RCA · RUSSELL COMMERCIAL ADVISORY

COMMERCIAL REAL ESTATE — DONE DIFFERENTLY

OFFERING MEMORANDUM

SINGLE-TENANT NET-LEASED INVESTMENT

Dollar General

1546 Highway 30 West · Myrtle, Mississippi 38650

OFFERING PRICE	CAP RATE	NOI	LEASE
$994,000	7.50%	$74,533	Absolute NNN

PRESENTED BY

Josh Jordan

RCA Russell Commercial Advisory

662-816-6116 · jjordan@rcadvisory.com · rcadvisory.com

In Association with Broker of Record

Brian Brockman — Broker · MS Lic. #21542

Bang Realty of Mississippi, Inc.

bor@bangrealty.com · (513) 898-1551

CONFIDENTIALITY & DISCLAIMER

IMPORTANT NOTICE

This Offering Memorandum has been prepared by RCA Russell Commercial Advisory ("Broker") in cooperation with Bang Realty of Mississippi, Inc. (Broker of Record — Brian Brockman, MS Lic. #21542) for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or the documents related thereto. The information herein has been obtained from sources believed to be reliable; however, Broker has not verified, and will not verify, any of it, nor conducted any investigation regarding these matters, and makes no warranty or representation whatsoever regarding its accuracy or completeness.

All financial projections are provided for general reference only and rest on assumptions relating to the economy, competition, and other factors beyond the control of Broker and Owner. Prospective purchasers should make their own projections and conduct their own thorough due diligence — including review of the lease, estoppel, financials, title, survey, environmental reports, zoning, and physical condition of the Property.

This Memorandum is confidential; by accepting it you agree to hold it in confidence and not to duplicate or disclose its contents without Broker's prior written authorization. Photographs, maps, and demographic data are for illustration only. Dollar General®, its logos, and related marks are the property of Dollar General Corporation; their use herein is for identification only and does not imply endorsement.

CONTENTS

TABLE OF CONTENTS

THE OFFERING AT A GLANCE

2016-built Dollar General · absolute NNN · corporate guaranty (NYSE: DG) · **$994,000 at a 7.50% cap** with a yield that re-rates upward at renewal.

$994,000	7.50%	$74,533	Absolute NNN	NYSE: DG
OFFERING PRICE	CAP RATE	NOI	LEASE TYPE	CORPORATE GUARANTY

INVESTMENT HIGHLIGHTS

EXECUTIVE SUMMARY

OFFERING PRICE	CAP RATE	NOI	PRICE / SF
$994,000	7.50%	$74,533	$110
BUILDING SF	**YEAR BUILT**	**LEASE TYPE**	**TERM LEFT**
9,026	2016	Absolute NNN	~4.75 yrs

RCA is pleased to exclusively offer a freestanding, **2016-built Dollar General** on an **absolute triple-net lease** corporately guaranteed by Dollar General Corporation (NYSE: DG) — an investment-grade tenant. The store anchors the Highway 30 crossroads of the Etta / Enterprise community, on the corridor between Oxford (Ole Miss) and New Albany.

With roughly **4.75 years of firm term remaining** and five 5-year options at 10% increases, the asset delivers durable, management-free income — plus a rare pricing edge: the shorter term prices in an **above-market 7.50% cap today**, while each option bump re-rates that yield materially higher at renewal.

WHY THIS DEAL

- **Investment-Grade Credit —** Corporate-guaranteed DG (NYSE: DG), S&P “BBB” — America's largest small-box discount retailer, 20,000+ stores.
- **Tenant Just Reinvested —** DG-funded remodel — new fixtures, registers, self-checkout & coolers — begun Nov 2025 (remodel notice on file). A commitment signal well beyond the current term.
- **Absolute NNN —** Tenant covers taxes, insurance, CAM & structure. Zero landlord management.
- **Yield Re-Rates Upward —** 10% bump at each of five options steps the 7.50% cap to **~8.25%** at first renewal, higher after.
- **8.3-Mile Competitive Moat —** Nearest competing dollar store is 8.3 miles away — the sole value retailer for its trade area.
- **Newer Vintage —** 2016 build — minimal deferred-maintenance risk vs. the many 2005-era boxes trading today.

