

OFFERING MEMORANDUM

NEW DOLLAR GENERAL DAYTON, WASHINGTON



ACTUAL LOCATION

EXCLUSIVELY OFFERED BY:

ERIC TURBAK, CCIM, CPM, SIOR

Turbak Commercial Real Estate Services
+253 293 7001
eric@turbak.com

MICHAEL SPELLACY

Turbak Commercial Real Estate Services
+253 293 7002
michael@turbak.com

DEVELOPED BY:

CARL WOOD

NNN Retail Development
+702 759 2620
carl@nnnretaildevelopment.com

Investment Details & Highlights

\$3,316,292 - 6.15% Cap Rate

Currently under construction, an approximately 10,640 square foot single-story retail building on 0.83 acre lot that has been leased to Dollar General.

Lease / Tenant

- ☀ **NEW CONSTRUCTION** – Brand New Build-to-Suit for Dollar General
- ☀ **CURRENT STATUS** – OPEN and operating as of February 2026
- ☀ **LONG-TERM LEASE** – 15 year absolute NNN lease provides secure, long term cash flow with no landlord responsibilities
- ☀ **RENT INCREASES** – Five 5-year options with 5% rental increases every 5 years through the base term plus renewal option periods
- ☀ **INVESTMENT GRADE TENANT** – Dollar General has an S&P rating of “BBB” and maintains over 20,000 stores nationwide
- ☀ **CORPORATE GUARANTEE** – Lease is guaranteed by Dollar General Corporation (NYSE: DG) for 15 years

Location & Area Strengths

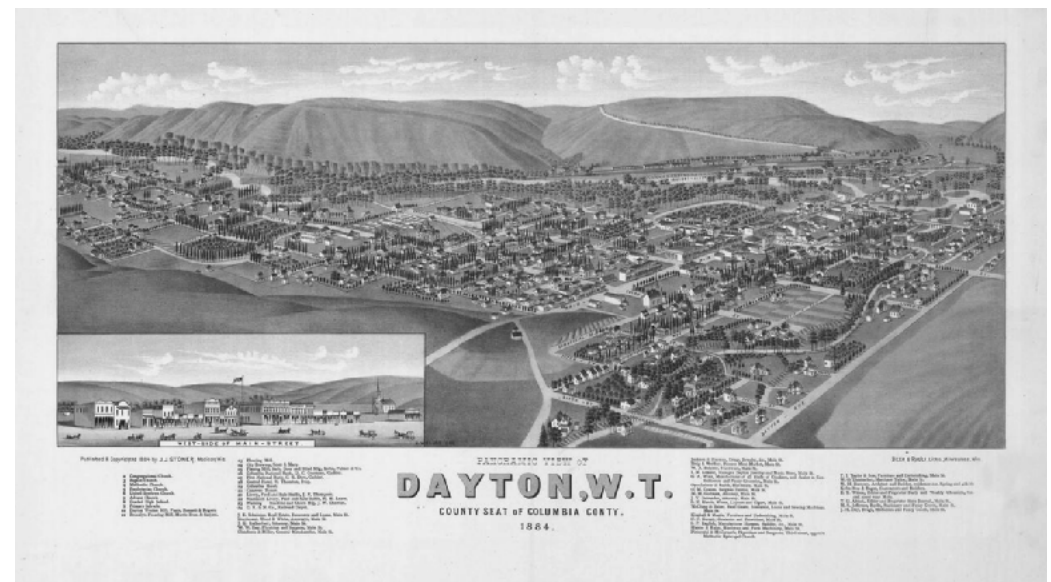
Dayton is located along State Route 12 in Southeast Washington. The property benefits from a stable, needs-driven trade area with minimal retail competition and strong regional connectivity.

The city of Dayton is the primary commercial, governmental, and service center for the surrounding agricultural communities.

Regional tourism contributes year-round visitation due to the Walla Walla Valley wine industry, Bluewood Ski Area, Umatilla National Forest, and scenic outdoor recreation throughout the Touchet River corridor.

Other tenants in the area include Circle K, Chevron, Napa Auto Parts, Subway, along with several other local and regional businesses.

Median household income of \$71,687 and a population of 30,900 with 10 miles.



Investment Summary

LOCATION/ADDRESS 221 W. Main Street Dayton, Washington 99328

PRICE \$3,316,292

CAP RATE 6.15%

BUILDING SIZE 10,640 square feet

PRICE/SF \$311.68

LOT SIZE 0.83 acres

ZONING Commercial

YEAR BUILT 2026

Lease Summary

LEASE TYPE Absolute NNN

TENANT Dollar General

LEASE TERM 15 Years

LEASE COMMENCEMENT (ESTIMATED) February 2026

LEASE EXPIRATION (ESTIMATED) February 2041

RENT INCREASES 5% Every Five Years

RENEWAL OPTIONS Five, 5-year renewal options

LANDLORD RESPONSIBILITIES None

TENANT RESPONSIBILITIES All Taxes, Insurance, Common Area Maintenance including roof, structure and parking lot

