMPARABLES	PRICE	BLDG SF	CAP RATE	# OF UNITS	CLOSE
•	Dollar General 1 504 Water St Kansas, IL 61933	\$1,075,000	7,489 SF	7.25%	-	11/14/2023
₿	Dollar General 2 710 IL-117 Toluca, IL 61369	\$1,093,000	9,100 SF	7.37%	-	01/23/2024
Ç	Dollar General 3 511 Main St Warsaw, IL 62379	\$1,150,000	7,489 SF	7.17%	-	08/01/2023
•	Dollar General 4 17604 Wayne St Zanesville, IN 46799	\$1,115,000	7,545 SF	7.10%	-	01/16/2025
•	Dollar General 5 16250 S Jonesville Rd Columbus, IN 47201	\$1,381,000	10,640 SF	7.00%	-	04/08/2025
•	Dollar General 6 105 E Falcon Hwy Flanagan, IL 61740	\$1,150,000	8,861 SF	7.35%	-	On Market
	AVERAGES	\$1,160,667	8,521 SF	7.21%	-	-

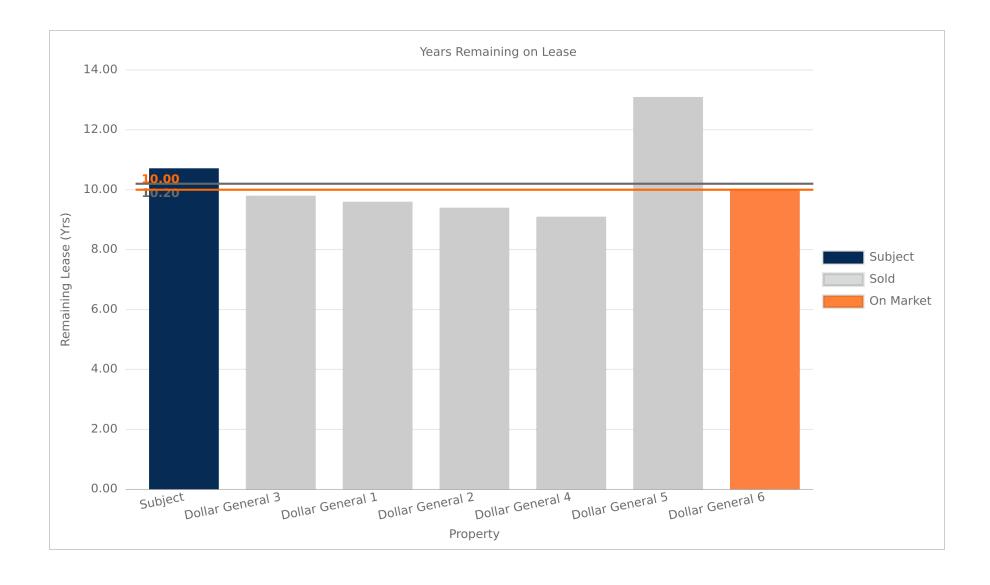








DOLLAR GENERAL YEARS REMAINING CHART









Dollar General 250 Locust St, Ullin, IL 62992

Listing Price:	\$1,080,000
Cap Rate:	7.20%
Lease Expiration:	07/31/2036
COE Date:	On Market
Property Type:	Net Lease
Gross Leasable Area:	9,026 SF
Price/SF:	\$119.65
Lot Size:	1.51 Acres
Year Built:	2021



Dollar General 1504 Water St Kansas, IL 61933

Sale Price:	\$1,075,000
Cap Rate:	7.25%
Years Remaining On Lease:	9.6
COE Date:	11/14/2023
Property Type:	Net Lease
Gross Leasable Area:	7,489 SF
Price/SF:	\$143.54
Lot Size:	1.74 Acres
Year Built:	2018

SALE COMPS





Dollar General 2 710 IL-117 Toluca, IL 61369

Sale Price:	\$1,093,000
Cap Rate:	7.37%
Years Remaining On Lease:	9.4
COE Date:	01/23/2024
Property Type:	Net Lease
Gross Leasable Area:	9,100 SF
Price/SF:	\$120.11
Lot Size:	1.83 Acres
Year Built:	2018



Dollar General 3 511 Main St Warsaw, IL 62379

Sale Price:	\$1,150,000
Cap Rate:	7.17%
Years Remaining On Lease:	9.8
COE Date:	08/01/2023
Property Type:	Net Lease
Gross Leasable Area:	7,489 SF
Price/SF:	\$153.56
Lot Size:	0.62 Acres
Year Built:	2018

SALE COMPS





Dollar General 4 17604 Wayne St Zanesville, IN 46799

Sale Price:	\$1,115,000
Cap Rate:	7.10%
Years Remaining On Lease:	9.1
COE Date:	01/16/2025
Property Type:	Net Lease
Gross Leasable Area:	7,545 SF
Price/SF:	\$147.78
Lot Size:	1.96 Acres
Year Built:	2018



