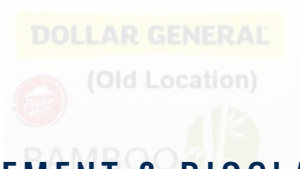


DOLLAR GENERAL

710 E Pennell St, Carl Junction, MO 64834

Marcus & Millichap





NON-ENDORSEMENT & DISCLAIMER NOTICE

 Dean Rd

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.

 N Grimes St

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.



E Pennell St
4,086 VPD

Activity ID #ZAG0680153



Marcus & Millichap

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

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

..... 710 E PENNELL ST

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


Marcus & Millichap

..... 710 E PENNELL ST

BROKER OF RECORD

DAVE SAVERIN

Missouri

Direct: 314.889.2555

License: MO #2008013520


Marcus & Millichap

710 E PENNELL ST

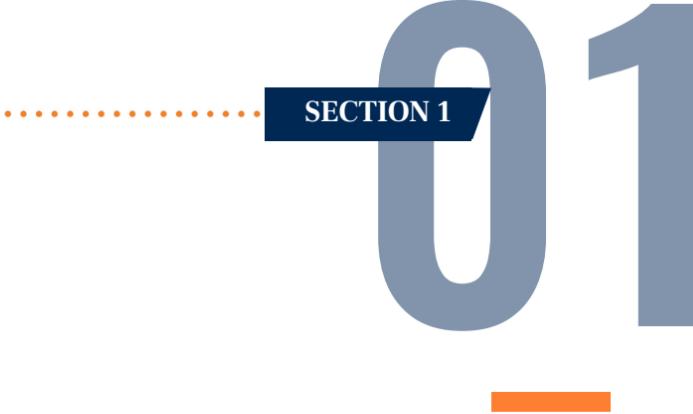
TABLE OF CONTENTS

7 EXECUTIVE SUMMARY

10 PROPERTY INFORMATION

14 FINANCIAL ANALYSIS

16 SALE COMPARABLES



SECTION 1

EXECUTIVE SUMMARY

Offering Summary
Investment Highlights

Marcus & Millichap



OFFERING SUMMARY

710 E PENNELL ST



Listing Price
\$1,227,421



Cap Rate
7.25%



Price/SF
\$105.26

FINANCIAL

Listing Price	\$1,227,421
Down Payment	100% / \$1,227,421
NOI	\$88,988
Cap Rate	7.25%
Price/SF	\$105.26
Rent/SF (Monthly)	\$0.64
Rent/SF (Annually)	\$7.63

OPERATIONAL

Lease Type	Double Net
Guarantor	Corporate Guarantee
Lease Expiration	04/23/2031
Gross SF	11,661 SF
Rentable SF	11,661 SF
Lot Size	0.87 Acres (37,897 SF)
Occupancy	100%
Year Built	2021



DOLLAR GENERAL

710 E Pennell St, Carl Junction, MO 64834

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present our Broker's Opinion of Value for the Dollar General located at 710 Pennell Street in Carl Junction, Missouri. Built in 2021, this single-tenant property consists of a ±11,661 square foot building on a ±0.87-acre parcel, operating under an absolute triple-net (NNN) lease. The property currently generates \$84,750 in annual rent, which is set to increase to \$93,225 in six months.

The property benefits from strong visibility and accessibility in Carl Junction, a growing community located just 10 minutes from Joplin and approximately 90 minutes from Branson. Positioned within a dense and established retail trade area, this Dollar General is well-situated to serve the surrounding population and capitalize on consistent consumer demand.

Southwestern Missouri continues to experience steady population and economic growth, supported by a diverse employment base and expanding infrastructure. This location provides investors with a stable, long-term absolute NNN lease opportunity in a high-demand retail corridor.

INVESTMENT HIGHLIGHTS

- 10-Year NN Lease With 5.6 Years Remaining & Favorable Reimbursements
- Tenant Holds Two (2) Options to Extend the Lease, Each for a Five-Year Term
- 10% Rent Bumps at Each Option Renewal
- Investment-Grade Tenant Rated 'BBB'
- Dollar General is the Nation's Largest Retailer by Store Count, Operating More Than 20,000 Locations.



SECTION 2



PROPERTY INFORMATION

Tenant Profile - Dollar General
Regional Map
Retailer Map

Marcus & Millichap



DOLLAR GENERAL

TENANT PROFILE - DOLLAR GENERAL

The Dollar General logo is displayed in a bold, black, sans-serif font. The word "DOLLAR" is on the top line and "GENERAL" is on the bottom line, with a registered trademark symbol (®) to the upper right of the "L" in "GENERAL". The logo is set against a bright yellow rectangular background.