Rent Schedule

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	RETURN
1 - 5	\$203,952	\$16,996	6.15%
6 - 10	\$214,152	\$17,846	6.46%
11 - 15	\$224,856	\$18,738	6.78%
16 - 20 (OPTION 1)	\$236,100	\$19,675	7.12%
21 - 25 (OPTION 2)	\$247,908	\$20,659	7.48%
26 - 30 (OPTION 3)	\$260,304	\$21,692	7.85%
31 - 35 (OPTION 4)	\$273,312	\$22,776	8.24%
36 - 40 (OPTION 5)	\$286,980	\$23,915	8.65%



REPRESENTATIVE PHOTO

Aerial



TOUCHET VALLEY GOLF COURSE

COLUMBIA COUNTY FAIR GROUNDS

Dayton



CAR WASH

DOLLAR GENERAL

COLEMAN OIL COMPANY

Dayton, Washington

Dayton, Washington, nestled in the Blue Mountains at the confluence of the Touchet River and Patit Creek, is a historic agricultural town (population of ~2,400) known for its well-preserved 19th-century downtown, rich Lewis & Clark Trail history, and oldest operating courthouse in the state, offering a quiet lifestyle surrounded by wheat fields, wineries, and outdoor recreation in Columbia County.

KEY ASPECTS:

- ☀ Location: Southeast Washington, Columbia County seat, in a fertile valley.
- ☀ History: Visited by Lewis & Clark in 1806; incorporated in the 1870s; significant agricultural and pioneer history.
- ☀ Economy: Driven by agriculture (wheat, apples, peas) and growing tourism, with local businesses and events.
- ☀ Attractions: Historic downtown, Dayton Historic Depot, Boldman House Museum, Dumas Station Wines, Bluewood Ski Area, and proximity to the Tucannon River.
- ☀ Community: Small-town feel, strong community spirit, and a focus on preserving its heritage.

WHY PEOPLE VISIT/LIVE THERE:

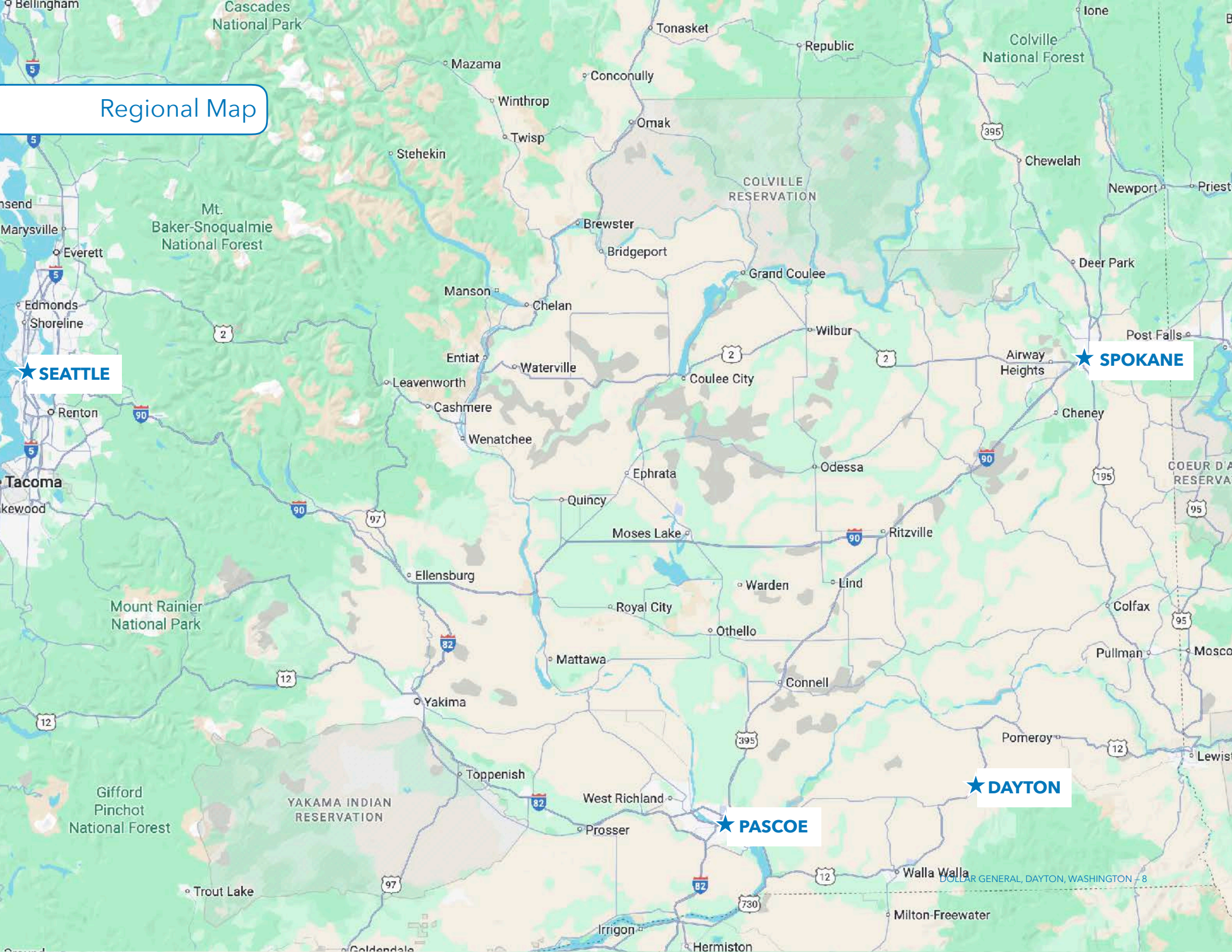
- ☀ Historic Charm: Beautifully preserved buildings and history.
- ☀ Agriculture & Wine: Scenic farmlands and local wineries.
- ☀ Outdoor Activities: Hiking, skiing, and exploring the Palouse region.
- ☀ Small-Town Life: A peaceful environment with a strong sense of community.

