NET LEASE INVESTMENT OFFERING

Dollar General Market

Adjacent to 16M SF Industrial Park | Affluent Area | New Build w/ Rent Increases

Mitchell, IL (St. Louis MSA)

Table of Contents

Investment Highlights

- Located in the **St. Louis MSA** and positioned **15 miles north of Downtown St. Louis** and **20 miles east of Lambert International Airport**
- Strategic location **adjacent to the Gateway Commerce Center, a 2,300 acre** and **16M SF master-planned industrial park** which is one of the **Midwest's premier and largest logistic and distribution hubs**
- Gateway Commerce Center **major tenants include Amazon, Hershey, Unilever, Procter & Gamble, Lowe's, GEODIS**, and many others
- Long-term lease with **14+ years remaining**
- **Brand-new construction** store that opened in October 2025
- **Dollar General Market** property featuring the **larger and highly desired 10,566 SF prototype** carrying **additional grocery items** such as fresh produce, refrigerated and frozen food offerings, dairy products, and more
- 5% **rental increases** every five years
- Absolute triple net lease with **no landlord responsibilities**
- **Densely populated** with over 43,000 people living within five miles
- **Affluent surrounding area** with average annual household income of $98,000 within one mile
- Positioned in **immediate proximity to the Interstate 270** and **Interstate 255 interchange**
- Located **6 miles from Southern Illinois University Edwardsville** (13,000 students)
- **Large 4.13-acre parcel**
- Dollar General is an **investment grade rated company** (S&P: BBB)
- Dollar General is a **best-in-class operator** that is an e-commerce resistant and recession-proof company
- Dollar General is **planning to open 450+ stores in 2026** and continues to experience same-store sales growth

Investment Overview

PRICE
$2,150,000

CAP RATE
6.15%

NOI
$132,215

ADDRESS
715 E Chain of Rocks Road
Mitchell, IL 62040

RENT COMMENCEMENT:	October 3, 2025
LEASE EXPIRATION:	October 31, 2040
RENTAL ESCALATIONS:	5% Every 5 Years
RENEWAL OPTIONS:	Three 5-Year
TENANT:	Dollar General
CREDIT RATING:	Investment Grade (S&P: BBB)
LEASE TYPE:	Absolute Triple Net
LANDLORD RESPONSIBILITIES:	None
BUILDING SIZE:	10,566 SF
LAND SIZE:	4.13 Acres
YEAR BUILT:	2025

NOI SCHEDULE:

NOI	Date	Period	Increase	Cap Rate
$132,215.04	Current	Primary Term	-	6.15%
$138,825.84	11/1/2030	Primary Term	5%	6.46%
$145,767.12	11/1/2035	Primary Term	5%	6.78%
$153,055.44	11/1/2040	Option 1	5%	7.12%
$160,708.20	11/1/2045	Option 2	5%	7.47%
$168,743.64	11/1/2050	Option 3	5%	7.85%

