



PROTOTYPE PHOTO

DOLLAR GENERAL

811 Parker Avenue West | Dassel, MN | 55325

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NET LEASED DISCLAIMER

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The information contained in this Marketing Package has been obtained from sources we believe to be reliable. However, Upland Real Estate Group, Inc. has not and will not verify any of this information, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters. Upland Real Estate Group, Inc. makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Package is not a substitute for your thorough due diligence investigation of this investment opportunity. Upland Real Estate Group, Inc. 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 Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal and other advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

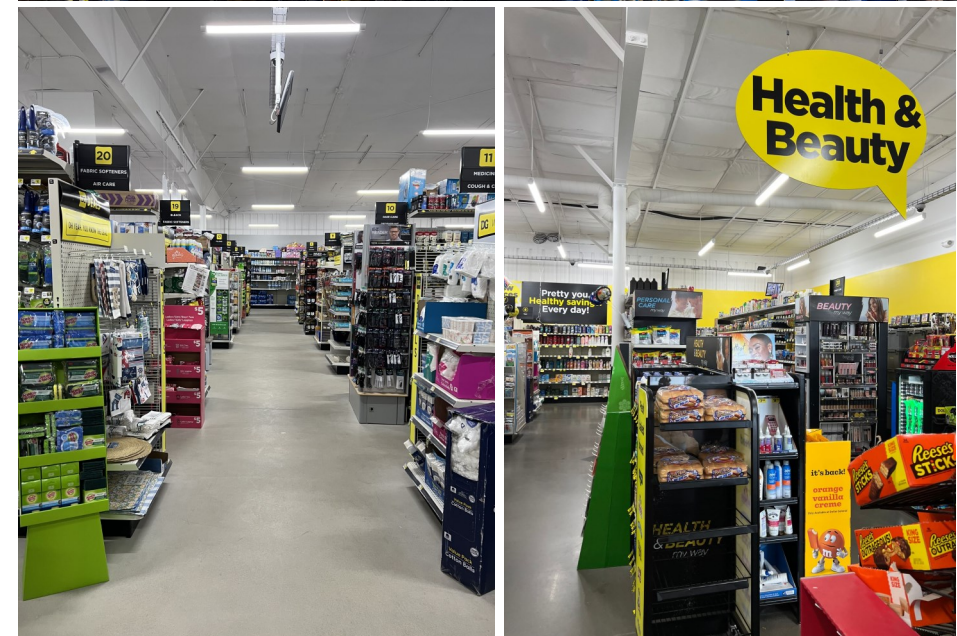
Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While past performance at this or other locations is an important 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.

All information, including price change and withdrawal from the market, is subject to change without notice.

By accepting this Marketing Package you agree to release to Upland Real Estate Group, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property. Property to be sold 'where is, as is.'

CONFIDENTIALITY AND DISCLAIMER: The information contained in the following Marketing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Upland Real Estate Group, Inc. and should not be made available to any other person or entity without the written consent of Upland Real Estate Group, Inc. This Marketing Package 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. Upland Real Estate Group, Inc. 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, the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property or any other matter related to the subject property. The information contained in this Marketing Package has been obtained from sources we believe to be reliable; however, Upland Real Estate Group, Inc. has not verified, and will not verify, any of the information contained herein, nor has Upland Real Estate Group, Inc. 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.

- Dollar General is on a 15 year NNN lease with 5% rent increases every 5 years.
- The lease includes a Dollar General Corporate Guaranty.
- Dollar General, S&P Rated BBB, operates over 20,000 stores in the United States and Mexico. Year end January 31, 2025 revenues of \$40.6 Billion and net worth of \$7.4 Billion.
- Dollar General is located along Parker Avenue West where traffic counts average 7,900 vehicles per day and near Highway 15 where traffic counts average 4,624 vehicles per day.
- 5-mile average household income of \$102,689.
- Nearby tenants include Casey's, MN Fitness 24/7, Perennial Bank, Dassel Liquor Store, Red Rooster Foods, Thirsty's Bar & Grill, Vinny's Café, etc.
- Dassel, MN is located 54 miles from Minneapolis, 15 miles from Litchfield, MN, and 44 miles from Wilmar, MN. Well located on Highway 12.
- Dassel is home to "Red Rooster Days" a 3-day event with a Farmer's Market, Bike Rides, Family Fun Day, the Largest Chicken BBQ in the State, and much more.