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

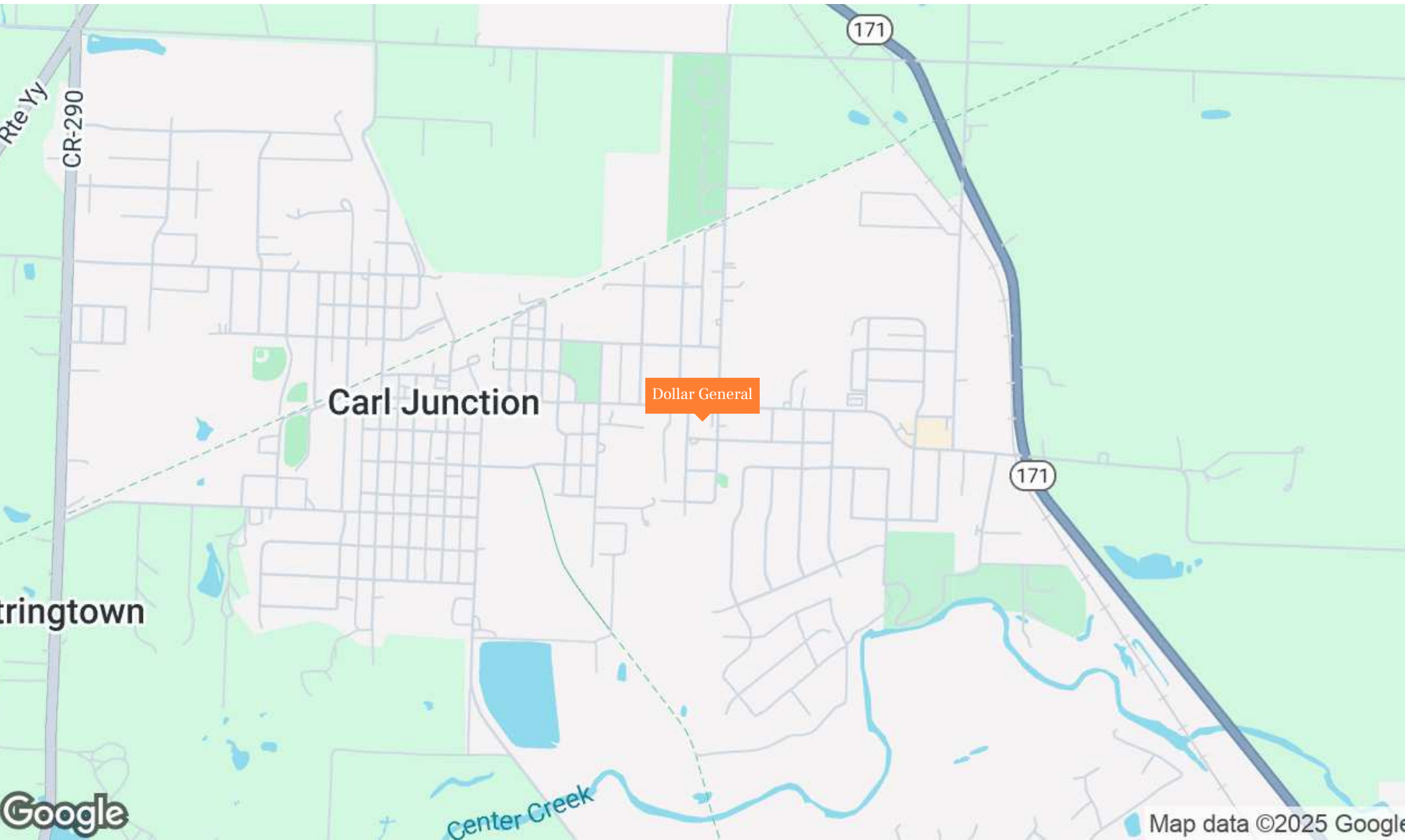
TENANT SUMMARY

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.

DOLLAR GENERAL

REGIONAL MAP



DOLLAR GENERAL

RETAILER MAP





SECTION 3



FINANCIAL ANALYSIS

Financial Details

Marcus & Millichap



DOLLAR GENERAL

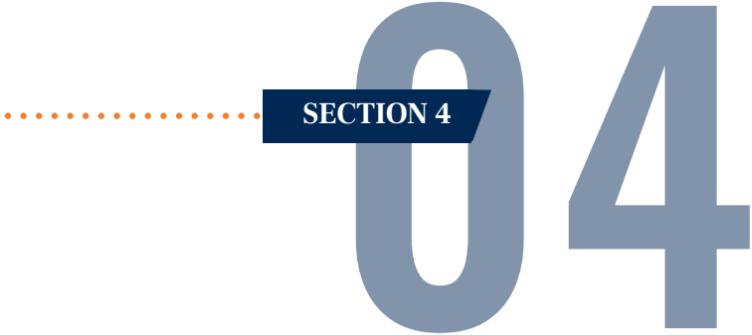
FINANCIAL DETAILS

THE OFFERING	
Price	\$1,227,421
Capitalization Rate	7.25%
Price/SF	\$105.26

PROPERTY DESCRIPTION	
Year Built / Renovated	2021
Gross Leasable Area	11,661 SF
Type of Ownership	Fee Simple
Lot Size	0.87 Acres

