NET LEASE INVESTMENT OFFERING

DOLLAR GENERAL

Dollar General

Just Opened | 15-Yrs with Rental Increases | Absolute NNN

Christopher, IL

THE Boulder GROUP

Table of Contents

Offering 3
- Investment Highlights
- Investment Overview

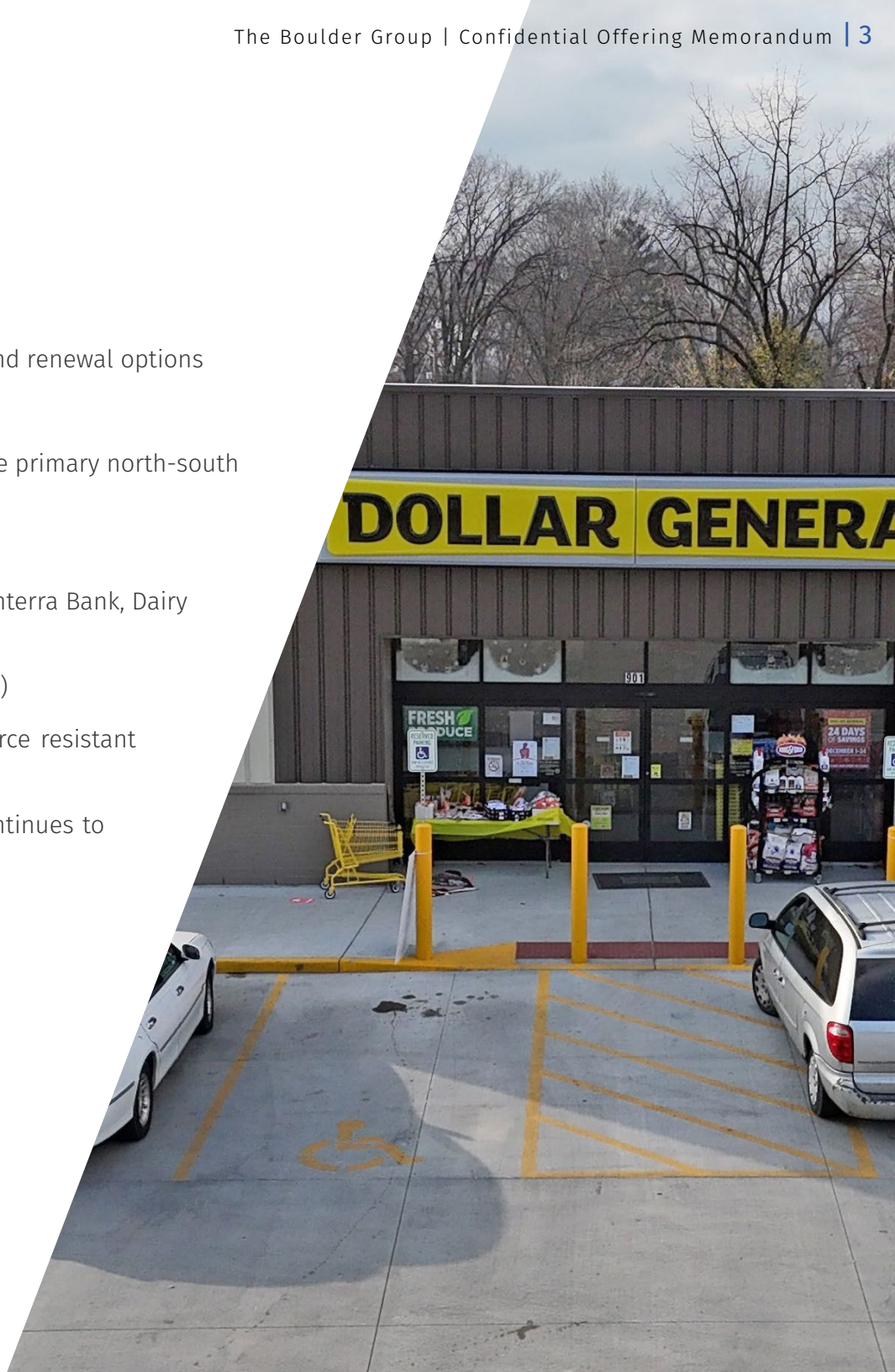
Property 5
- Aerials
- Photographs
- Site Plan