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INVESTMENT SUMMARY

| | |
|---|--------------|
| PRICE | \$2,140,592 |
| CAP | 6.875% |
| NOI | \$147,165.72 |
| RENT/SF | \$13.83 |
| PRICE/SF | \$201.18 |
| RENT ADJUSTMENTS: 5% Every 5 Years | |
| YEARS 1-5: | \$147,165.72 |
| YEARS 6-10: | \$154,524.00 |
| YEARS 10-15: | \$162,250.32 |

LEASE INFORMATION

| | |
|--------------------------|--|
| LEASE TYPE | NNN |
| LEASE TERM | 15 Years |
| RENT COMMENCEMENT | 11/10/2024 |
| LEASE EXPIRATION | 11/30/2039 |
| RENEWAL OPTIONS | Five 5-Year w/ 5% Increases Every 5 Years |



LEASE NOTES:

PROPERTY INFORMATION

| | |
|-----------------------|---|
| DOLLAR GENERAL | |
| ADDRESS | 811 Parker Avenue W Dassel, MN 55325 |
| BUILDING SIZE | 10,640 SQ.FT. |
| LOT SIZE | 1.72 Acres |
| COUNTY | Meeker |
| YEAR BUILT | 2024 |

DEMOGRAPHIC INFORMATION

| | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|--------------------------------------|----------------------|----------------------|----------------------|
| 2025 POPULATION | 1,696 | 2,987 | 4,830 |
| 2030 POPULATION | 1,744 | 3,042 | 4,870 |
| 2025 MEDIAN HOUSEHOLD INCOME | \$77,781 | \$84,068 | \$87,741 |
| 2025 AVERAGE HOUSEHOLD INCOME | \$93,149 | \$98,537 | \$102,689 |

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2024 and 2029.

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| | |
|-----------------------|---|
| YEAR END | January 31, 2025 |
| PROPERTY | Dollar General |
| TENANT | DG Retail, LLC |
| GURANTOR | Dollar General Corporation |
| REVENUES | \$40.6 Billion |
| NET WORTH | \$7.4 Billion |
| S&P RATING | BBB |
| WEBSITE | https://www.dollargeneral.com/ |



Dollar General operates over 20,000 stores in U.S. states and Mexico.

Dollar General, a Fortune 500 company, is one of the leading discounted retailers in the United States. Dollar General, S&P rated BBB, operates over 20,000 stores in the United States and Mexico. Year end January 31, 2025 revenues of \$40.6 Billion and net worth of \$7.4 Billion. Its store delivers everyday low prices from America’s most trusted brand including high quality private brands for over 80 years. Dollar General offers a broad range of products including food, drinks, seasonal items, household items, apparel, paper products, and much more.

Dollar General has consistently been recognized as Fortune Magazine’s World’s Most Admired Companies List, as well as ranking #106 on Fortune 500 List, Top 50 Fastest Growing Retailer, Most Trusted Brand List for Retailers, and more awards.

Dollar General has over 173,000 employees, 28 traditional and DG Fresh distribution centers. Approximately 75% of the United States population currently lives within five miles of a Dollar General store.

Dollar General is located in Dassel, MN, a town located approximately 50 miles west of Minneapolis. This property is located along Highway 12 where traffic counts average 7,900 vehicles per day. Other nearby tenants include Casey's, MN Fitness 24/7, Dassel Liquor Store, Red Rooster Foods, Thirsty's Bar & Grill, Vinny's Café, etc.

