

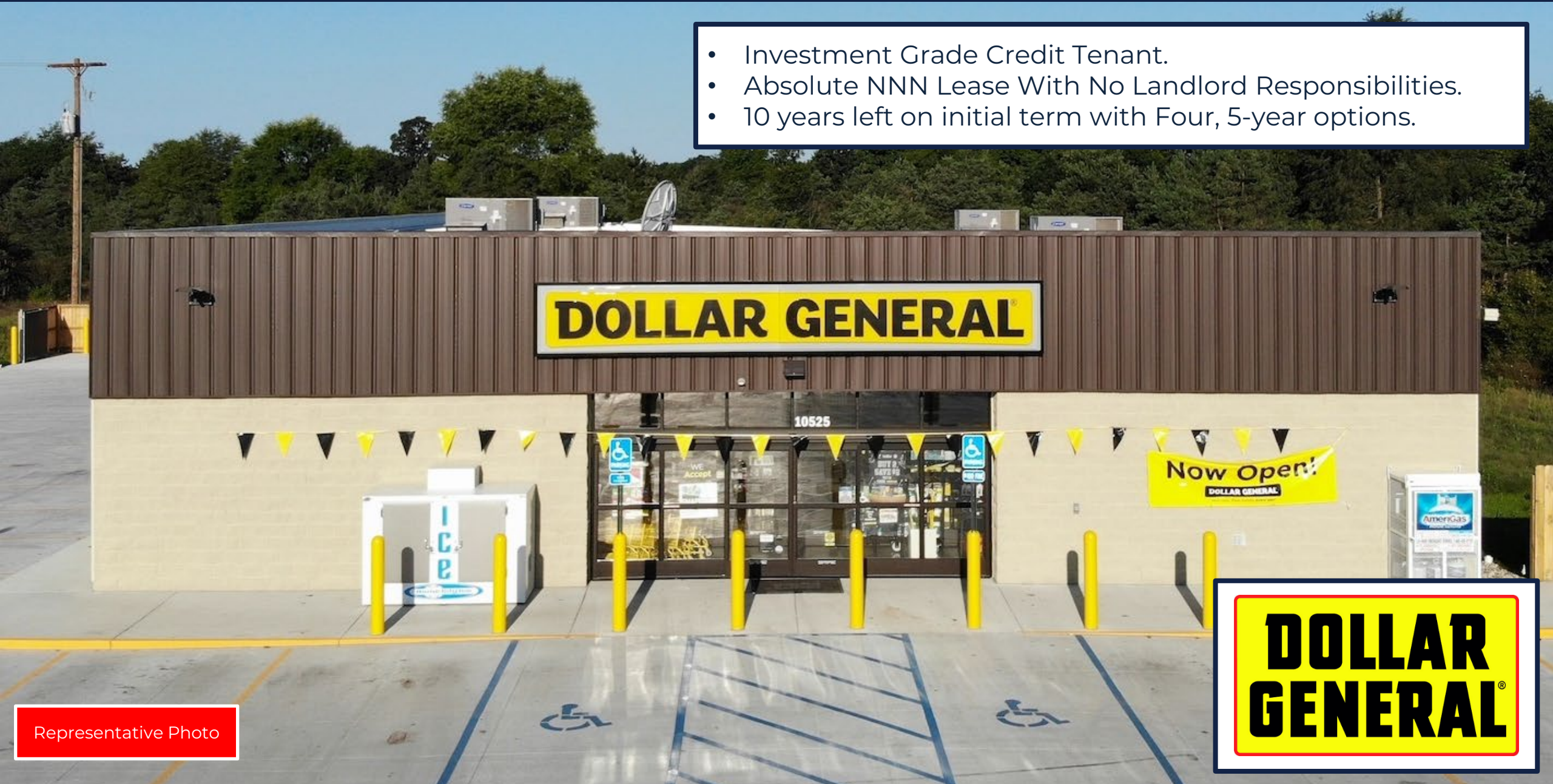
FOR SALE

DOLLAR GENERAL



S.L. NUSBAUM
REALTY CO.

- Investment Grade Credit Tenant.
- Absolute NNN Lease With No Landlord Responsibilities.
- 10 years left on initial term with Four, 5-year options.