Overview 9
- Map
- Demographics
- Tenant Overview
- Location Overview

Disclaimer 13
- Disclaimer Statement

Investment Highlights

- **Brand-new construction** store that opened in September 2025
- Long-term lease with **15 years remaining**
- **5% rental increases every five years** throughout primary term and renewal options
- Absolute triple net lease with **no landlord responsibilities**
- Positioned at a **hard corner** along Victor Street (IL Route 148), the primary north-south corridor in the trade area
- Approximately **100 miles southeast of St. Louis**
- **Retailers in immediate area include** Casey's, Circle K, Huck's, Banterra Bank, Dairy Queen, and others
- 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
$1,714,000

CAP RATE
7.00%

NOI
$119,979

ADDRESS
905 S Victor Street
Christopher, IL 62822

RENT COMMENCEMENT:	September 23, 2025
LEASE EXPIRATION:	September 30, 2040
RENTAL ESCALATIONS:	5% Every 5 Years
RENEWAL OPTIONS:	Five 5-Year
TENANT:	Dollar General
CREDIT RATING:	Investment Grade (S&P: BBB)
LEASE TYPE:	Absolute Triple Net
LANDLORD RESPONSIBILITIES:	None
BUILDING SIZE:	9,002 SF
LAND SIZE:	1.62 Acres
YEAR BUILT:	2025

NOI SCHEDULE:

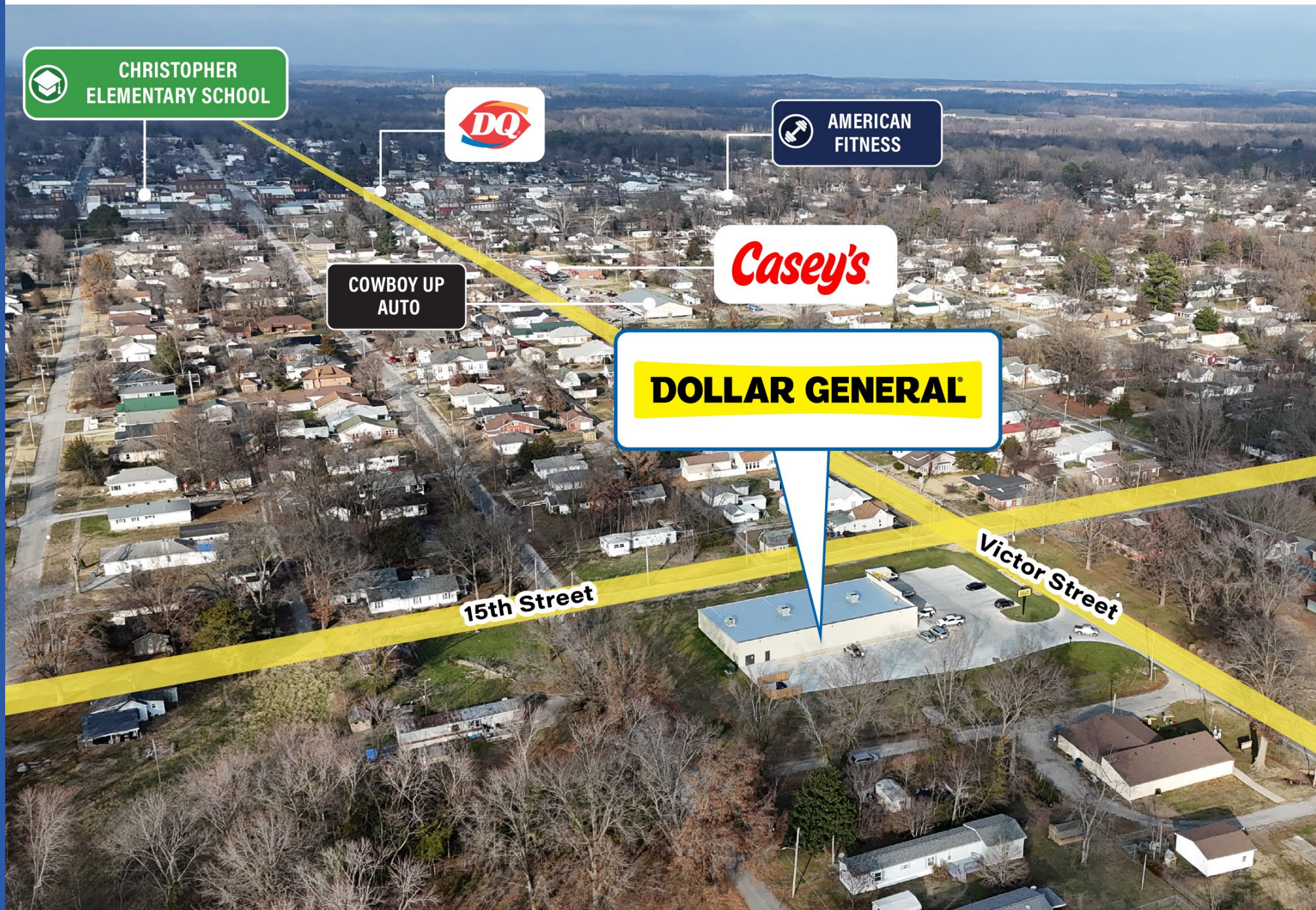
NOI	Date	Period	Increase	Cap Rate
$119,979	Current	Primary Term	-	7.00%
$125,979	10/1/2030	Primary Term	5%	7.35%
$132,278	10/1/2035	Primary Term	5%	7.72%
$138,892	10/1/2040	Option 1	5%	8.10%
$145,836	10/1/2045	Option 2	5%	8.51%
$153,128	10/1/2050	Option 3	5%	8.93%
$160,785	10/1/2055	Option 4	5%	9.38%
$168,824	10/1/2060	Option 5	5%	9.85%
		Primary Term Avg:		7.27%