LEASE SUMMARY	
Tenant	Dollar General
Rent Increases	10.00%
Guarantor	Corporate Guarantee
Lease Type	Absolute Net
Lease Commencement	04/22/2021
Lease Expiration	04/23/2031
Renewal Options	Two (5) Year Options
Term Remaining on Lease (Yrs)	5.6 Years
Landlord Responsibility	Fixed Maintenance
Tenant Responsibility	Taxes & Insurance

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$88,988	\$7,416	\$7.63	7.25%
2026	\$93,225	\$7,769	\$7.99	7.60%
2027	\$93,225	\$7,769	\$7.99	7.60%
2028	\$93,225	\$7,769	\$7.99	7.60%
2029	\$93,225	\$7,769	\$7.99	7.60%
2030	\$93,225	\$7,769	\$7.99	7.60%
2031	\$102,548	\$8,546	\$8.79	8.35%
2032	\$102,548	\$8,546	\$8.79	8.35%
2033	\$102,548	\$8,546	\$8.79	8.35%
2034	\$102,548	\$8,546	\$8.79	8.35%
2035	\$102,548	\$8,546	\$8.79	8.35%
2036	\$112,802	\$9,400	\$9.67	9.19%
2037	\$112,802	\$9,400	\$9.67	9.19%
2038	\$112,802	\$9,400	\$9.67	9.19%
2039	\$112,802	\$9,400	\$9.67	9.19%
2040	\$112,802	\$9,400	\$9.67	9.19%
2041	\$112,802	\$9,400	\$9.67	9.19%



SECTION 4



SALE COMPARABLES

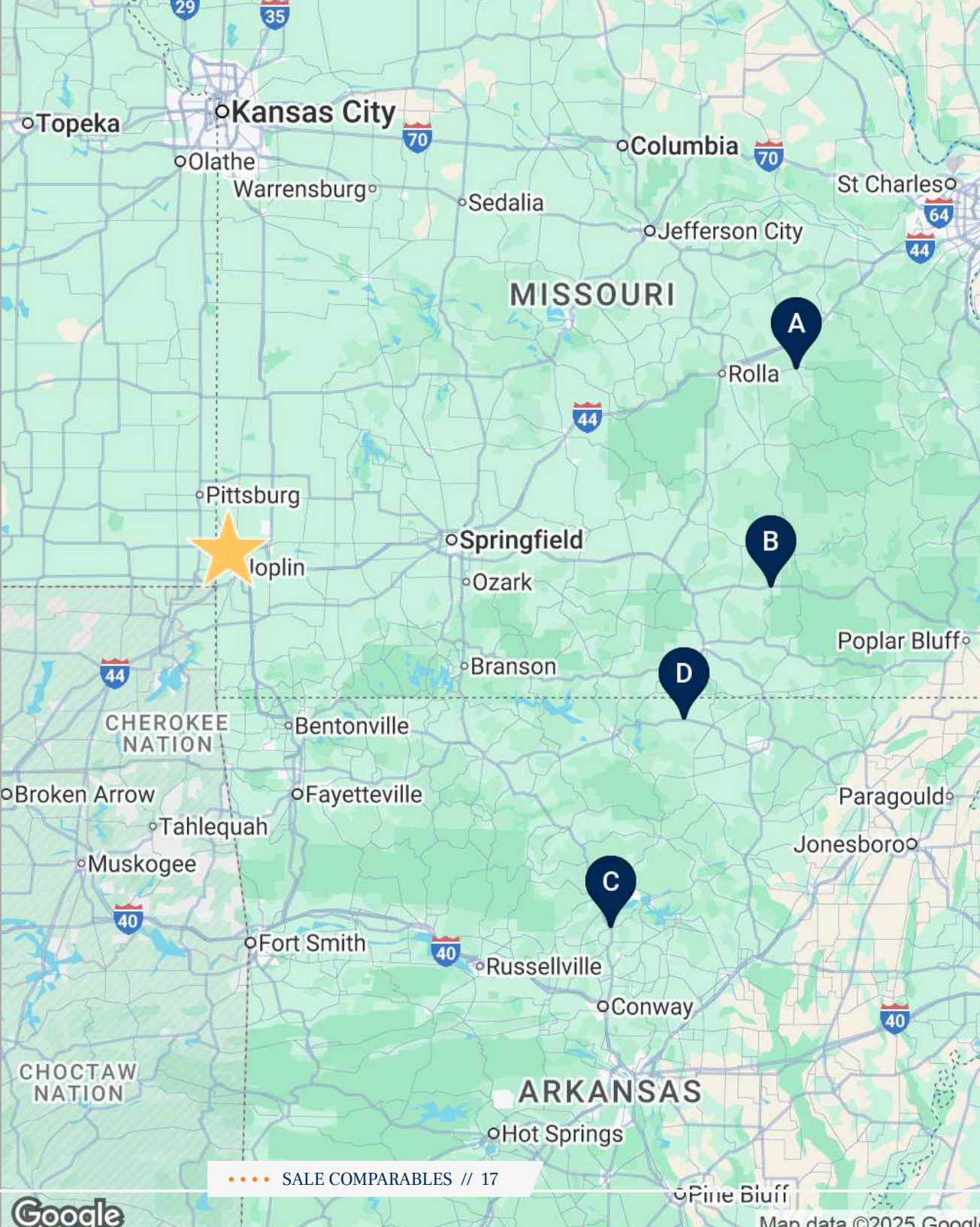
Sale Comps Map
Sale Comps Summary
Cap Rate Chart
Price per SF Chart
Years Remaining Chart
Sale Comps
Demographics

