

MIDWEST DOLLAR STORE PORTFOLIO



FOUR SINGLE-TENANT NET LEASE ASSETS TOTALING 34,434 SF ACROSS ILLINOIS, WISCONSIN, AND IOWA



In Cooperation With Sands Investment Group Illinois, LLC – Lic. #481013714 BoR: Andrew Ackerman – Lic. IL #471021429
In Association with Scott Reid & ParaSell, Inc. | Costa Mesa, California | A Licensed Iowa Broker #F06134000 and a Licensed Wisconsin Broker #938545-91 | Licensed in AL, AR, AZ, CA, CO, CT, DC, FL, GA, ID, IL, IA, IN, KS, KY, LA, ME, MD, MA, MI, MN, MS, MO, MT, NE, NV, NH, NJ, NM, NY, NC, ND, OH, OK, OR, PA, RI, SC, SD, TN, TX, UT, VT, VA, WA, WV, WI, WY



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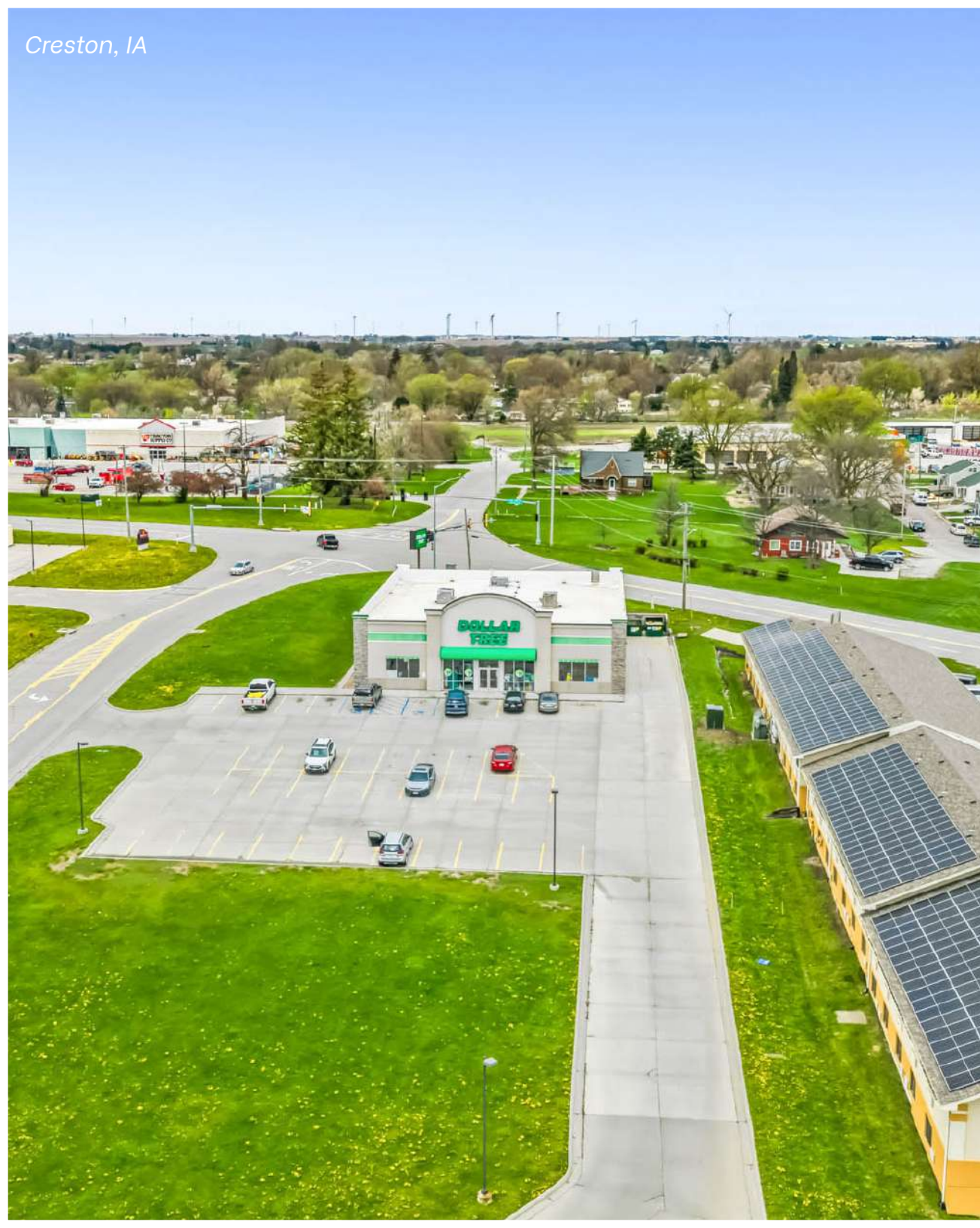


