OFFERING MEMORANDUM

DOLLAR GENERAL

331 East Center Street,
Juneau, WI 53039

SELLER FINANCING AVAILABLE

50% DOWN

5% INTEREST ONLY

9.75% CASH-ON-CASH

TD COMMERCIAL GROUP

JARED MCNUTT
VP of Investment Sales
734-231-1130
Jared@TdCommercialGroup.com

SHANE SMITH
VP of Investment Sales
605-515-4564
Shane@TdCommercialGroup.com

KIM PISCHKE
Broker I WI License #: 56539-90
920-205-9505
KimP@corewis.com

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EXCLUSIVELY LISTED BY

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VP of Investment Sales
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Jared@TdCommercialGroup.com

SHANE SMITH
VP of Investment Sales
605-515-4564
Shane@TdCommercialGroup.com

BROKER

KIM PISCHKE
Core Commercial, Inc.
Broker I WI License #: 56539-90
920-205-9505
KimP@corewis.com

TD COMMERCIAL GROUP

TD COMMERCIAL GROUP
200 S Andrews Ave Suite 200
Fort Lauderdale, FL 33301
786-931-1113
info@tdcommercialgroup.com

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EXECUTIVE SUMMARY

Address:	331 East Center Street, Juneau, WI 53039
List Price:	$660,000 7.38% CAP
Seller Financing:	50% Down I 5% Interest Only 9.75% Cash-on-Cash
Size:	±15,800 SF 1.01 AC
Lease:	NN – Roof / Structure, Parking Lot & HVAC Replacement
Annual Rent:	$48,696 (October 1, 2026)*
Lease Commencement:	October 1, 2004
Lease Expiration:	September 30, 2031
Increases:	13% on October 1, 2026 10% at Each Option
Options:	2 x 5 Year (through September 30, 2041)
Guarantor:	Corporate
Year Built / Remodeled:	2001 / 2025

**Seller to Credit Difference for Months Between Closing and October 2026*

INVESTMENT HIGHLIGHTS

SELLER FINANCING - 50% DOWN, 5% INTEREST ONLY, 9.75% CASH-ON-CASH

The seller will carry 50% of the purchase price at 5.0% interest only, delivering a 9.75% cash-on-cash return on the $330,000 down payment. In a market where small-balance net lease debt is pricing meaningfully higher, this structure hands the buyer immediate positive leverage on an investment-grade tenant without a lender, without an appraisal, and without a loan committee. For a 1031 buyer on a clock, it is also the fastest path to close.

CORPORATE-GUARANTEED LEASE WITH CONTRACTUAL RENT GROWTH THROUGH 2041

The lease is guaranteed by Dolgencorp, LLC, a wholly owned subsidiary of Dollar General Corporation (NYSE: DG) — an S&P BBB / Moody's Baa3 rated credit generating over $43 billion in annual revenue. Rent increases 13% on October 1, 2026, and the tenant holds two additional five-year options with fixed 10% increases at each, carrying contractual income growth out to September 30, 2041.

TENANT EXERCISED ITS OPTION ELEVEN MONTHS EARLY — COMMITMENT ON RECORD

Dollar General exercised its renewal option in April 2025, roughly eleven months ahead of the March 2026 notice deadline, extending the term through September 30, 2031 and accepting a 13% rent increase to do it. Tenants do not renew early at a higher rent in locations they are evaluating for closure. The exercise letter is included in the due diligence file.

BELOW-MARKET RENT BASIS AT $3.08 PSF — DURABLE OCCUPANCY COST

At the October 2026 rent, the tenant occupies ±15,800 square feet at just $3.08 per square foot — a fraction of replacement-cost rent for retail space in the market and well below the rent Dollar General pays on new-construction prototypes. This is the single strongest predictor of long-term renewal: the tenant cannot replicate this occupancy cost anywhere in the trade area. Store-level sales and operating detail are available to qualified buyers upon request.

2025 CAPITAL IMPROVEMENTS — RECENT ROOF, LOT WORK, AND FULL INTERIOR REMODEL

The store completed a full interior remodel in 2025 with new fixtures, flooring, and 24 cooler doors installed under Dollar General's remodel program. The HVAC units were replaced in 2026. The roof was replaced in 2020 and the parking lot has been addressed to the tenant's standards. A buyer steps into a physically current asset rather than a deferred-maintenance story.

THE ONLY DISCOUNT RETAILER IN JUNEAU — COUNTY SEAT LOCATION

There is no other Dollar General, Dollar Tree, or Family Dollar in Juneau. This store owns the discount category in the city outright and serves the surrounding agricultural townships with no comparable alternative. Juneau is also the county seat of Dodge County — the county courthouse, administration offices, and justice complex sit within blocks of the subject, anchoring stable weekday daytime traffic that a town of 2,723 would not otherwise generate. This is precisely the captive rural trade area that drives Dollar General's renewal economics.