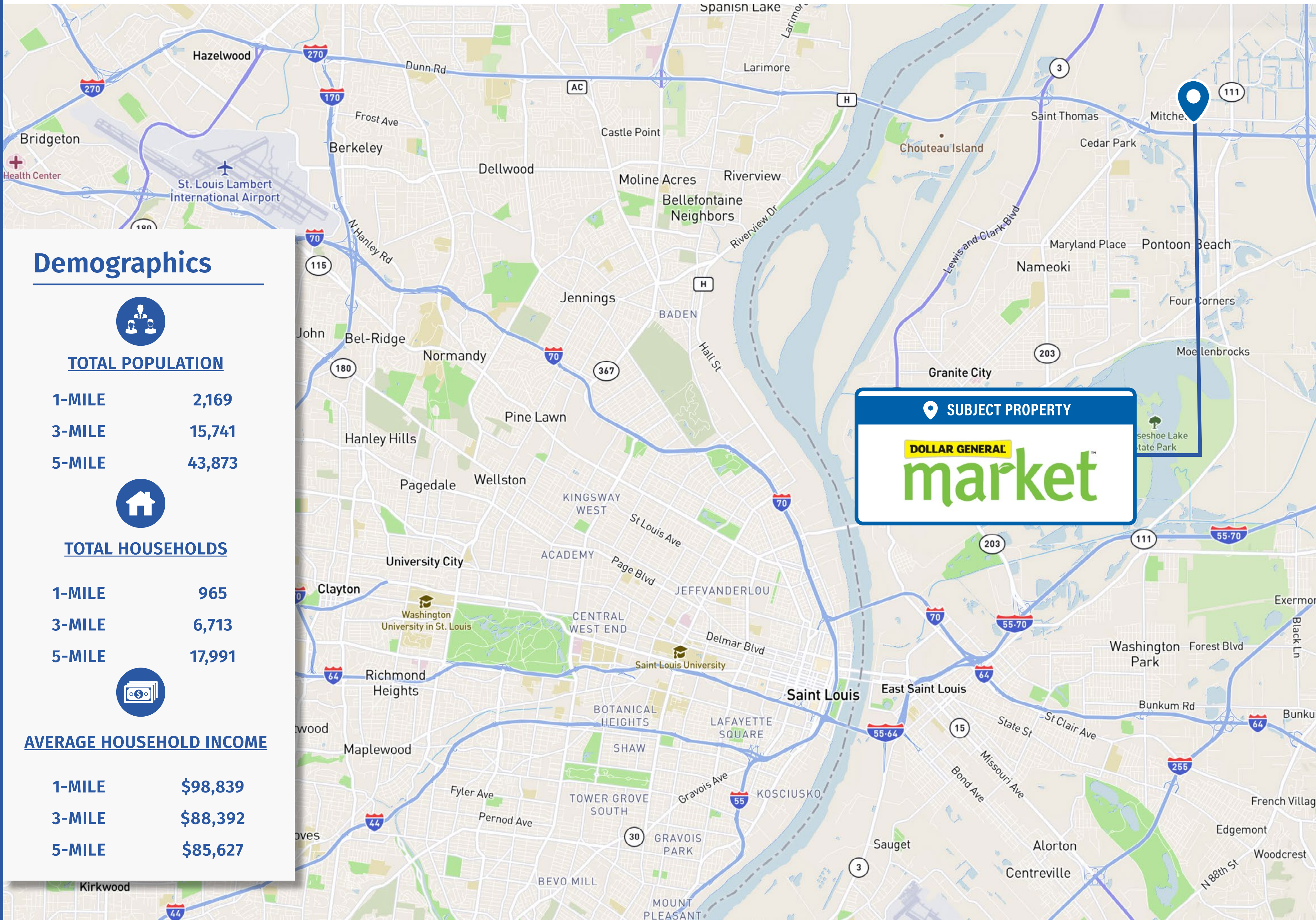
Primary Term Avg: 6.83%

Location Aerial

Photographs

Site Plan

Map



Demographics

TOTAL POPULATION

1-MILE	2,169
3-MILE	15,741
5-MILE	43,873

TOTAL HOUSEHOLDS

1-MILE	965
3-MILE	6,713
5-MILE	17,991

AVERAGE HOUSEHOLD INCOME

1-MILE	$98,839
3-MILE	$88,392
5-MILE	$85,627

Tenant Overview

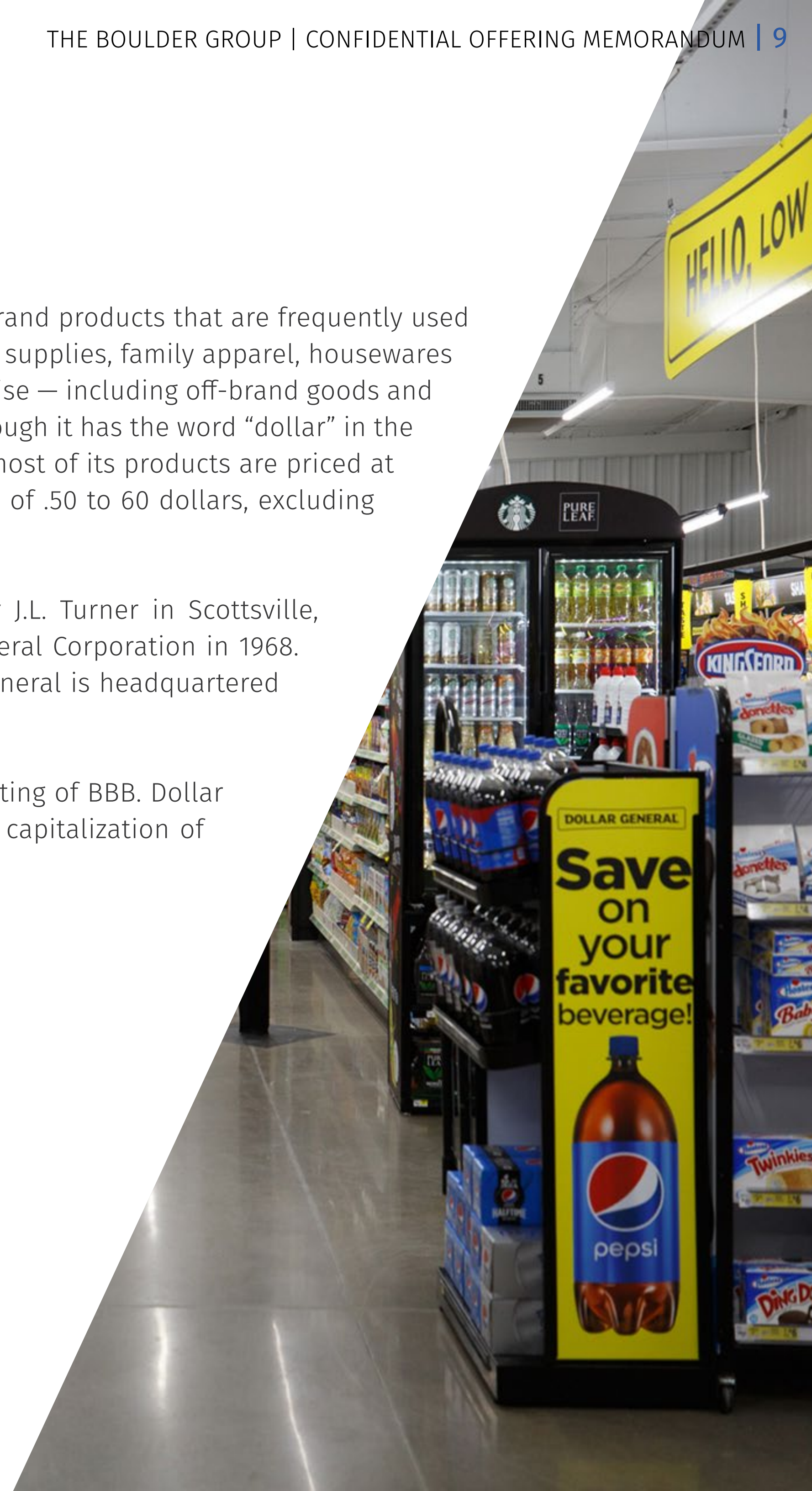
DOLLAR GENERAL

Dollar General is a discount retailer that provides everyday low prices on name-brand products that are frequently used and replenished, such as food, snacks, health and beauty aids, as well as cleaning supplies, family apparel, housewares and seasonal items. Dollar General offers both name brand and generic merchandise — including off-brand goods and closeouts of name-brand items — in the same store, often on the same shelf. Although it has the word "dollar" in the name, Dollar General is not a dollar store by the strict definition of that term as most of its products are priced at more than $1.00. However, goods are usually sold at set price points in the range of .50 to 60 dollars, excluding articles such as phone cards and loadable store gift cards.

Dollar General was originally founded in 1939 by Cal Turner Sr. and his father J.L. Turner in Scottsville, Kentucky as J.L. Turner & Son, Inc. The company changed its name to Dollar General Corporation in 1968. Today, Dollar General operates approximately 21,000 stores in 43 states. Dollar General is headquartered in Goodlettsville, TN.