Marcus & Millichap








SALE COMPS MAP

- ★ Dollar General
- A Dollar General 1
- B Dollar General 2
- C Dollar General 3
- D Dollar General 4



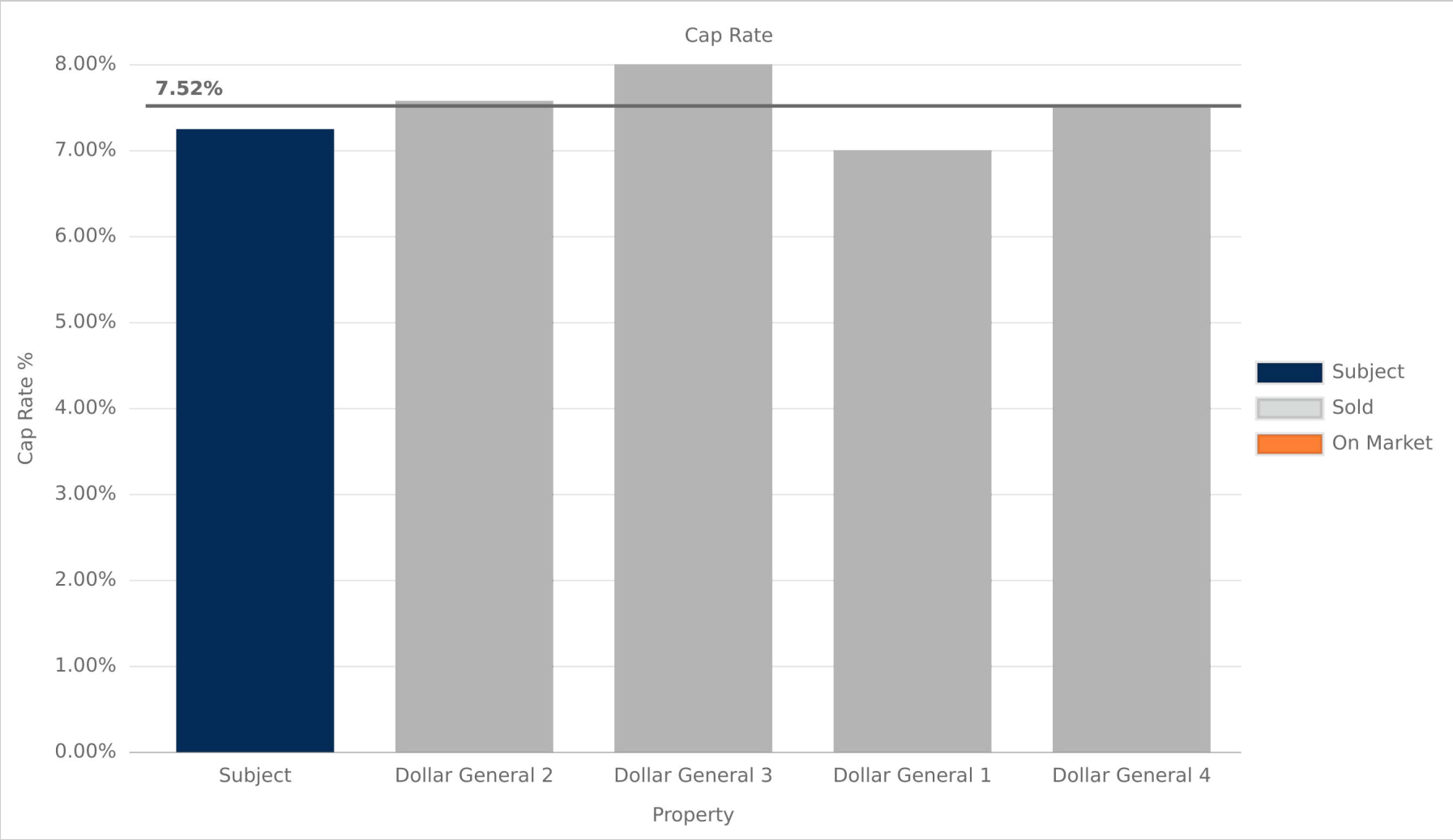
DOLLAR GENERAL

SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	CAP RATE	# OF UNITS	CLOSE
	Dollar General 710 E Pennell St Carl Junction, MO 64834	\$1,227,421	11,661 SF	7.25%	1	On Market
	SALE COMPARABLES	PRICE	BLDG SF	CAP RATE	# OF UNITS	CLOSE
	Dollar General 1 200 Pine St Steelville, MO 65565	\$1,181,314	10,640 SF	7.00%	-	12/06/2023
	Dollar General 2 305 Ozark St Birch Tree, MO 65438	\$950,000	9,211 SF	7.58%	-	05/05/2023
	Dollar General 3 10945 Hwy 65 S Bee Branch, AR 72013	\$854,100	9,100 SF	8.00%	-	08/04/2023
	Dollar General 4 9893 US-62 Viola, AR 72583	\$1,040,000	9,100 SF	7.50%	-	04/12/2024
	AVERAGES	\$1,006,354	9,513 SF	7.52%	-	-