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An aerial photograph of an industrial or commercial area, including a parking lot with several cars, a large building with a corrugated metal roof, and various structures and roads. The image is overlaid with a semi-transparent blue filter. A white rectangular frame is centered on the image, containing the text 'INVESTMENT OVERVIEW' in a bold, white, sans-serif font.

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

THE OFFERING

We are pleased to exclusively offer for sale this rare Dollar Store Portfolio consisting of 4 single-tenant net lease assets totaling 34,434 SF across Illinois, Wisconsin, and Iowa. The portfolio features corporate guaranteed leases from 3 of the nation's most recognized dollar store tenants, Dollar General, Family Dollar, and Dollar Tree. This portfolio offers investors a diversified, passive income stream backed by investment-grade credit. With a total annual NOI of \$320,818 at a 7.50% CAP Rate, this opportunity presents an attractive cash flow for investors seeking geographic and tenant diversification.

Pricing Summary

Portfolio Price:	\$4,278,000
Portfolio CAP:	7.50%
Portfolio NOI:	\$320,818
Portfolio Price Per SF:	\$124.24

Property Summary

Address #1:	1003 13th St, Viola, IL 61486
Address #2:	619 W Warren St, Redgranite, WI, 54970
Address #3:	1137 N Wisconsin Ave, Muscodas, WI, 53573
Address #4:	801 Laurel St, Creston, IA, 50801
Total Building Size:	34,434 SF
Total Lot Size:	4.63 AC