Dollar General is an investment grade rated company with a Standard & Poor's rating of BBB. Dollar General is publicly traded on the New York Stock Exchange as DG with a market capitalization of approximately $27 billion.

WEBSITE	HEADQUARTERS	# OF LOCATIONS
www.dollargeneral.com	Goodlettsville, TN	20,000+/-
COMPANY TYPE	**YEAR FOUNDED**	**CREDIT RATING**
PUBLIC – NYSE: DG	1939	S&P: BBB



Location Overview

MITCHELL, ILLINOIS

Mitchell is a strategically located community in Madison County in Southwestern Illinois, approximately 13 miles northeast of Downtown St. Louis. The community is part of the broader St. Louis MSA, which has a population exceeding 2.8 million people, while there are approximately 1,200 people in Mitchell. Mitchell offers residents and businesses the benefits of a small, close-knit community while maintaining direct access to one of the Midwest's largest metropolitan economies.

Strategically positioned at the interchange of Interstate 270 and Illinois Route 203, a former segment of U.S. Route 66, Mitchell provides direct regional connectivity throughout the Metro East and greater St. Louis MSA. The community is bordered by Pontoon Beach to the south and east and Edwardsville to the northeast and sits approximately 6 miles from Granite City and 13 miles from Lambert-St. Louis International Airport.