**DOLLAR
GENERAL**

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CONFIDENTIALITY & DISCLAIMER STATEMENT

This confidential memorandum contains selected information pertaining to the business and affairs of the Property and has been prepared by S.L. Nusbaum Realty Co. primarily from information supplied by the Owner and sources deemed reliable, but not guaranteed. It does not propose to be all-inclusive, nor does it contain all the information which a prospective purchaser may require or desire. Neither the Owner, nor any of its officers, directors, employees or agents, nor S.L. Nusbaum Realty Co. makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto. Prospective offers are advised to verify the information independently. The Owner reserves the right to change the price or any information in this memorandum, or to withdraw the Property from the market at any time, without notice. This confidential memorandum shall not be deemed an indication of the state of affairs of the Property or the Owner since the date of preparation of this memorandum. By your receipt of this confidential memorandum, you agree that the information contained herein is of confidential nature and you will not disclose this memorandum or any part of its contents to any other person, firm or entity without prior authorization from S.L. Nusbaum Realty Co.

OFFERING PROCEDURE

Offers should be submitted in the form of a standard non-binding Letter of Intent and must specify the following:

- Price
- Length of Inspection Period
- Length of Closing Period
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Inspection Period



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ABOUT THE ASSET



PRICE: \$1,100,000
CAP RATE: 7.66%

SLN Capital Markets, a division of S.L. Nusbaum Realty Co., is pleased to exclusively present the property leased to Dollar General at 820 Roosevelt Road in Niagara, WI.

Built new in 2021, the property contains an approximate 9,100 SF building on 1.02 acres and sits close to the Wisconsin-Michigan border. It is just a half-mile to the School District of Niagara (443 students, k-12).

There are approximately 10 years left of initial lease term on this Absolute NNN lease (no landlord responsibilities) with four, 5-year options. There are 10% rent bumps in each option period.



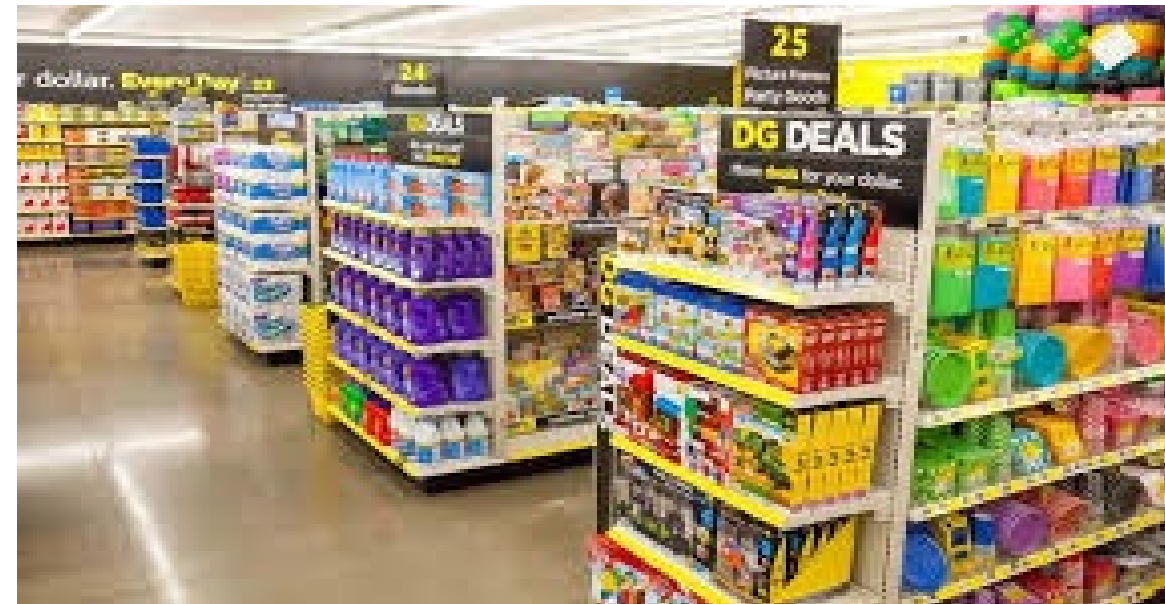
FINANCIAL SUMMARY

PRICE: \$1,100,000
CAP RATE: 7.66%

Net Operating Income (NOI)	\$84,240.00
Rent/Month	\$7,020.00
Rentable SF	± 9,100SF
Land Area	± 1.02AC
Tenant Name	Dolgenercorp, LLC
Website	www.dollargeneral.com
Guarantor	Dollar General Corporation
Lease Type	Absolute NNN
Landlord Responsibilities	None
Rent Commencement	September 1, 2021
Lease Expiration	August 31, 2036
Increases	10% every five years (in Option Periods only)
Options	Four, 5-year options