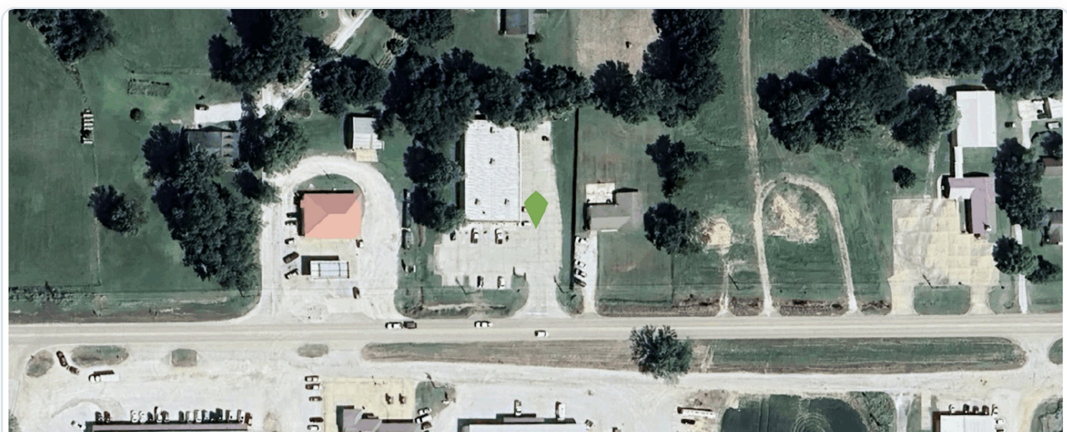
NYSE: DG	Absolute NNN	10% Bumps	8.3 mi	2025
CORPORATE GUARANTY	ZERO MANAGEMENT	AT EVERY OPTION	NEAREST COMPETITOR	DG-FUNDED REMODEL

PROPERTY OVERVIEW

THE REAL ESTATE

ADDRESS	1546 Highway 30 West, Myrtle, MS 38650
SUBMARKET	Tupelo / North Area
BUILDING (GLA)	9,026 SF
LOT SIZE	0.98 Acres
BUILDING FAR	0.21
YEAR BUILT	2016
FRONTAGE	State Highway 30
CONSTRUCTION	Masonry / Steel
PARKING	Surface — dedicated lot
OWNERSHIP	Fee Simple

SUBJECT STOREFRONT — DOLLAR GENERAL, 1546 HIGHWAY 30 W, MYRTLE, MS



AERIAL — STATE HIGHWAY 30, ETTA / ENTERPRISE (UNION COUNTY)

PASSIVE OWNERSHIP

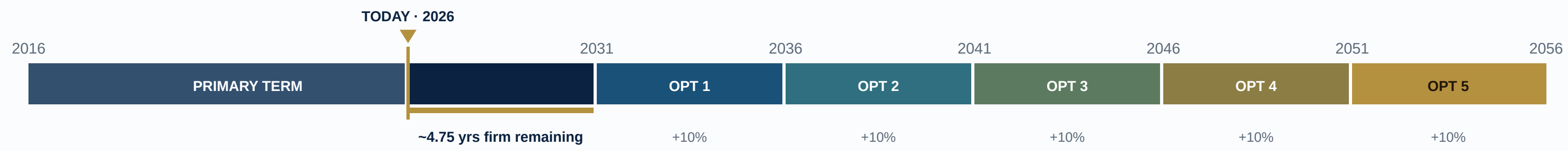
Absolute-net structure means no landlord obligations — taxes, insurance, maintenance, roof & structure all sit with the tenant.