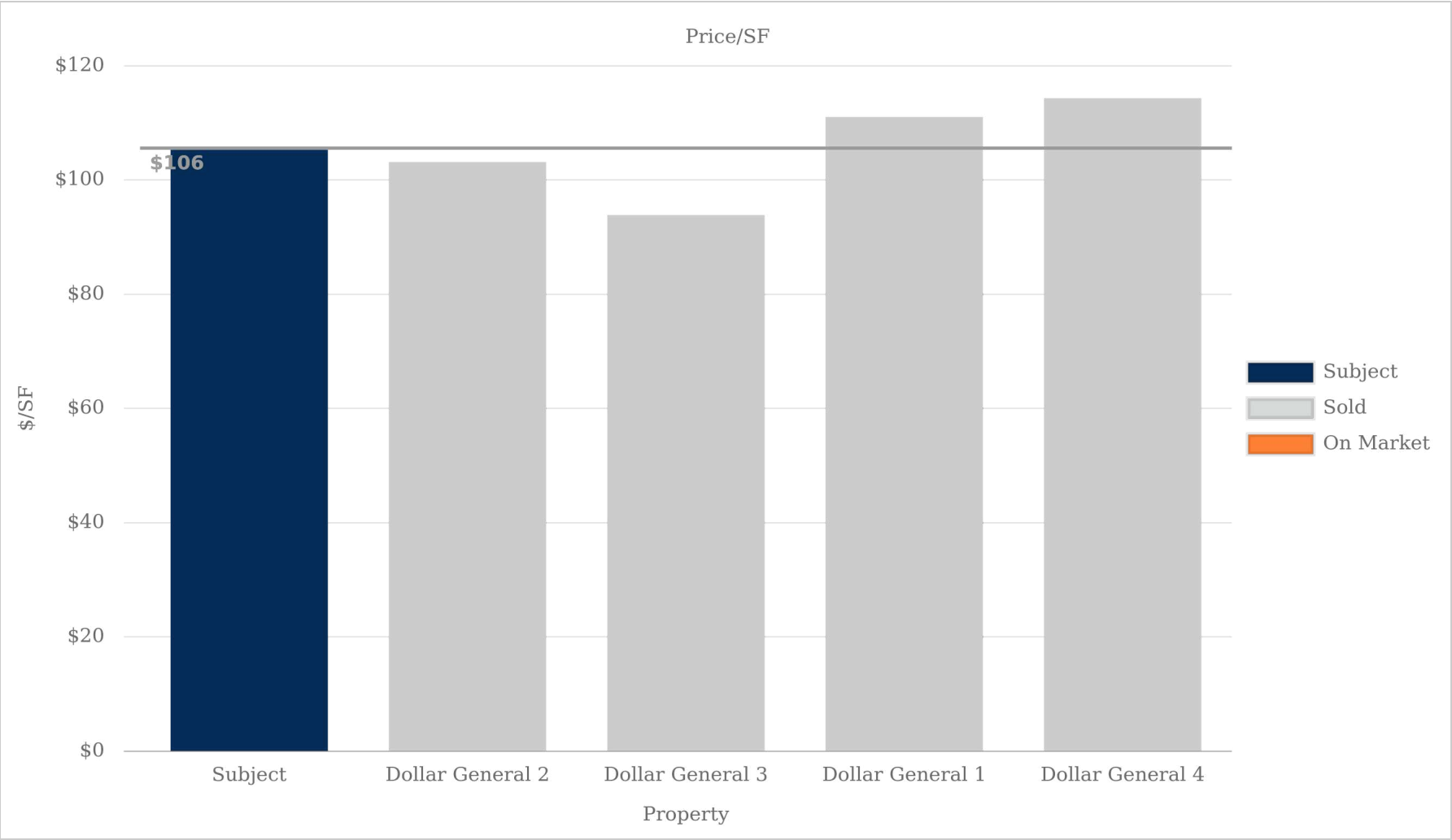
DOLLAR GENERAL

CAP RATE CHART



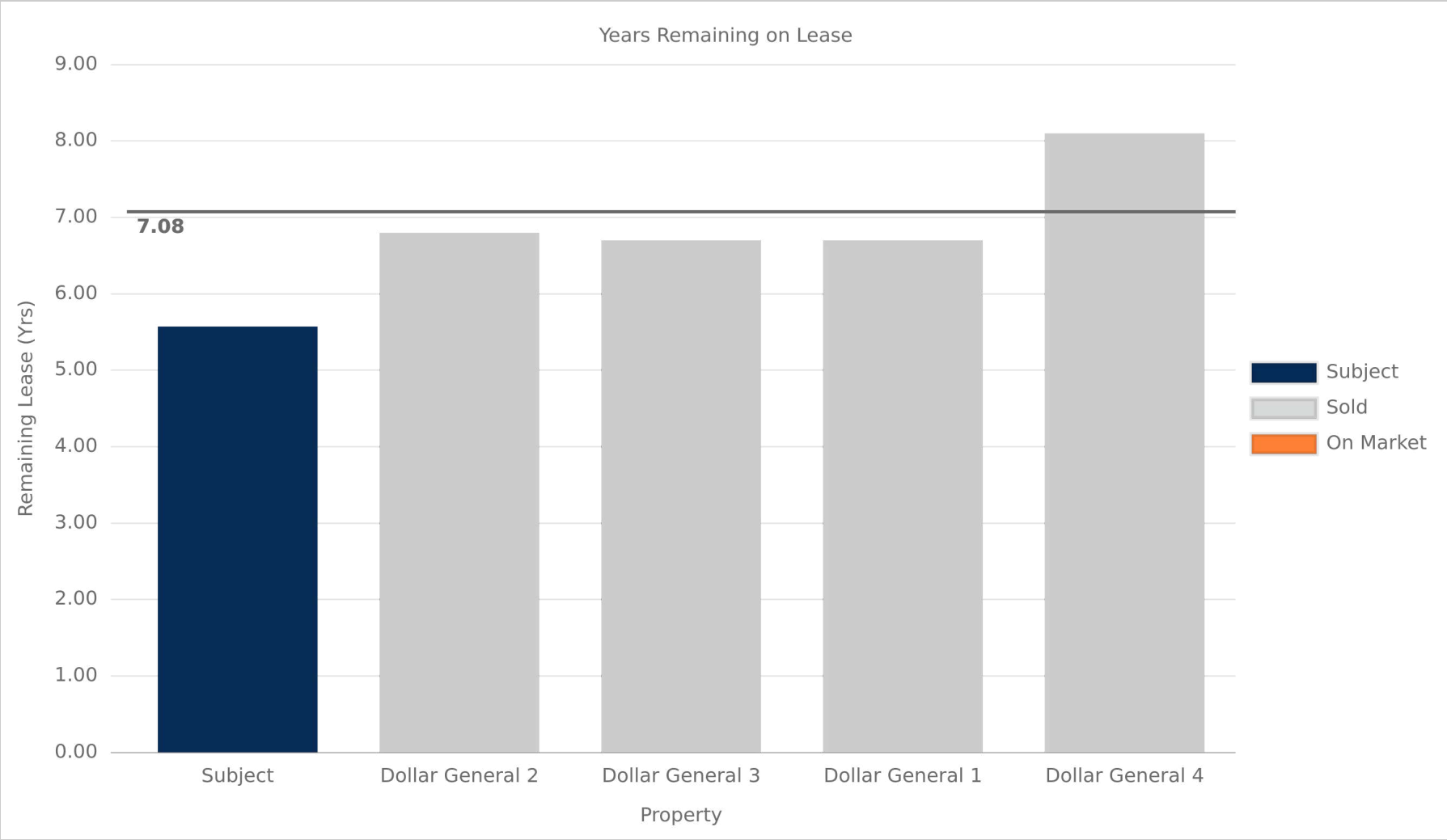
DOLLAR GENERAL

PRICE PER SF CHART



DOLLAR GENERAL

YEARS REMAINING CHART



DOLLAR GENERAL

SALE COMPS



Dollar General

710 E Pennell St, Carl Junction, MO 64834

Listing Price:	\$1,227,421
Cap Rate:	7.25%
Lease Expiration:	04/23/2031
COE Date:	On Market
Property Type:	Net Lease
Gross Leasable Area:	11,661 SF
Price/SF:	\$105.26
Lot Size:	0.87 Acres
Year Built:	2021



Dollar General 1

200 Pine St Steelville, MO 65565

Sale Price:	\$1,181,314
Cap Rate:	7.00%
Years Remaining On Lease:	6.7
COE Date:	12/06/2023
Property Type:	Net Lease
Gross Leasable Area:	10,640 SF
Price/SF:	\$111.03
Lot Size:	1.57 Acres
Year Built:	2015

DOLLAR GENERAL

SALE COMPS



B Dollar General 2
305 Ozark St Birch Tree, MO 65438

Sale Price:	\$950,000
Cap Rate:	7.58%
Years Remaining On Lease:	6.8
COE Date:	05/05/2023
Property Type:	Net Lease
Gross Leasable Area:	9,211 SF
Price/SF:	\$103.14
Lot Size:	2.03 Acres
Year Built:	2015



C Dollar General 3
10945 Hwy 65 S Bee Branch, AR 72013

Sale Price:	\$854,100
Cap Rate:	8.00%
Years Remaining On Lease:	6.7
COE Date:	08/04/2023
Property Type:	Net Lease
Gross Leasable Area:	9,100 SF
Price/SF:	\$93.86
Lot Size:	1.71 Acres
Year Built:	2015