SELLER FINANCING

SELLER FINANCING	TERMS
Purchase Price	$660,000
Down Payment (50%)	$330,000
Seller Note (50%)	$330,000
Interest Rate	5.0% — Interest Only
Term	5 Years, Interest Only
Annual Debt Service	$16,500
Annual Rent (10/1/2026)	$48,696
Annual Net Cash Flow	$32,196
CASH-ON-CASH RETURN	**9.75%**

RENT SCHEDULE

TERM	ANNUAL RENT	MONTHLY RENT	RENT PSF
Present – 9/30/2026	$43,080	$3,590	$2.73
10/1/2026 – 9/30/2031*	**$48,696**	**$4,058**	**$3.08**
RENEWAL OPTIONS (2 x 5 Year — 10% Increase at Each Option)			
Option 1: 10/1/2031 – 9/30/2036	$53,568	$4,464	$3.39
Option 2: 10/1/2036 – 9/30/2041	$58,920	$4,910	$3.73

**Pricing based on the October 1, 2026 rent increase to $48,696. Seller to credit rent difference between closing and October 2026. Tenant exercised the current option in April 2025, extending the term through September 30, 2031.*

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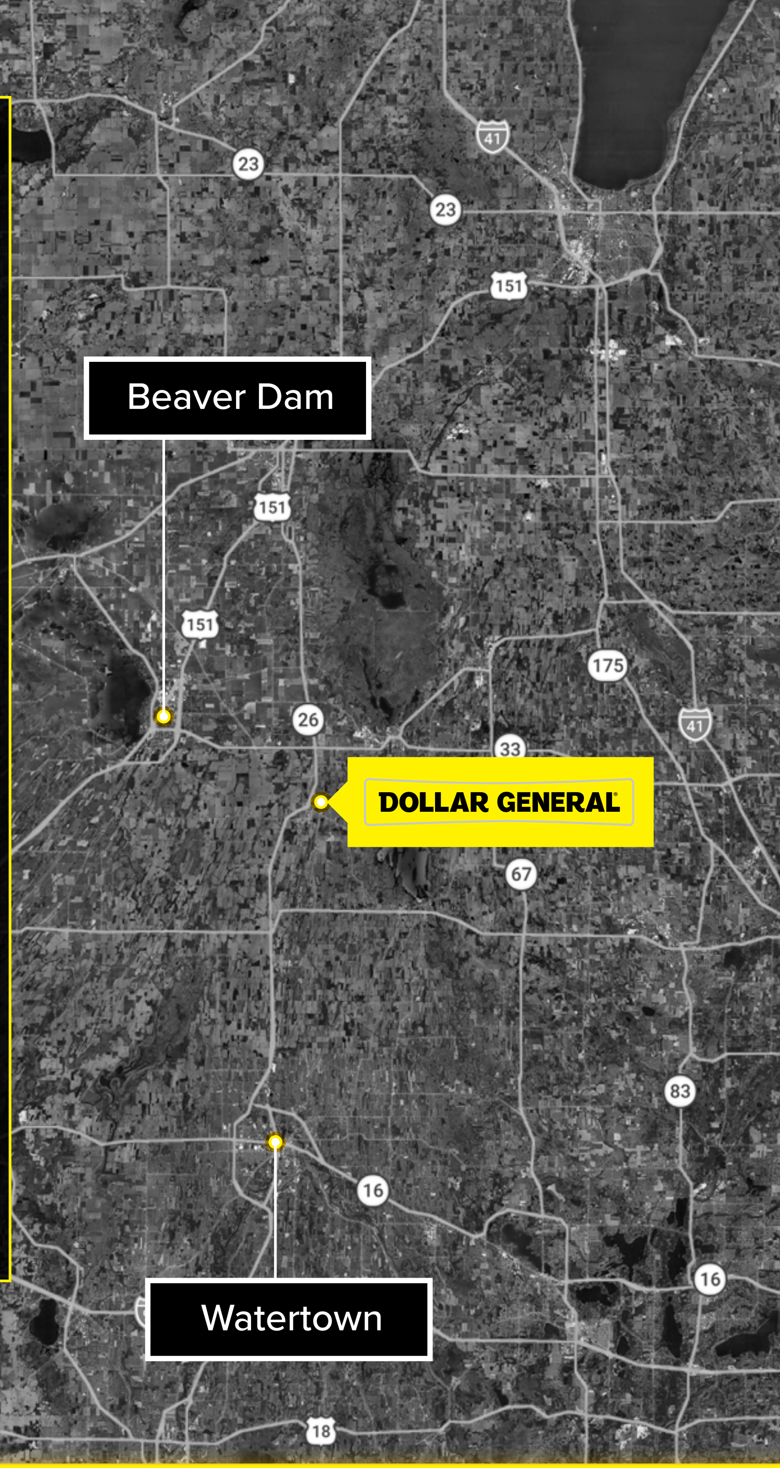
LOCATION OVERVIEW

JUNEAU, WI | DODGE COUNTY SEAT | MADISON–MILWAUKEE CORRIDOR

Located at 331 East Center Street, this Dollar General sits on the main commercial spine of Juneau, the county seat of Dodge County, Wisconsin, and it is the only discount retailer in the city — there is no other Dollar General, no Dollar Tree, and no Family Dollar in Juneau. That matters more here than it would in a larger market. Juneau is a compact, stable community of 2,723 residents that punches well above its population because it houses county government: the Dodge County Courthouse, administration offices, and the county justice complex all sit within blocks of the subject, generating consistent weekday daytime traffic a town this size would not otherwise support. The store serves not just the city but the surrounding agricultural townships, where it is the practical option for consumables without driving to Beaver Dam or Watertown. Dollar General built its national franchise on exactly this geometry — a small, car-dependent town with no big-box alternative, where the store becomes the default fill-in trip for several thousand households.