In essence, Dayton offers a step back in time with its historical depth and a connection to nature and agriculture in Eastern Washington.

Local Map



Regional Map



★ SEATTLE

★ SPOKANE

★ PASCOE

★ DAYTON

Tenant Information

Dollar General Corporation is a leading U.S. discount retailer focused on providing everyday low prices on essential household goods. Founded in 1939 and headquartered in Goodlettsville, Tennessee, the company operates over 20,000 stores across 48 states and Mexico, primarily serving rural and suburban communities.

Dollar General offers a broad assortment of products, including food, health and personal care items, cleaning supplies, and basic apparel, with consumables representing the majority of sales. In addition to its private-label brands, Dollar General carries products from many of America's most trusted manufacturers, including Procter & Gamble, Coca-Cola, PepsiCo, Clorox, Energizer, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Mars, Unilever, and Hanes, supporting consistent customer traffic and repeat visits.

The company follows a small-box, low-cost operating model that enables convenient neighborhood locations and strong unit-level economics. Dollar General is known for its disciplined real estate strategy, typically utilizing long-term triple-net leases with minimal landlord responsibilities.

As a publicly traded company (NYSE: DG), Dollar General has demonstrated consistent revenue growth and resilience across economic cycles, benefiting from its value-oriented customer base and non-discretionary product mix. With an S&P credit rating of BBB, Dollar General offers corporate credit backing and financial transparency. For the fiscal year ending January 31, 2025, the company reported \$40.6 billion in revenue, \$1.13 billion in net income, and \$7.41 billion in stockholders' equity. For the six months ending July 31, 2025, Dollar General reported \$21.1 billion in revenue and \$803 million in net income, reflecting the company's continued scale and operating strength. Recognized as a Fortune 500 company, Dollar General ranked #128 in 2024 and remains one of the most profitable retailers serving rural America. For additional information visit: www.dollargeneral.com

DOLLAR GENERAL[®]

FOUNDED IN

1939

HEADQUARTERED IN
**GOODLETTSVILLE
TENNESSEE**

20,000+
LOCATIONS



S&P RATING

BBB

PUBLICLY TRADED
NYSE: DG

\$40.6 BILLION
ANNUAL REVENUE IN 2024

Disclaimer

The information contained in this marketing brochure ("Materials") is proprietary and confidential. It is intended to be reviewed only by the person or entity receiving the Materials from Turbak Commercial Real Estate Services and/or NNN Retail Development ("Agent") and should not be made available to any other person or entity without the written consent of Agent. The Materials are intended to be used for the sole purpose of preliminary evaluation of the subject property/properties ("Property") for potential purchase. The Materials have been prepared to provide unverified summary of financial, property, and market information to a prospective purchaser to enable it to establish a preliminary level of interest in potential purchase of the Property. The Materials are not to be considered fact. The information contained in the Materials is not a substitute for thorough investigation of the financial, physical, and market conditions relating to the Property. All potential buyers must take appropriate measures to verify all of the information set forth herein.

The information contained in the Materials has been obtained by Agent from sources believed to be reliable; however, no representation or warranty is made regarding the accuracy or completeness of the Materials. Agent makes no representation or warranty regarding the Property, including but not limited to income, expenses, or financial performance (past present, or future); size, square footage, condition, or quality of the land and improvements; presence or absence of contaminating substances (PCB's, asbestos, mold, etc.); compliance with laws and regulations (local, state, and federal); or financial condition or business prospects of any tenant (tenants' intentions regarding continued occupancy, payment of rent, etc). A prospective purchaser must independently investigate and verify all of the information set forth in the Materials. A prospective purchaser is solely responsible for any and all costs and expenses incurred in reviewing the Materials and/or investigating and evaluating the Property.

Any projections, opinions, assumptions or estimates used in the Materials 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 receiving the Materials you agreeing to the Confidentiality and Disclaimer set forth herein. You release Turbak Commercial Real Estate Services and/or NNN Retail Development and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.