INVESTMENT HIGHLIGHTS

- Absolute NNN lease (no LL responsibilities)
- 10% rent bumps in each option period.
- Investment grade tenant (S&P: BBB)
- Half-mile from K-12 school (443 students)



RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT
September 1, 2021 – August 31, 2036	\$84,240.00	\$7,020.00
Option Periods		
September 1, 2036 – August 31, 2041	\$92,664.00	\$7,722.00
September 1, 2041 – August 31, 2046	\$101,930.40	\$8,494.20
September 1, 2046 – August 31, 2051	\$112,123.44	\$9,343.62
September 1, 2051 – August 31, 2056	\$123,335.76	\$10,277.98



DOLLAR GENERAL®



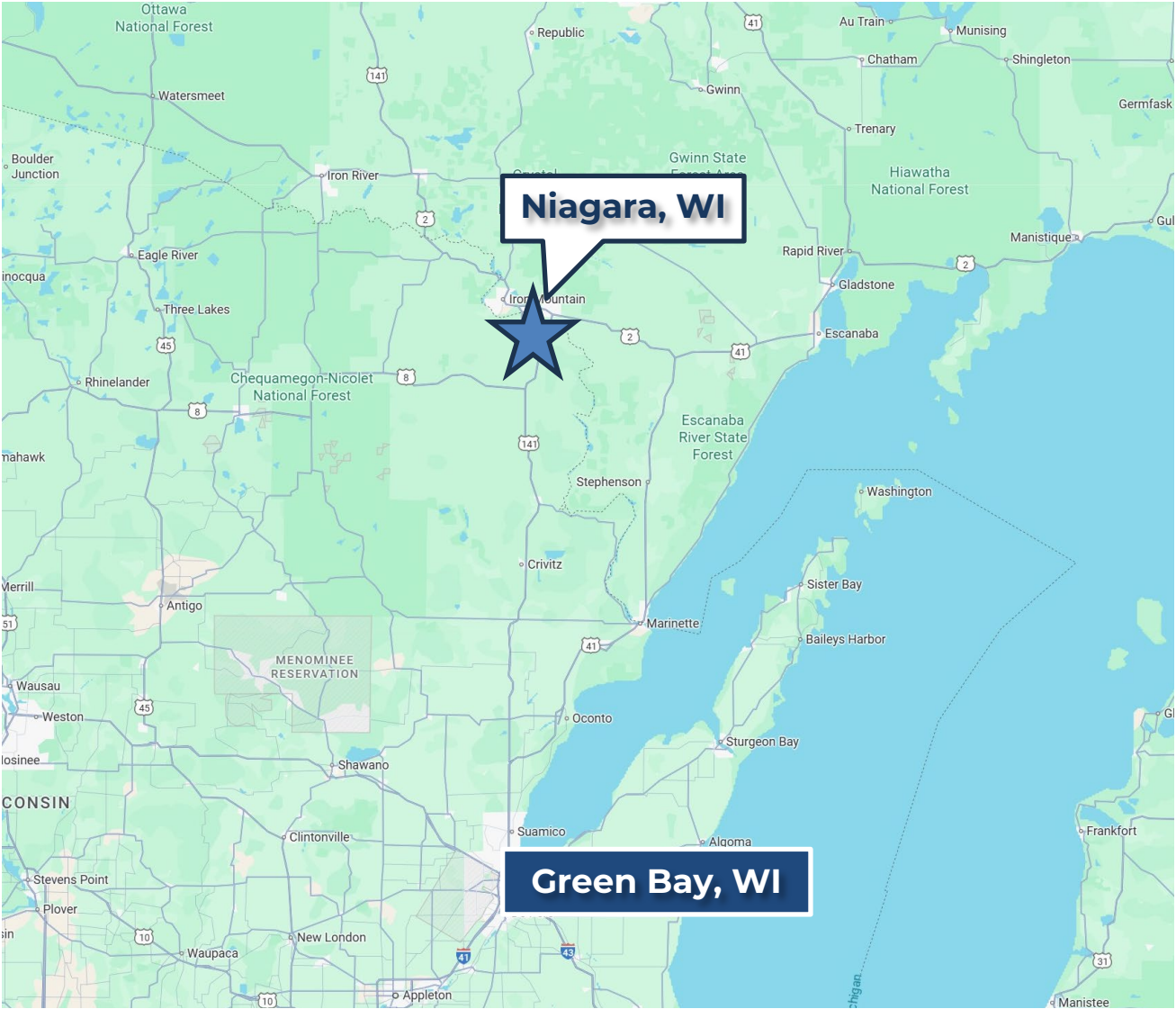
AERIAL MAP



MARKET OVERVIEW

Niagara, WI