Mitchell sits within one of the most active industrial and logistics corridors in the Midwest. The area is home to the Gateway Commerce Center, a 2,300-acre commercial and industrial development, along with the nearby Lakeview Commerce Center and Northgate Industrial Park, which together generate an estimated 10,000 jobs and more than $1.3 billion in annual economic impact for Madison County. Major employers in the immediate area include Amazon, U.S. Steel (Granite City Works), World Wide Technology, and Phillips 66's Wood River Refinery, alongside Southern Illinois University Edwardsville, one of the region's largest employers. Warehousing and logistics now account for nearly 4% of all employment in Madison County, more than five times the national average, underscoring the area's growing significance as a distribution hub within the St. Louis region.

Location Overview

METRO EAST

The Metro East is the Illinois portion of the St. Louis, MO-IL Metropolitan Statistical Area. It spans eight counties: Bond, Calhoun, Clinton, Jersey, Macoupin, Madison, Monroe, and St. Clair, along the eastern bank of the Mississippi River directly across from Downtown St. Louis. The region is the second largest urban area in Illinois after Chicago, with a combined population of approximately 700,000 residents. Belleville is the largest city in the Metro East, with a population of approximately 42,000. The broader St. Louis MSA, which includes the Metro East, is home to more than 2.8 million people.

The St. Louis MSA posted its second consecutive year of population growth in 2025. Several Metro East communities have outpaced that broader trend. O'Fallon and Shiloh, both located near Scott Air Force Base, posted population gains of more than 7% between 2015 and 2022. This growth was driven in part by military-related activity and the area's relative affordability compared to the Missouri side of the metro.

The Metro East economy is anchored by a diverse mix of military, industrial, and logistics employers. Scott Air Force Base is the region's largest employer, supporting more than 13,000 military and civilian jobs. It generates over $3 billion in annual economic impact and serves as headquarters for the Air Mobility Command and U.S. Transportation Command. Madison County contributes further economic depth through Amazon, U.S. Steel's Granite City Works, Phillips 66's Wood River Refinery, World Wide Technology, and Southern Illinois University Edwardsville. The region's logistics infrastructure includes the Gateway Commerce Center, a 2,300-acre industrial development. It also includes America's Central Port, an inland port along the Mississippi River, and MidAmerica St. Louis Airport, which supports regional cargo and aviation activity.

Affordable land and housing costs make the Metro East attractive relative to the greater St. Louis metro. The region also benefits from the stability of a diversified, recession-resistant employment base anchored by Scott Air Force Base and a growing industrial and logistics sector. An extensive interstate network, including I-55, I-64, I-70, I-255, and I-270, provides direct access throughout the corridor. Combined with direct access to the Mississippi River, this connectivity continues to support.

Location Overview

ST, LOUIS, MISSOURI

St. Louis is known as the Gateway to the West and is the second-largest city in Missouri. It sits near the confluence of the Mississippi and the Missouri Rivers, on the western bank of the latter. As of 2020, the city proper had a population of around 301,500, while the bi-state metropolitan area, which extends into Illinois, had an estimated population of over 2.8 million, making it the largest metropolitan area in Missouri, the second largest in Illinois, the seventh largest in the Great Lakes Megalopolis, and the 20th-largest in the United States.

St. Louis has a diverse economy with strengths in the service, manufacturing, trade, transportation, and tourism industries. It is home to nine of the ten Fortune 500 companies based in Missouri. Major companies headquartered or with significant operations in the city include Enterprise Rent-A-Car, Ameren Corporation, Peabody Energy, Nestlé Purina PetCare, Anheuser-Busch, Wells Fargo Advisors, Stifel Financial, Square, Inc., U.S. Bank, Anthem BlueCross and Blue Shield, Federal Reserve Bank of St. Louis, U.S. Department of Agriculture, Centene Corporation, and Express Scripts.

Major research universities located in St. Louis include Saint Louis University and Washington University in St. Louis, which is the fourteenth highest ranked university by US News. The Washington University Medical Center in the Central West End host an agglomeration of medical and pharmaceutical institutions, including Barnes-Jewish Hospital.

St. Louis is home to two professional sports teams, the world champion St. Louis Blues and world champion St. Louis Cardinals. Among the city's notable sights is the 630-foot Gateway Arch. St. Louis is also home to the St. Louis Zoo and the Missouri Botanical Garden, which has the second-largest herbarium in North America.

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