Redgranite, WI



Muscodas, WI

EXECUTIVE SUMMARY



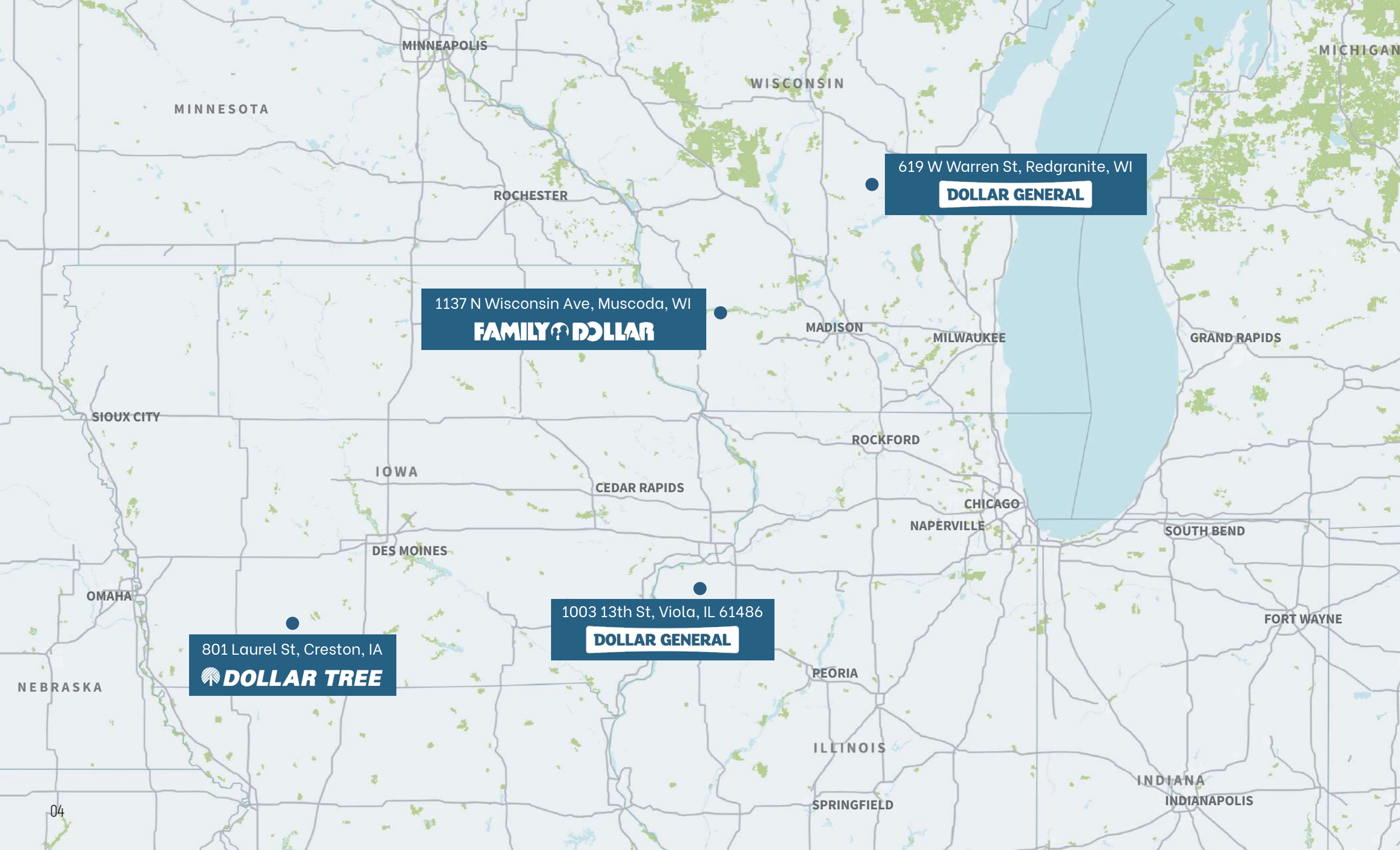
Creston, IA



Viola, IL

Investment Highlights

- ✓ **Brand & Geographic Diversification:** The portfolio spans 3 distinct dollar store brands across three Midwest states, offering investors a diversified opportunity that mitigates single-tenant and single-market concentration risk while maintaining the operational simplicity and credit quality.
- ✓ **Strategic Monopoly:** These stores serve as the most convenient, and sometimes the only source of everyday essentials, refrigerated goods, and household staples for miles.
- ✓ **Rural Moat:** Dominance via lack of competition. The primary strategy of these dollar stores is to go where big-box retailers cannot operate profitably.
- ✓ **100% Corporate Guaranteed Leases:** Each lease in the portfolio is backed by a corporate guarantee, eliminating franchisee risk and providing investors with institutional-quality credit behind each income stream.
- ✓ **Scheduled Rent Increases:** The portfolio features rent increases throughout the lease terms and options across all four assets, providing investors with a built-in hedge against inflation and ensuring income growth.



MINNEAPOLIS

WISCONSIN

MINNESOTA

MICHIGAN

619 W Warren St, Redgranite, WI

DOLLAR GENERAL

ROCHESTER

1137 N Wisconsin Ave, Muscoda, WI

FAMILY DOLLAR

MADISON

MILWAUKEE

GRAND RAPIDS

SIoux CITY

ROCKFORD

IOWA

CEDAR RAPIDS

CHICAGO

DES MOINES

NAPERVILLE

SOUTH BEND

OMAHA

1003 13th St, Viola, IL 61486

DOLLAR GENERAL

FORT WAYNE

801 Laurel St, Creston, IA

DOLLAR TREE

PEORIA

NEBRASKA

ILLINOIS

INDIANA

SPRINGFIELD

INDIANAPOLIS

An aerial photograph of a property in Viola, Illinois, overlaid with a semi-transparent blue filter. The image shows a large, single-story commercial building with a flat roof, a paved parking lot with several vehicles, and a sign that reads "DOLLAR GENERAL". The property is surrounded by trees and a grassy area. In the background, there are rolling hills and more trees under a clear sky.

PROPERTY OVERVIEW

VIOLA, IL

PROPERTY OVERVIEW

THE OFFERING

We are pleased to exclusively offer for sale the 9,100 SF Dollar General located at 1003 13th Street in Viola, IL. This deal includes an Absolute Triple Net (NNN) Dollar General with zero landlord responsibilities, providing for a truly passive and secured investment.