The surrounding county supports that position. Dodge County is home to roughly 89,158 residents with a median household income of $73,992, anchored by a genuinely diversified employment base — Quad/Graphics, John Deere, Mayville Engineering, Seneca Foods, and Beaver Dam Community Hospital are all major county employers. Within five miles of the subject there are 8,708 residents, 269 businesses, an average household income of $90,368, and a median household income of $70,013 — income levels comfortably above the profile of a typical rural Dollar General trade area. The county sits inside the Milwaukee DMA and roughly between Madison and Milwaukee, giving residents metro-level wage access while keeping rural cost of living and rural retail scarcity. Layer in a $3.08 per square foot rent basis, a full 2025 interior remodel, and a renewal option the tenant exercised eleven months early, and the case here is about as clean as it gets in small-town net lease.



1 MILE

POPULATION
2,698

CONSUMER SPENDING
$29.71M

AVG HH INCOME
$104,881

3 MILE

POPULATION
3,445

CONSUMER SPENDING
$39.43M

AVG HH INCOME
$102,246

5 MILE

POPULATION
9,072

CONSUMER SPENDING
$108.38M

AVG HH INCOME
$85,919

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PHOTOS

TENANT OVERVIEW

LOCATIONS
21,055+

HEADQUARTERS
Goodlettsville, TN

FOUNDED
1939

CREDIT RATING
BBB / Baa3

Dollar General Corporation (NYSE: DG) is the largest small-box discount retailer in the United States, operating 21,055 stores across the United States and Mexico under the Dollar General, DG Market, DGX, and pOpshelf banners. Founded in 1939 in Scottsville, Kentucky and headquartered in Goodlettsville, Tennessee, the company employs roughly 194,000 people and generated over $43 billion in annual revenue. It is one of the few retailers in the country carrying an investment-grade rating from both agencies — S&P BBB and Moody's Baa3.

Dollar General's model is built on rural and small-town America, where it operates with limited direct competition and a real estate footprint that larger big-box retailers cannot economically serve. Approximately 75% of the U.S. population lives within five miles of a Dollar General store. The merchandise mix is weighted toward consumables — food, household cleaning, health and beauty, and paper goods — which drives repeat trip frequency and insulates sales from both economic cycles and e-commerce substitution at small ticket sizes.

The company continues to expand aggressively. In the first quarter of fiscal 2026, Dollar General grew net sales 3.4% to $10.8 billion with same-store sales up 2.0%, and opened 195 new stores in the quarter alone. For fiscal 2026 the company has guided to approximately 450 new store openings and a total of 4,730 real estate projects, including remodels and relocations — the program under which this store received its 2025 interior remodel.

Locations like Juneau are the operational core of that platform rather than the periphery: a county seat with a captive trade area, the only discount retailer in the city, a rent basis the tenant cannot replicate, and a renewal option already exercised. Dollar General's decision to commit early here, at a 13% higher rent, is the clearest available signal of how the company views this store within its own network.

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PROCESS

WEEK 1	Collect Property Data
WEEK 2	Underwrite Asset, Prepare BOV
WEEK 3	Listing Agreements – Signed Soft Launch – Net Lease World
WEEK 4-6	Photos, Marketing Materials
WEEK 7	Full Launch – Costar, Loopnet, Crexi
WEEK 8	Build Buyer Pool, Begin Outreach
WEEK 9-16	Field Offers, Select Buyer
WEEK 17-21	Buyer Due Diligence
WEEK 22-26	Closing

**Timeline may vary by property*

PLATFORM
NETLEASEWORLD.COM

Powered by NLW NET LEASE WORLD

This is our proprietary platform featuring 1,700+ active net lease listings. Built to attract 1031 exchange buyers, our SEO-driven algorithm ranks us at the top of search engines like Google, Yahoo, and Bing for terms like "net lease" or "1031 properties" for sale.

Our Net Lease World platform lets us "soft-launch" your properties immediately—even while photos and marketing materials are being finalized. As featured listings on the homepage, they'll be seen daily by 1031 exchange and private buyers nationwide, with requirements ranging from $1M to $40M+.

Once marketing materials are finalized, we'll fully launch your listings on Crexi, Costar, and LoopNet. Depending on the scale of your transaction, this process may take several weeks—but the Net Lease World soft launch ensures we're already generating exposure from day one. In many cases, we've built buyer pools and begun negotiations—sometimes even gone under contract—before listings hit the broader market.

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