9,026 SF	0.98 Ac	2016	Hwy 30	Fee Simple
BUILDING	LOT	YEAR BUILT	FRONTAGE	OWNERSHIP

LEASE ABSTRACT

LEASE SUMMARY

LEASE TERM TIMELINE — 15-YEAR PRIMARY TERM + FIVE 5-YEAR OPTIONS (10% BUMPS)



TENANT	Dolgencorp, LLC (dba Dollar General)
GUARANTOR	Dollar General Corporation (Corporate)
LEASE TYPE	Absolute NNN — LL Responsibility: N/A
INITIAL TERM	15 Years
LEASE COMMENCEMENT	March 1, 2016
LEASE EXPIRATION	February 28, 2031

TERM REMAINING	~4.75 Years
RENEWAL OPTIONS	Five (5) × 5-Year
RENT INCREASES	10% at Each Option
TAXES / INS / CAM / STRUCTURE	Tenant (Absolute Net)
EXCLUSIVE USE	Dollar-store use protected · 1-mi radius
ESTOPPEL / SNDA	Available Upon Request

Lease verified against the executed lease: 15-year absolute-net term, five 5-year options at 10% increases, corporate Dollar General guaranty, and a 1-mile dollar-store exclusive — a clean, fully passive net-lease position.

LEASE STRUCTURE

Absolute triple-net — the tenant bears **all** operating costs, real estate taxes, insurance, common-area maintenance **and roof & structure**. Ownership is entirely passive.

15-Year	Five × 5-Yr	10%	Absolute Net	Corporate
ORIGINAL TERM	RENEWAL OPTIONS	BUMPS AT EACH OPTION	TENANT PAYS ALL	DG GUARANTY

FINANCIAL OVERVIEW

THE OFFERING & RENT SCHEDULE

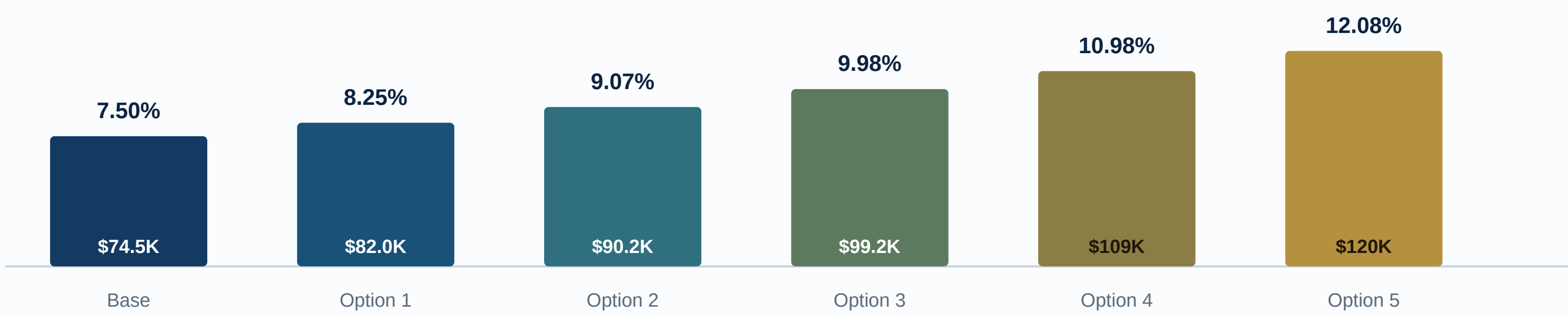
OFFERING PRICE	**$994,000**
CAP RATE	**7.50%**
NOI (CURRENT)	$74,532.72
PRICE / SF	$110.13
RENT / SF	$8.26
LEASE TYPE	Absolute NNN

The value driver: base rent is flat through the primary term, so a buyer at $994,000 locks 7.50% today. At the 2031 renewal the 10% bump lifts the effective yield on that basis to ~8.25% — and it keeps stepping up. The short term is the upside, not the risk.