DOLLAR GENERAL®

Aerial

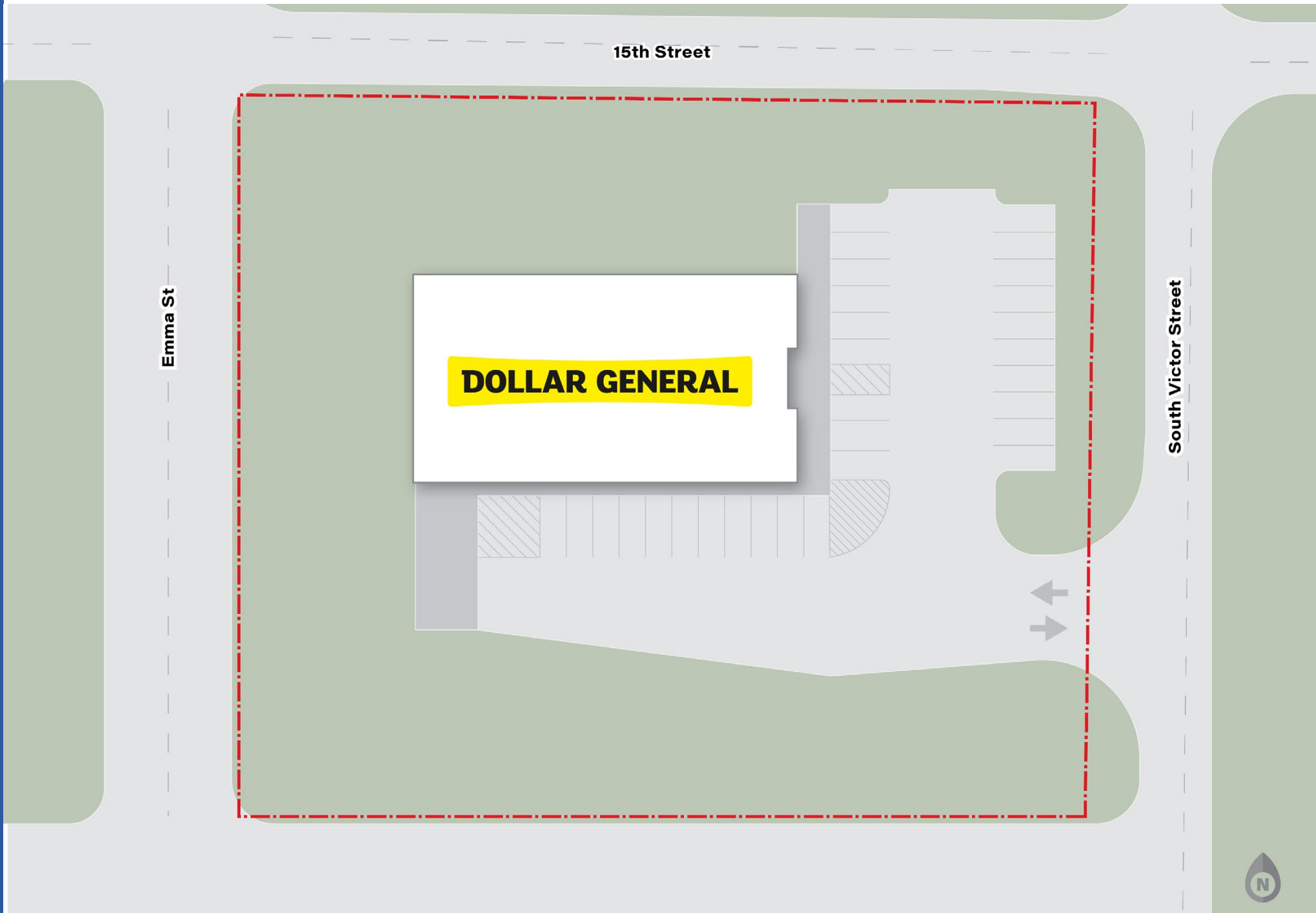
Egyptian Ave.
HUCK'S
EST 1974
MARKET
State Bank of Whittington
LARRY'S PIT BBQ
Victor Street
Banterra
BOWLINS FOODLAND
UNITED STATES POSTAL SERVICE
CIRCLE K
CHRISTOPHER COMMUNITY HIGH SCHOOL
DIMAGGIO'S PIZZA
CHRISTOPHER CITY HALL
BIG SHOTS TAVERN
Tstreet
AMERICAN FITNESS
THE HOP BREWERY
S&S TAVERN
S.I. FRAGRANCES
DQ
DOLLAR GENERAL
Casey's
CHRISTOPHER ELEMENTARY SCHOOL
15th Street