Niagara, WI is a city known for its natural beauty, particularly its location on the Menominee River and surrounding rugged northern landscape. Niagara, an Iroquois word meaning “thundering waters” sits in Northeastern Wisconsin at the Wisconsin-Michigan border and is part of Marinette County (pop. 41,872).



TENANT OVERVIEW



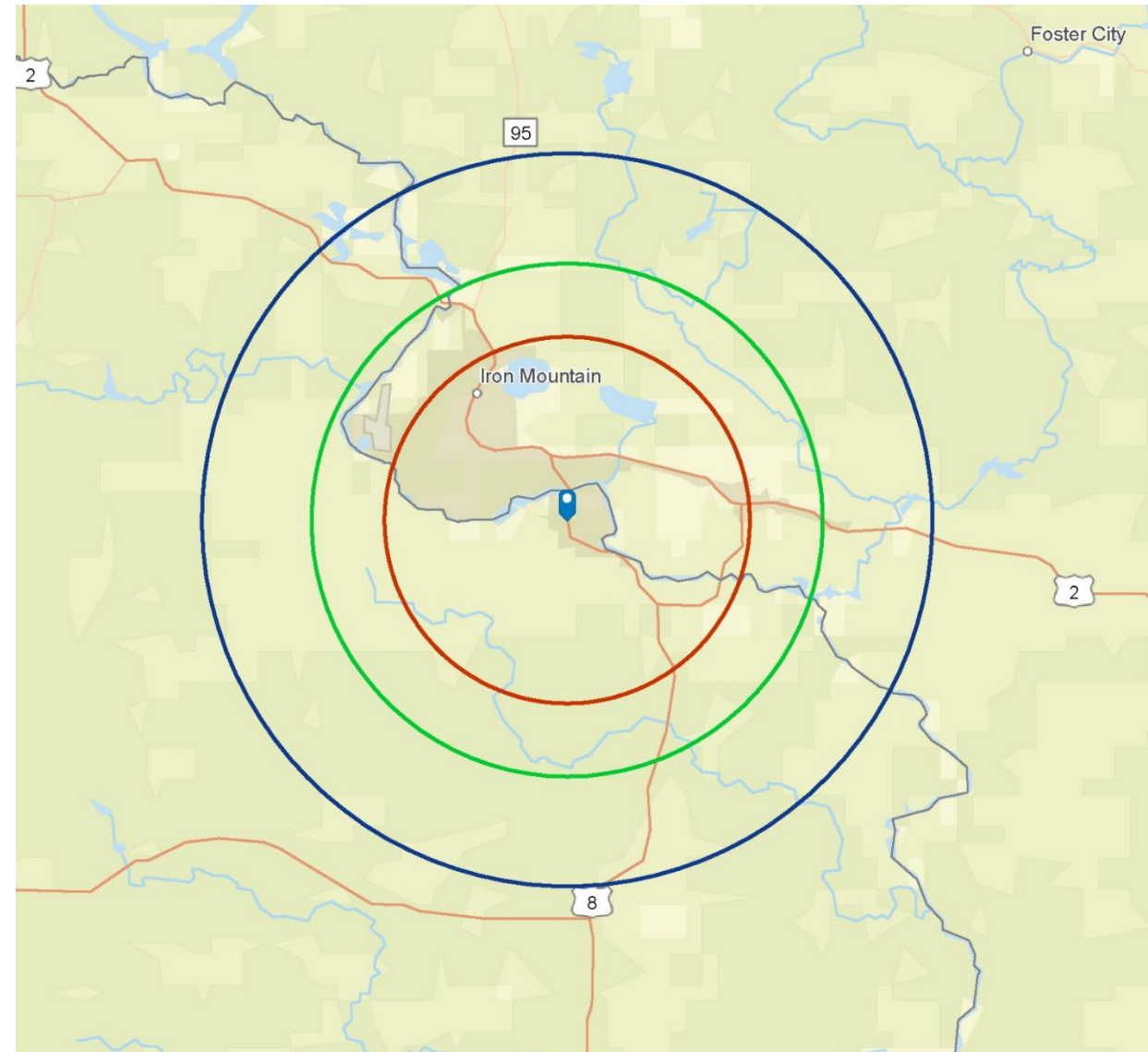
Dollar General Corporation is a publicly traded (NYSE: DG) American chain of variety stores that has been in business for more than 85 years. Dollar General offers products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Today, there are more than 20,000 stores in 48 states. Learn more about Dollar General at: www.dollargeneral.com