Dassel is a welcoming community known for its friendly atmosphere and strong sense of community. It offers a peaceful escape from the hustle of city life. While Dassel may be small, it offers a wide variety of activities for residents and visitors.

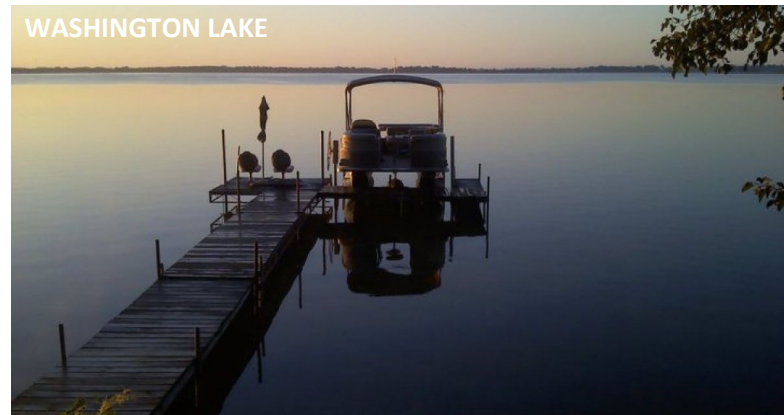
Visitors can enjoy outdoor recreation and take advantage of nearby parks, lakes, and trails for fishing, hiking, and other outdoor activities. Dassel is located near several lakes including Spring Lake, Long Lake, Lake Washington, and Lake Arvilla.

Known for its diverse fish population including bass, crappie, and pike, Lake Arvilla is a popular spot for anglers. Visitors may also enjoy a boat ride, water skiing, tubing, kayaking, paddleboarding, or swimming on Lake Arvilla. Off the water, visitors can enjoy a picnic or soak up the sun on the shore.

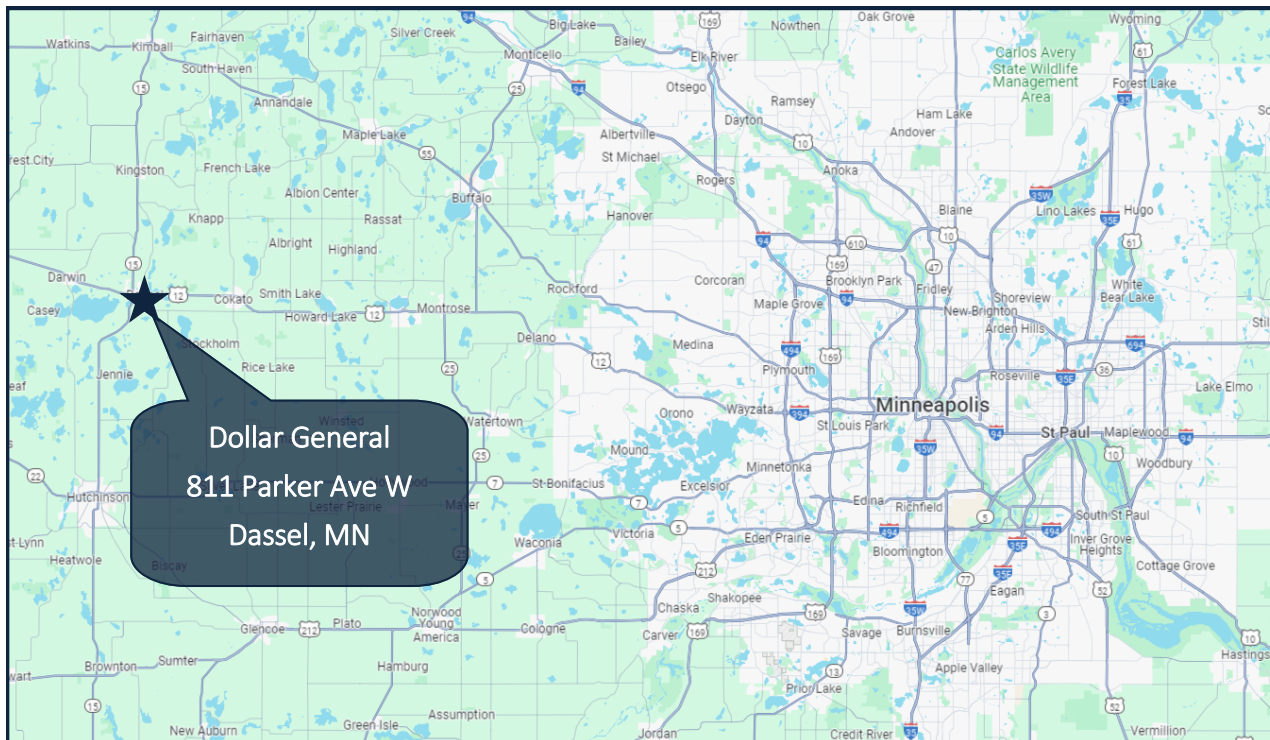
Located just outside of Dassel, the Darwin Winter Recreation Park is a popular outdoor destination known for its diverse range of summer and winter activities and natural beauty. The park spans 160 acres, offering ample space for exploration as well as many opportunities for hiking, cross-country skiing, or horseback riding on the park's 6.5 miles of trails.