Dollar General 5 16250 S Jonesville Rd Columbus, IN 47201

Sale Price:	\$1,381,000
Cap Rate:	7.00%
Years Remaining On Lease:	13.1
COE Date:	04/08/2025
Property Type:	Net Lease
Gross Leasable Area:	10,640 SF
Price/SF:	\$129.79
Lot Size:	2.73 Acres
Year Built:	2023



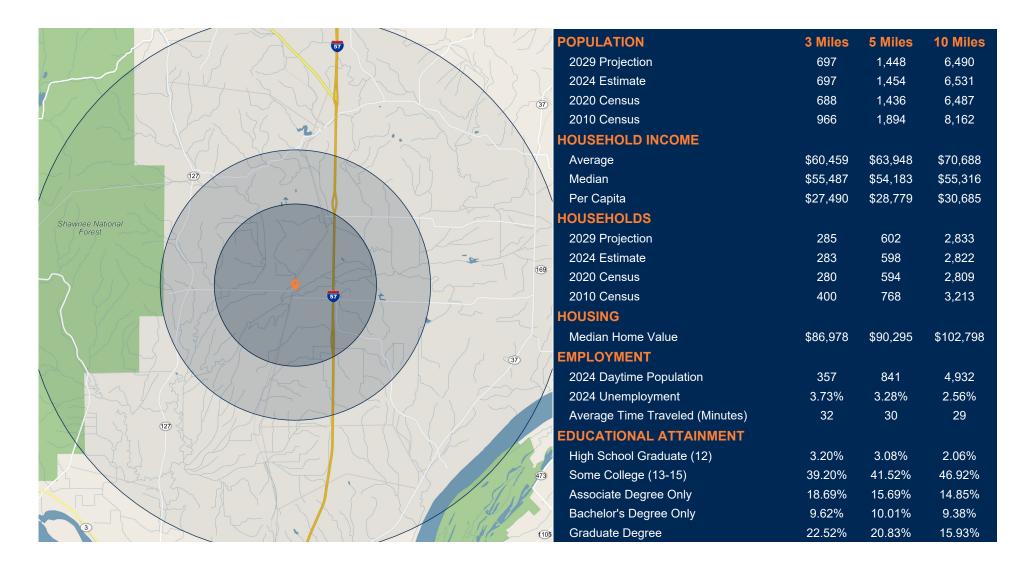




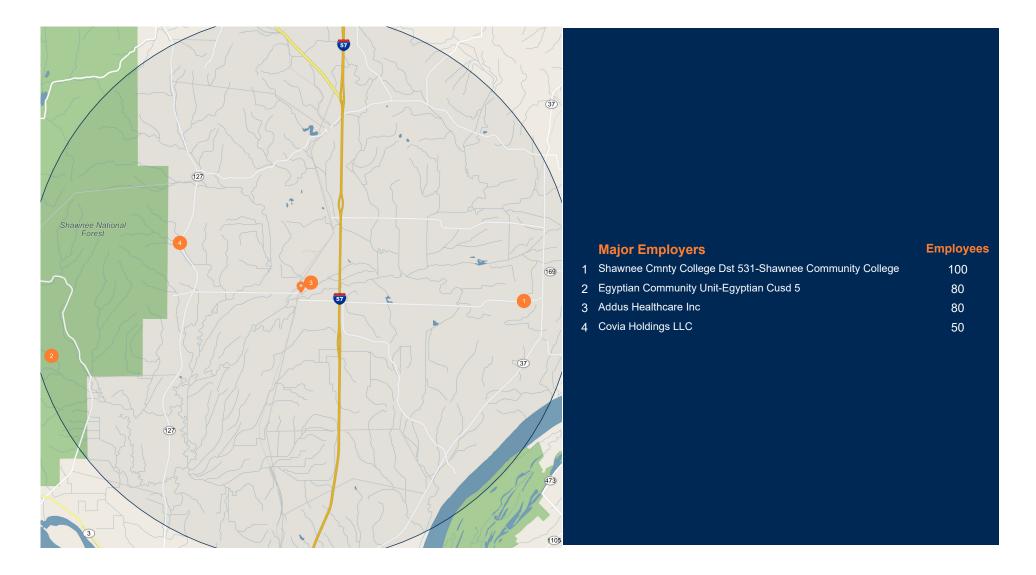
Dollar General 6 105 E Falcon Hwy Flanagan, IL 61740

Listing Price:	\$1,150,000
Cap Rate:	7.35%
Years Remaining On Lease:	10.0
COE Date:	On Market
Property Type:	Net Lease
Gross Leasable Area:	8,861 SF
Price/SF:	\$129.78
Lot Size:	1.91 Acres
Year Built:	2022









EXCLUSIVELY LISTED BY

JAKE NOWAK

Associate Investments

St. Louis

Direct: 314.889.2565

Jake.Nowak@marcusmillichap.com

MO #2025007018

DAVE SAVERIN

Senior Director Investments

St. Louis

Direct: 314.889.2555

David. Saverin@marcusmillichap.com

MO #2008013520