DOLLAR GENERAL

SALE COMPS

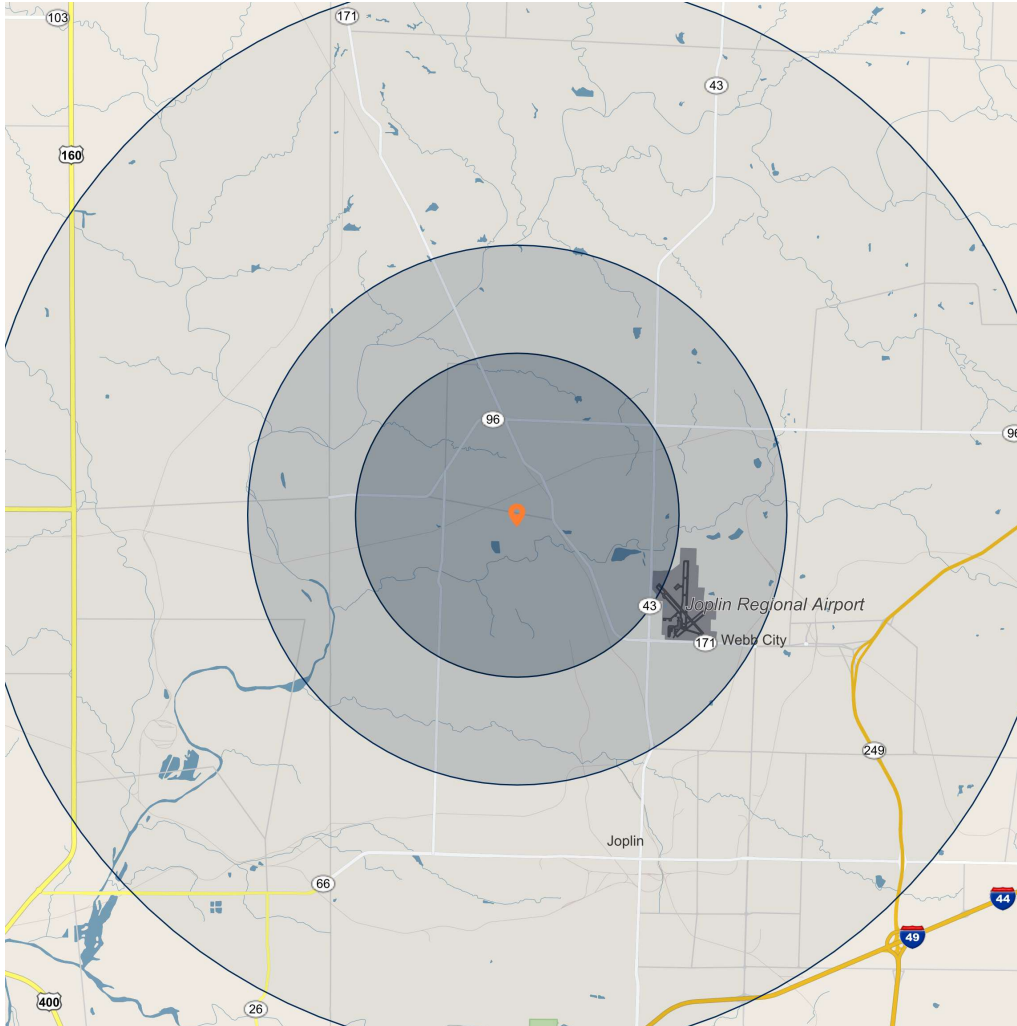


D Dollar General 4
9893 US-62 Viola, AR 72583

Sale Price:	\$1,040,000
Cap Rate:	7.50%
Years Remaining On Lease:	8.1
COE Date:	04/12/2024
Property Type:	Net Lease
Gross Leasable Area:	9,100 SF
Price/SF:	\$114.29
Lot Size:	2.49 Acres
Year Built:	2017

DOLLAR GENERAL

DEMOGRAPHICS



POPULATION

	3 Miles	5 Miles	10 Miles
2029 Projection	11,381	22,204	106,452
2024 Estimate	11,079	21,610	103,631
2020 Census	10,825	21,070	101,035
2010 Census	10,153	19,307	96,644

HOUSEHOLD INCOME

Average	\$87,563	\$82,076	\$69,607
Median	\$68,937	\$66,396	\$56,110
Per Capita	\$32,798	\$31,410	\$28,399

HOUSEHOLDS

2029 Projection	4,257	8,384	44,084
2024 Estimate	4,116	8,106	42,614
2020 Census	3,921	7,723	40,596
2010 Census	3,600	6,959	38,326

HOUSING

Median Home Value	\$198,729	\$194,028	\$169,431
-------------------	-----------	-----------	-----------