Aerial

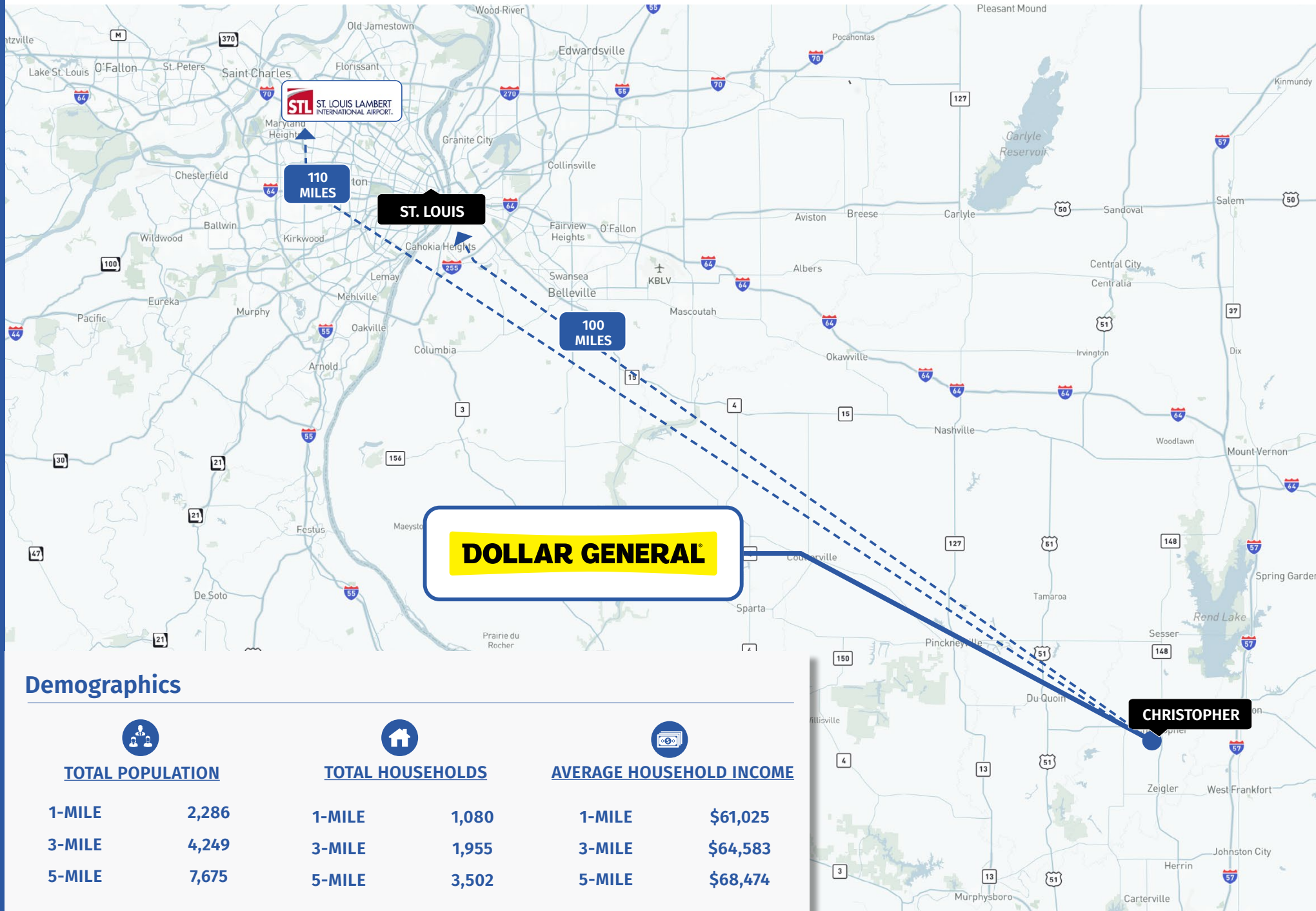

CHRISTOPHER ELEMENTARY SCHOOL
DQ
AMERICAN FITNESS
Casey's
COWBOY UP AUTO
DOLLAR GENERAL
15th Street
Victor Street

Photographs

Site Plan



Map



Demographics

TOTAL POPULATION		TOTAL HOUSEHOLDS		AVERAGE HOUSEHOLD INCOME	
1-MILE	2,286	1-MILE	1,080	1-MILE	$61,025
3-MILE	4,249	3-MILE	1,955	3-MILE	$64,583
5-MILE	7,675	5-MILE	3,502	5-MILE	$68,474

Tenant Overview

DOLLAR GENERAL

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 over 20,400 stores in 43 states. Dollar General is headquarted 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 $25 billion.

Website:	www.dollargeneral.com
Credit Rating:	Investment Grade (S&P: BBB)
Stock Symbol:	NYSE: DG
Market Capitalization:	$25 billion
Number of Locations:	20,400+
Headquarters:	Goodlettsville, TN

Location Overview

CHRISTOPHER, ILLINOIS

Christopher is a city located in Franklin County, IL that is situated along Illinois Route 14 in the heart of southern Illinois. The city has a population of approximately 2,700 residents, reflecting a close-knit community with a strong sense of local identity. The city's central location offers convenient connectivity to nearby communities, including approximately 10 miles west of Benton, 25 miles north of Carbondale, and 25 miles east of Marion. Christopher is also within about 90 miles of St. Louis, giving residents access to a major metropolitan area while still enjoying the quiet pace of small-town life.

Christopher is known for its historic coal-mining heritage, small-town charm, and convenient access to nearby recreational destinations. Established in the late 1800s following the expansion of the railroad, the community later became a prominent coal-producing center in the early 20th century, fueling significant economic and population growth throughout the region.

Christopher maintains its small-town character while offering residents access to outdoor activities and natural amenities. The city is located just a short drive from Rend Lake, one of southern Illinois' premier recreational areas, where visitors can enjoy fishing, boating, camping, swimming, and hiking. Agriculture remains an important part of the surrounding region, and the community reflects the rural traditions and lifestyle typical of Franklin County. The broader Benton–West Frankfort Micropolitan Area, of which Christopher is a part, has a population of roughly 38,000 people, providing additional commercial and employment resources while preserving the area's rural character.

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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The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group 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.

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