Offering Summary

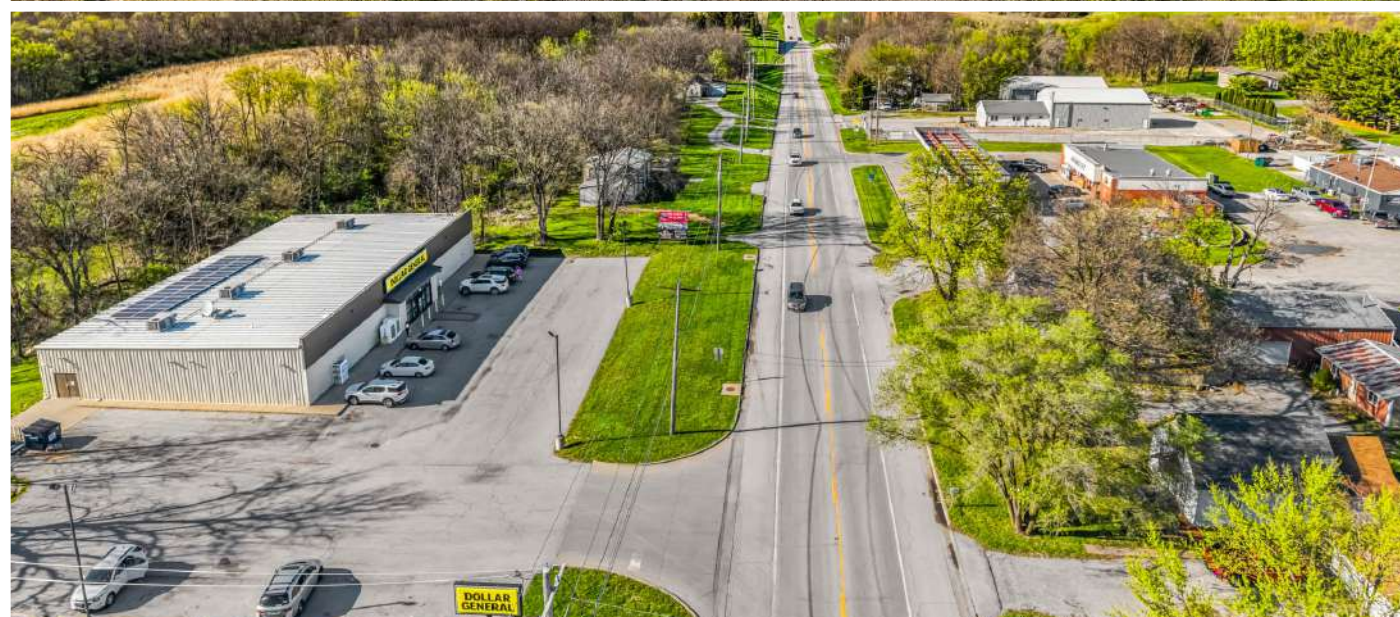
Price:	\$1,131,000
CAP:	7.50%
NOI:	\$84,854
Price Per SF:	\$124.29

Property Summary

Address:	1003 13th St
City, State, Zip:	Viola, IL 61486
County:	Mercer
Lot Size:	1.11 AC
Building Size:	9,100 SF
Year Built:	2015



PROPERTY OVERVIEW



Investment Highlights

- ✓ Exclusive market presence with no competing Dollar Store concepts, solidifying Dollar General's role as the primary everyday needs retailer for Viola, IL and the surrounding rural trade area.
- ✓ Absolute Triple Net (NNN) Lease with zero landlord responsibilities, providing for a truly passive investment.
- ✓ Corporate guaranteed lease backed by Dollar General Corporation (NYSE: DG), an investment grade rated tenant (S&P: BBB) with 20,893 locations nationwide.
- ✓ Dollar General has a proven, recession-resistant retail concept that targets core customers in smaller communities.
- ✓ 3, 5-year renewal options with 10% rental increases at each option period, providing long-term tenancy and growing NOI well beyond the primary term expiration.

PROPERTY OVERVIEW

LEASE ABSTRACT

Lease Abstract	
TENANT	DG Retail, LLC
BUILDING SIZE (SF)	9,100 SF
LEASE COMMENCEMENT	01/01/2016
LEASE EXPIRATION	12/31/2030
LEASE TERM	~5 Years Remaining
RENEWAL OPTIONS	3 x 5 Year Options
RENT INCREASES	10% increase in Option Periods
LEASE TYPE	Absolute Triple Net (NNN)
USE	Dollar Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	None
GUARANTOR	Corporate
BASE RENT	\$84,854
RENT PER SF	\$9.32



DEMOGRAPHICS

	3 mile	5 mile	10 mile
2025 Population			
2025 Population	1,305	2,572	11,494
2025 Households	549	1,062	4,789
Average Household Income	\$89,108	\$87,403	\$91,976
Traffic Counts			
13th St	5,605 VPD	SE 3rd St	10,165 VPD
IL 17	3,526 VPD	Hwy 94	3,224 VPD