EMPLOYMENT

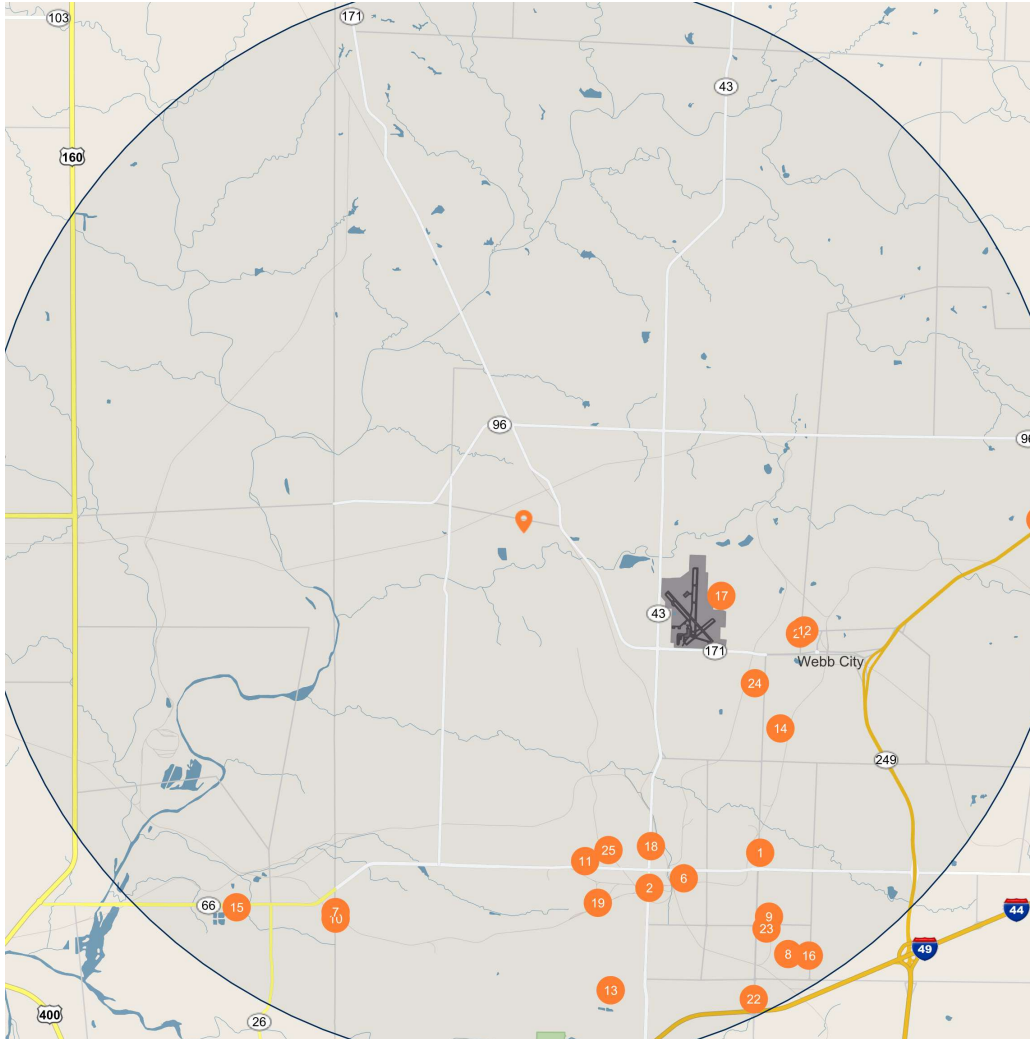
2024 Daytime Population	8,500	16,309	108,114
2024 Unemployment	0.86%	1.24%	1.83%
Average Time Traveled (Minutes)	24	22	20

EDUCATIONAL ATTAINMENT

High School Graduate (12)	1.07%	1.13%	1.89%
Some College (13-15)	35.18%	38.07%	42.00%
Associate Degree Only	14.12%	13.17%	14.39%
Bachelor's Degree Only	8.74%	9.91%	7.70%
Graduate Degree	35.28%	31.39%	25.36%

DOLLAR GENERAL

DEMOGRAPHICS



Major Employers

Employees

1	Firestone Holdings LLC-Firestone Complete Auto Care 1	6,022
2	Schoolmessenger	3,505
3	Leggett & Platt Incorporated-Leggett & Platt	1,584
4	Mercy Hlth Sthwest Mssr/Knsas	1,500
5	Mercy Hospital Joplin	1,310
6	ABM Onsite Services Inc-ABM Security Svcs	980
7	Owens Crning Insllting Systm	759
8	Lee Gilster-Mary Corporation	691
9	Walmart Inc-Walmart	581
10	Pcs Phosphate Company Inc	537
11	Systems & Services Tech Inc	481
12	Cardinal Scale Mfg Co-Detecto Scale	450
13	Freeman Health System-FREEMAN HEART & VASCULAR INSTI	420
14	Iconex LLC	400
15	Celltron Inc	400
16	Jasper Products LLC	399
17	Nhs Management LLC-Webb Cy Hlth Rhabilitation Ctr	378
18	Peoplelink LLC	366
19	Ducommun Labarge Tech Inc	350
20	Freeman Health System-Freeman Heart Institute	337
21	Webb City Bank	323
22	Schaeffler Group USA Inc	293
23	Home Depot USA Inc-Home Depot The	289
24	Walmart Inc-Walmart	280
25	Freeman Health System	253

..... 710 E PENNELL ST

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


Marcus & Millichap