OFFERING MEMORANDUM

Dollar General — East Texas Portfolio

Three-Property Net Lease Investment · Emory · Linden · Longview, TX

OFFERING PRICE	CAP RATE	ANNUAL NOI
$2,038,480[1]	7.50%	$152,886

[1] Owner Financing Possible

Presented by Venue Properties, Inc.
Confidential — for the use of qualified prospective purchasers only

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The Offering

Venue Properties, Inc. is pleased to present, on behalf of ownership (DSF Partners L.P.), a rare opportunity to acquire a three-property portfolio of Dollar General stores located in the established East Texas trade areas of Emory, Linden and Longview.

Each store is occupied by Dolgencorp of Texas, Inc., the operating entity of Dollar General Corporation (NYSE: DG), an investment-grade discount retailer rated BBB by S&P and Baa3 by Moody's. The leases are net in structure, with the tenant reimbursing taxes, insurance and common-area costs.

Offered at a 7.50% capitalization rate on $152,886 of in-place income, the portfolio delivers durable cash flow with built-in rent growth through multiple five-year renewal options. The assets may be acquired together or individually.

OFFERING SUMMARY	
Offering Price	**$2,038,480**
Capitalization Rate	**7.50%**
Net Operating Income	**$152,886**
Number of Properties	**3**
Total Rentable Area	**26,439 SF**
Blended Price / SF	**$77.10**
Tenant	**Dolgencorp of Texas, Inc.**
Lease Type	**Net (tenant pays tax/ins/CAM)**
Guaranty	**Corporate (2 of 3 stores)**

WHY INVEST

Investment Highlights

Investment-Grade Credit

Rated BBB (S&P) and Baa3 (Moody's) — a corporately operated tenant with no franchise risk.

Essential, Resilient Retail

Necessity-based discount retail with a model proven across multiple economic cycles.

Diversified 3-Store Portfolio

Three distinct East Texas trade areas — acquire together or as individual assets.

Built-In Rent Growth

Five-year renewal options at each store carry scheduled contractual rent increases.

Low Landlord Burden

Net lease structure — the tenant reimburses property taxes, insurance and CAM.

Attractive 7.50% Going-In Yield

A durable going-in yield backed by in-place, investment-grade net-lease income.

Priced Below Replacement Cost

Portfolio priced at roughly half the cost to build comparable stores today.[1]

Long-Tenured Occupancy

In place since Aug 1998 (Emory), Nov 1999 (Linden) and Oct 2005 (Longview).

Above-Market Cap Rate

The 7.50% going-in cap prices above prevailing rates for comparable DG assets.

[1] Approximately 50% +/- of replacement cost; estimate only, independent verification recommended.

FINANCIAL ANALYSIS

Rent Roll & Pricing

Property	RSF	Rent / SF	Annual Rent	Lease Exp.	Options*	Allocated Price	$ / SF
Emory	8,800	$5.12	$45,012	12/31/2029	1 × 5 yr	$600,160	$68.20
Linden	8,625	$5.62	$48,510	10/31/2029	3 × 5 yr	$646,800	$74.99
Longview	9,014	$6.59	$59,364	9/30/2029	2 × 5 yr	$791,520	$87.81
Portfolio	**26,439**	**$5.78**	**$152,886**	—	—	**$2,038,480**	**$77.10**

IN-PLACE NOI

$152,886

Combined annual base rent, three stores

CAP RATE

7.50%

Applied uniformly across the portfolio

OFFERING PRICE

$2,038,480

NOI ÷ cap rate · $77.10 / SF blended

** Remaining unexercised five-year renewal options per the lease modification agreements. Rent shown is current in-place base rent; net lease — tenant reimburses taxes, insurance and CAM, landlord retains roof/structure obligations.*

LEASE ECONOMICS

Rent Schedule & Renewal Options

Current in-place rent and scheduled increases through remaining option periods (annualized)

EMORY

Current — thru 12/31/2029

$45,012 / yr

Option 1 (2030–2034)

$49,512 / yr

LINDEN

Current — thru 10/31/2029

$48,510 / yr

Option 1 (2029–2034)

$53,361 / yr

Option 2 (2034–2039)

$58,697 / yr

Option 3 (2039–2044)

$64,567 / yr

LONGVIEW

Current — thru 9/30/2029

$59,364 / yr

Option 1 (2029–2034)

$65,304 / yr

Option 2 (2034–2039)

$71,832 / yr

Increases reflect contractual option rents in the executed lease modification agreements. Value rises accordingly if and when the tenant exercises each option.

TENANT OVERVIEW

Dollar General Corporation

Dollar General (NYSE: DG) is the largest small-box discount retailer in the United States, operating roughly 20,000 stores across 48 states.

The company's model centers on convenient, value-priced consumables in smaller markets — approximately 70% of its stores serve towns of 20,000 people or fewer, the profile of all three subject locations.

All stores are corporately operated rather than franchised, so the lease obligor is a Dollar General corporate entity. The company maintains investment-grade credit ratings, reinforcing the durability of the lease income.

BBB / Baa3

S&P / Moody's investment-grade ratings

~20,000

Stores operated across 48 states

100% Corporate

Company-operated — no franchise risk

NYSE: DG

Publicly traded, S&P 500 constituent

Lease obligor is Dolgencorp of Texas, Inc.; corporate guaranty applies at Emory and Linden. Verify guaranty status at Longview against the lease.

Tenant data per Q1 2026 market research and company disclosures; ratings subject to change. Independent verification recommended.

THE ASSETS

Property Profiles

EMORY

875 E. US HWY 69
Emory, TX 75440

RENTABLE AREA

8,800 SF

LEASE EXPIRATION

12/31/2029

CORPORATE GUARANTY

Yes — corporate

ALLOCATED PRICE @ 7.50%

$600,160

LINDEN

203 W Houston Street
Linden, TX 75563

RENTABLE AREA

8,625 SF

LEASE EXPIRATION

10/31/2029

CORPORATE GUARANTY

Yes — corporate

ALLOCATED PRICE @ 7.50%

$646,800

LONGVIEW

607 Pine Tree Road
Longview, TX 75604

RENTABLE AREA

9,014 SF

LEASE EXPIRATION

9/30/2029

CORPORATE GUARANTY

None noted

ALLOCATED PRICE @ 7.50%

$791,520

MARKET OVERVIEW

East Texas Trade Areas

All three assets sit east of Interstate 35 in the established small-market trade areas Dollar General targets. East Texas combines steady, necessity-driven consumer demand with limited big-box competition — the conditions behind Dollar General's sustained store-level performance.

Emory

Rains County seat in northeast Texas, roughly an hour east of the Dallas metro along US-69. A rural county hub serving the surrounding trade area.

Linden

Cass County seat in far northeast Texas. A small, stable community where Dollar General is a primary value-retail destination for nearby residents.

Longview

Gregg County — the largest of the three markets, anchoring the Longview MSA along the I-20 corridor. The Pine Tree location serves an active residential trade area.

Locations described qualitatively; prospective purchasers should verify demographics, access and trade-area data independently.

FOR MORE INFORMATION

Contact the Exclusive Advisor

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