DEMOGRAPHICS

5,7,10 MILES

POPULATION	5 MILE	7 MILES	10 MILES
2025 Population	19,260	24,224	26,990
2030 Population	19,167	24,131	26,892
2025 Median Age	45.8	46.2	47.0
2030 Median Age	47.0	47.2	47.9
HOUSEHOLDS			
2025 Total Households	8,865	10,964	12,162
2030 Total Households	8,886	11,002	12,208
2025 Average Household Size	2.13	2.17	2.18
2030 Average Household Size	2.11	2.15	2.17
MEDIAN HOUSEHOLD INCOME			
2025 Median Household Income	\$57,513	\$59,614	\$60,387
2030 Median Household Income	\$61,629	\$63,797	\$64,779
AVERAGE HOUSEHOLD INCOME			
2025 Average Household Income	\$72,297	\$76,058	\$77,474
2030 Average Household Income	\$78,685	\$82,985	\$84,602
OWNER OCCUPIED HOUSING UNITS			
2025 Owner Occupied Housing Units	6,753	8,553	9,644
2030 Owner Occupied Housing Units	6,863	8,694	9,798
RENTER OCCUPIED HOUSING UNITS			
2025 Renter Occupied Housing Units	2,112	2,411	2,518
2030 Renter Occupied Housing Units	2,024	2,308	2,410
FAMILIES			
2025 Families	5,039	6,391	7,175
2030 Families	4,994	6,343	7,126



SLN CAPITAL MARKETS

ABOUT SLN CAPITAL MARKETS

SLN Capital Markets, a division of S.L. Nusbaum Realty Co., specializes in the sale and purchase of single and multi-tenant net leased (NNN) properties, primarily leased long term to national and creditworthy tenants. We work with both private and institutional investors in the acquisition and disposition of their assets and advise and counsel accordingly based on their needs. We employ the latest technology and provide up-to-date research to effectively market properties both nationally and internationally.

SLN Capital Markets is a one-stop source for:

- Sellers looking to effectuate 1031 Exchanges.
- Owners and Franchisees requiring Sale-Leaseback structures.
- Buyers requiring best loan rates and terms from reputable Debt & Equity sources.

ABOUT S.L. NUSBAUM REALTY CO.

Founded in 1906, S.L. Nusbaum Realty Co. is one of the largest real estate development companies in the southeastern United States.

S.L. Nusbaum Realty Co. offers the full spectrum of real estate services, including mixed-use development, commercial development, multifamily development, property management, leasing, sales and brokerage, and full menu of financial service.

In total, we currently manage and lease over 5 million square feet of commercial space, more than 200 apartment communities with over 26,000 residential units.

S.L. NUSBAUM REALTY CO. SERVICE LINES

REAL ESTATE DEVELOPMENT	LEASING	ACCOUNTING
Mixed-Use Development	Retail/Shopping Centers	Corporate Accounting and Payroll
Commercial Development	Office/Industrial	Third Party Management/Accounting
Multifamily Development	Multifamily	Third Party Accounting/Bookkeeping
PROPERTY MANAGEMENT	SALES	
Retail	Capital Markets/Investment	
Office/Industrial	Retail	
Multifamily	Office/Industrial	
	Multifamily	
	Land	

OFFICE LOCATIONS

S.L. Nusbaum Realty Co. is headquartered in Norfolk, VA with offices in Richmond, VA and Boca Raton, FL (Capital Markets/Investment Only)



THE TEAM



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