Every year, Dassel hosts "Red Rooster Days" which is a 3-day event including a Farmers Market, Bike Rides, a Parade, the largest Chicken BBQ in the state, a car show, Annual Red Rooster Run, and much more.

Visitors may also visit the Dassel History Center and explore the history of ergot production and seed corn development through engaging exhibitions and events.



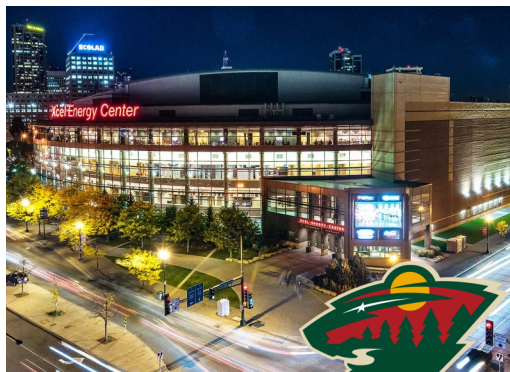
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MINNESOTA MARKET HIGHLIGHTS

- The Minneapolis / St. Paul International Airport Voted #1 Airport in the U.S. by Airports Council International (ACI). It serves 163 nonstop markets (136 domestic and 27 international) and is the headquarters for Sun Country Airlines and Delta Air Lines' second largest hub.
- Each year, 40 million people from around the world visit the Mall of America generating \$2 billion in economic activity for Minnesota.
- Home to the largest continuous system of enclosed, sky ways in the world, the Minneapolis Skyway System is composed of 9.5 miles of pathways connecting 80 city blocks.
- Minnesota is home to 30 colleges and 7 universities, with 54 campuses throughout the state and a total of 3,885 academic programs.
- The University of Minnesota, University of St. Thomas, Bethel University, St. Catherine University, The College of St. Scholastica, and Metropolitan State University made the "2023 Best National University Rankings" list. (U.S. News & World Report)
- Lake Superior, located on Minnesota's North Shore, is the world's largest freshwater lake and brings in approximately 900 ships each year from around the world to the Port of Duluth-Superior.
- Minnesota is home to 6 professional sports teams, the Twins (MLB), Vikings (NFL), Timberwolves (NBA), Lynx (WNBA), Wild (NHL), and United (MLS).