PERIOD	DATES	ANNUAL RENT	MONTHLY	INCR.	YIELD
Current / Base	thru 2/28/2031	$74,533	$6,211	—	7.50%
Option 1	3/2031–2/2036	$81,986	$6,832	10%	8.25%
Option 2	3/2036–2/2041	$90,185	$7,515	10%	9.07%
Option 3	3/2041–2/2046	$99,203	$8,267	10%	9.98%
Option 4	3/2046–2/2051	$109,123	$9,094	10%	10.98%
Option 5	3/2051–2/2056	$120,036	$10,003	10%	12.08%

RENT GROWTH & YIELD RE-RATE — EFFECTIVE CAP ON TODAY'S $994,000 BASIS

Annual rent (bars) · yield on price (labels)



CONFIDENTIALITY & DISCLAIMER

IMPORTANT NOTICE

This Offering Memorandum has been prepared by RCA Russell Commercial Advisory ("Broker") in cooperation with Bang Realty of Mississippi, Inc. (Broker of Record — Brian Brockman, MS Lic. #21542) for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or the documents related thereto. The information herein has been obtained from sources believed to be reliable; however, Broker has not verified, and will not verify, any of it, nor conducted any investigation regarding these matters, and makes no warranty or representation whatsoever regarding its accuracy or completeness.

All financial projections are provided for general reference only and rest on assumptions relating to the economy, competition, and other factors beyond the control of Broker and Owner. Prospective purchasers should make their own projections and conduct their own thorough due diligence — including review of the lease, estoppel, financials, title, survey, environmental reports, zoning, and physical condition of the Property.

This Memorandum is confidential; by accepting it you agree to hold it in confidence and not to duplicate or disclose its contents without Broker's prior written authorization. Photographs, maps, and demographic data are for illustration only. Dollar General®, its logos, and related marks are the property of Dollar General Corporation; their use herein is for identification only and does not imply endorsement.

CONTENTS

TABLE OF CONTENTS

THE OFFERING AT A GLANCE

2016-built Dollar General · absolute NNN · corporate guaranty (NYSE: DG) · **$994,000 at a 7.50% cap** with a yield that re-rates upward at renewal.

$994,000	7.50%	$74,533	Absolute NNN	NYSE: DG
OFFERING PRICE	CAP RATE	NOI	LEASE TYPE	CORPORATE GUARANTY

CONFIDENTIAL OFFERING

CONFIDENTIALITY & DISCLAIMER

IMPORTANT NOTICE

This Offering Memorandum has been prepared by RCA Russell Commercial Advisory ("Broker") in cooperation with Bang Realty of Mississippi, Inc. (Broker of Record — Brian Brockman, MS Lic. #21542) for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or the documents related thereto. The information herein has been obtained from sources believed to be reliable; however, Broker has not verified, and will not verify, any of it, nor conducted any investigation regarding these matters, and makes no warranty or representation whatsoever regarding its accuracy or completeness.

All financial projections are provided for general reference only and rest on assumptions relating to the economy, competition, and other factors beyond the control of Broker and Owner. Prospective purchasers should make their own projections and conduct their own thorough due diligence — including review of the lease, estoppel, financials, title, survey, environmental reports, zoning, and physical condition of the Property.

This Memorandum is confidential; by accepting it you agree to hold it in confidence and not to duplicate or disclose its contents without Broker's prior written authorization. Photographs, maps, and demographic data are for illustration only. Dollar General®, its logos, and related marks are the property of Dollar General Corporation; their use herein is for identification only and does not imply endorsement.

CONTENTS

TABLE OF CONTENTS

THE OFFERING AT A GLANCE

2016-built Dollar General · absolute NNN · corporate guaranty (NYSE: DG) · **$994,000 at a 7.50% cap** with a yield that re-rates upward at renewal.