5.7 Million

MINNESOTA POPULATION

3.0 Million

MINNEAPOLIS / ST. PAUL
METRO AREA POPULATION

11,842

OF LAKES OVER 10 ACRES

69,200

MILES OF RIVERS & STREAMS

\$16.6 Billion

REVENUE GENERATED FROM TOURISM

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RANKINGS

#1

Friendliest State

(2024 World Population Review)

#2

Best State for Economic Opportunity

(2023 U.S. News & World Report)

#3

Best State to Raise A Family

(2024 WalletHub)

#3

Fortune 500 Companies Per Capita

(MN.Gov)

#5

Overall Best State in America

(2023 U.S. News & World Report)

#10

Best State to Live In

(2023 WalletHub)

HOME TO THE FOLLOWING FORTUNE 500 COMPANY HEADQUARTERS



Xcel Energy



UNITEDHEALTH GROUP



POLARIS



securian
FINANCIAL



THRIVENT
FINANCIAL

FASTENAL

ECOLAB

PATTERSON
COMPANIES, INC.

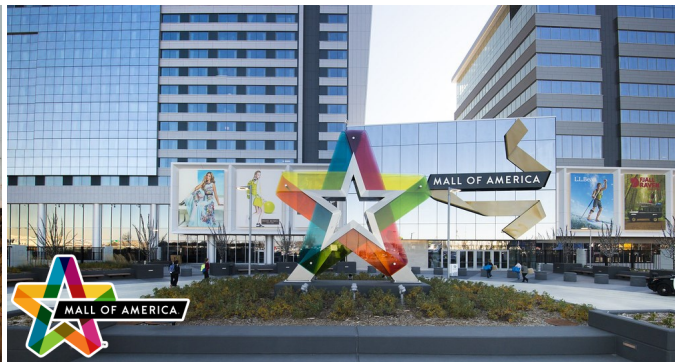


C.H. ROBINSON

Ameriprise
Financial



Minneapolis



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THE UPLAND ADVANTAGE

Upland Real Estate Group, Inc., which was founded in 1995, is a Minneapolis based commercial real estate investment sales and brokerage company, which focuses on passive real investments, 1031 solutions, real estate portfolio diversification, and wealth preservation. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

BENEFITS OF WORKING WITH UPLAND

- Nationally recognized CCIM accredited sales team
- Comprehensive and searchable online database
- Excellent reputations and credibility
- Online Letter of Intent forms
- Access to confidential off-market properties
- Extensive referral network
- Prompt follow-up and attention to detail

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PROVEN SUCCESS RECORD

- Completed in excess of 900 net leased sales transactions totaling over \$2.8 billion
- Specialized in NNN investment market for more than 30 years

Upland's 1031 investment specialists have successfully completed net lease sales transactions with tenants including, but not limited to:

| | | | |
|---------------------|--------------------|---------------------------|-------------------|
| 7-Eleven | Chick-Fil-A | KinderCare | Sherwin Williams |
| Advance Auto | Chipotle | Kohl's | Starbucks |
| Aldi | Circle K | Kum & Go | Sunoco |
| Allina Health | CVS Pharmacy | LA Fitness | Super America |
| Applebee's | Dollar General | Mattress Firm | Taco Bell |
| Arby's | Dollar Tree | McDonald's | Tires Plus |
| Aspen Dental | Duluth Trading Co. | Michaels | Top Golf |
| Bank of America | Fairview Health | National Tire & Battery | Tractor Supply |
| BJ's Wholesale Club | Family Dollar | Northern Tool & Equipment | Trader Joe's |
| Buffalo Wild Wings | Fresenius | Office Depot | United Healthcare |
| Burger King | Gander Mountain | O'Reilly Auto Parts | US Bank |
| Caliber Collision | Goodwill | Perkins | Valvoline |
| Camping World | Grease Monkey | Petco | Walgreens |
| Caribou Coffee | Jack in the Box | Pizza Hut | Wawa |
| Chase Bank | Jiffy Lube | Royal Farms | Wells Fargo Bank |



L to R: Brier Swing; Deb Vannelli, CCIM; Taylor McManemy; Keith Sturm, CCIM; Shaylin Schares; Amanda Leathers