$994,000	7.50%	$74,533	Absolute NNN	NYSE: DG
OFFERING PRICE	CAP RATE	NOI	LEASE TYPE	CORPORATE GUARANTY

CONFIDENTIAL OFFERING

AREA DEMOGRAPHICS

MARKET SNAPSHOT

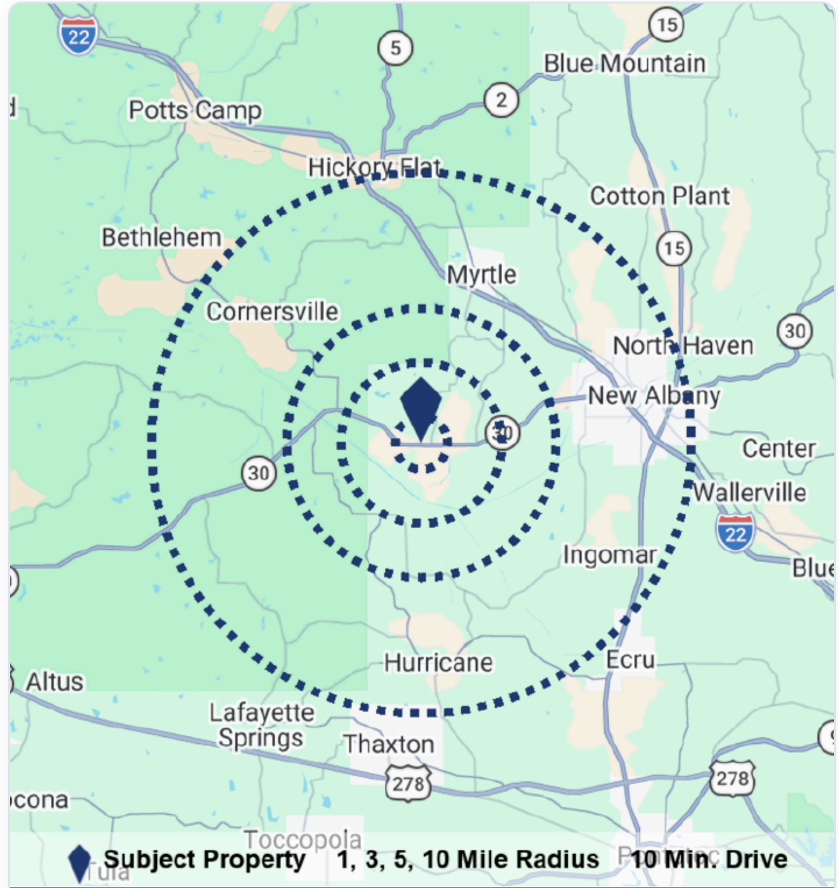
METRIC (2026)	1-MI	3-MI	5-MI	10-MI
Population	342	1,137	3,763	21,976
Households	129	433	1,430	8,471
Median HH Income	$74,999	$67,500	$63,713	$59,816
Avg. HH Income	$109,112	$99,661	$96,733	$82,085
Median Age	40	41	40	40

$96,733
AVG HH INC · 5-MI

$91.1M
BUYING POWER · 5-MI

45%
HH > $75K · 5-MI

Household incomes run well above the rural-MS norm — a **$96,733 average within 5 miles** — while the 10-mile ring reaches nearly **22,000 residents** toward New Albany, the Union County seat and a regional employment and healthcare hub. With an 8.3-mile competitive moat, the site is the default everyday-needs retailer for a stable, higher-income catchment. Source: CoStar, 2026.



1-, 3-, 5- & 10-MILE RADIUS — UNION COUNTY, MS

21,976	**$96,733**	**$91.1M**	**8.3 mi**
POPULATION · 10-MI	AVG HH INCOME · 5-MI	BUYING POWER · 5-MI	COMPETITIVE MOAT

FOR MORE INFORMATION

Let's talk.

Dollar General · 1546 Highway 30 West, Myrtle, MS — offered at **$994,000**, a **7.50% cap** on absolute-net, corporately-guaranteed income.

Josh Jordan

RCA Russell Commercial Advisory

662-816-6116

jjordan@rcadvisory.com

rcadvisory.com