VIOLA HOUSING MARKET

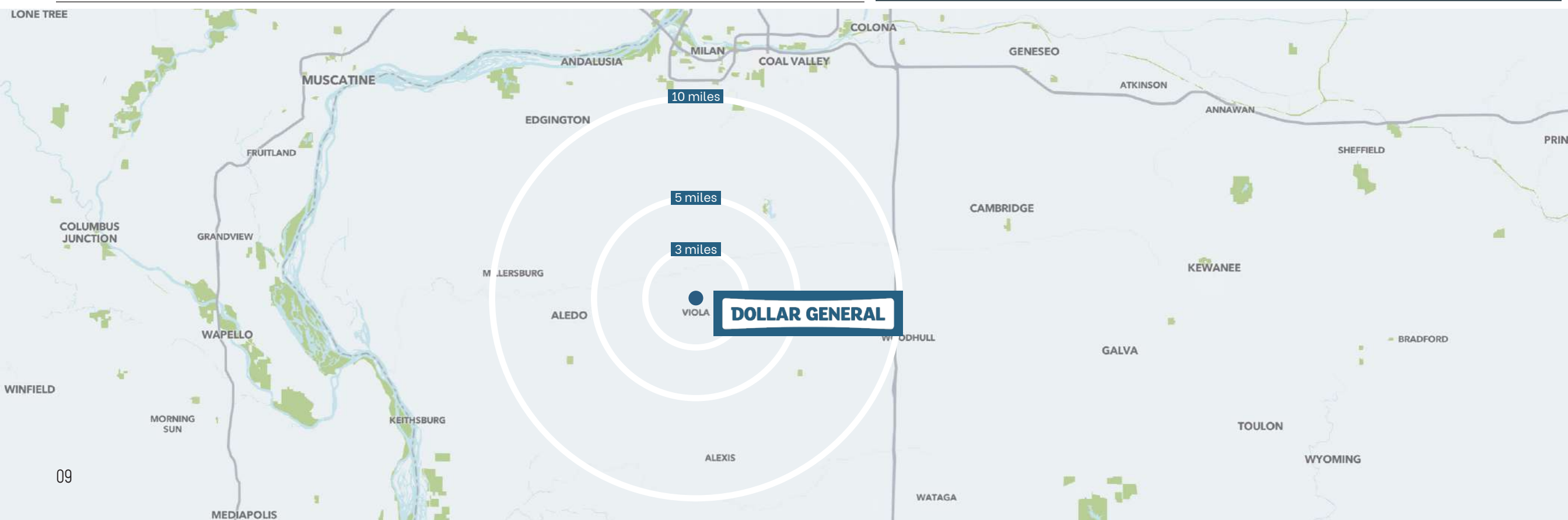
\$166K
Typical Home Value

+5.1%
1-Year Value Change
(source: Zillow - March 2026)

PROXIMITY TO METRO MSA:

18 MINS
QUAD CITIES (IL, IA)

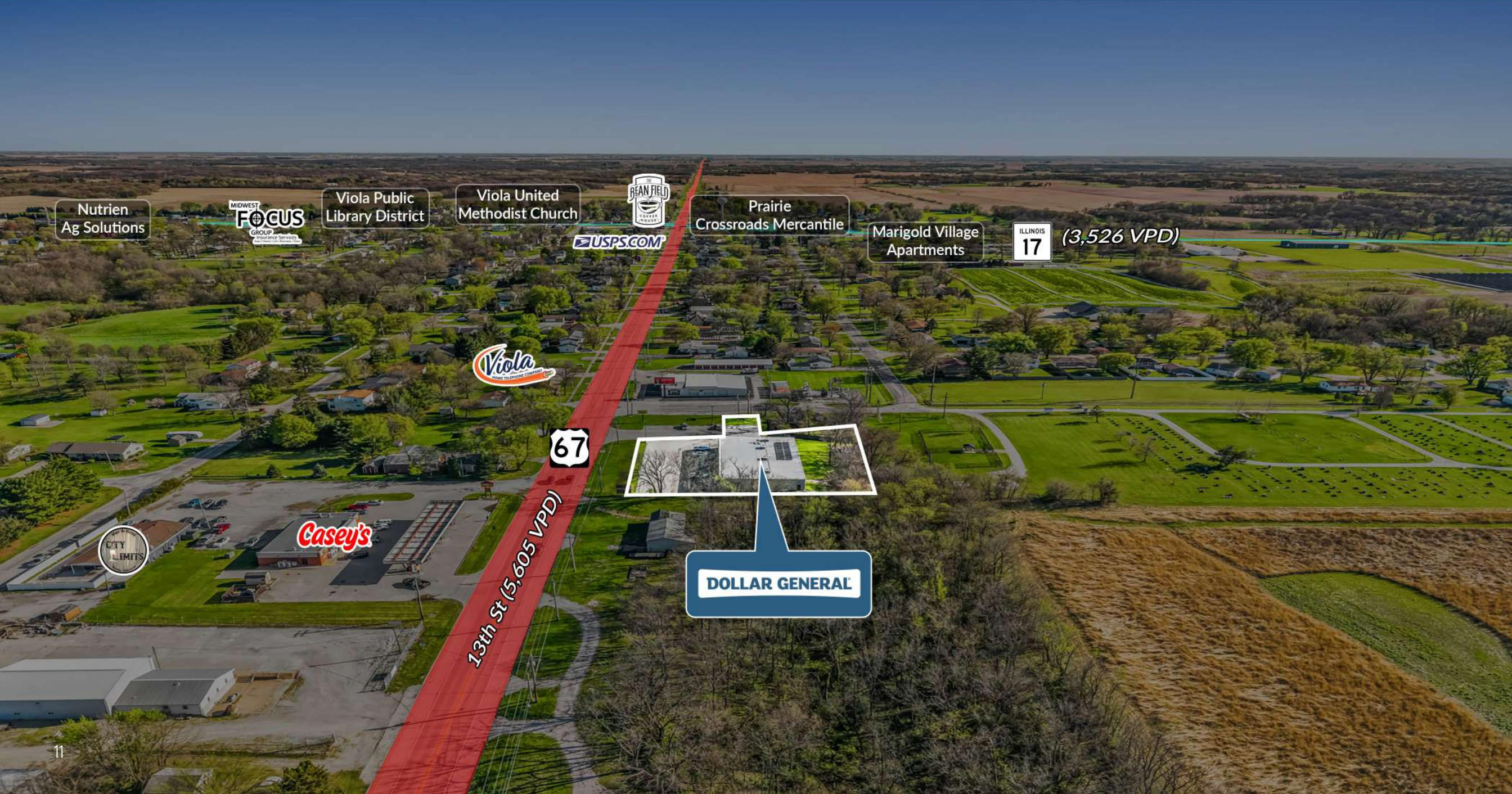
469,000
MSA Population



PROPERTY IMAGES



AERIALS



AERIALS



DOLLAR GENERAL

Casey's

CITY LIMITS

13th St (5,605 VPD)

Viola
HOME TELEPHONE COMPANY

67

CITY OVERVIEW

VIOLIA, IL

Viola is a village in Mercer County, Illinois. Viola is in eastern Mercer County at the junction of U.S. Route 67 and Illinois Route 17. US 67 passes through the village on 13th Street, leading north 22 miles to Rock Island and south the same distance to Monmouth. IL 17 follows 17th Avenue through the village, crossing 13th Street at the village's center. IL 17 leads west 8 miles to Aledo, the Mercer county seat, and east 7 miles to New Windsor. Galesburg is 27 miles to the southeast. The Village of Viola had a population of 833 as of July 1, 2025.

The economy of Viola, Illinois is primarily rooted in agriculture and small-town commerce, reflecting its location in rural Mercer County. Farming—especially corn and soybean production—plays a central role, supported by local agribusiness services and equipment providers. The village itself has limited commercial activity, with small businesses catering to daily needs, while many residents commute to nearby towns such as Aledo or the broader Quad Cities region for employment in manufacturing, healthcare, retail, and education sectors. Overall, Viola's economy is stable but modest, characterized by its dependence on agriculture and its connection to larger regional job markets. Public sector employment, including schools and local government, also contributes modestly, making Viola's economy a mix of agricultural dependence and reliance on nearby urban job markets.

Attractions in Viola, Illinois are modest and centered around rural charm and nearby recreational options. Within and just outside the village, visitors can enjoy spots like Fyre Lake Golf Club for a relaxing round of golf, Creekside Vineyards Winery for casual wine tastings, and Heartland Criations Alpacas for a family-friendly farm experience. The Western Illinois Model Train Club adds a unique local hobby attraction. For more variety, residents and visitors often head to the nearby Quad Cities area, where highlights include Niabi Zoo and, offering broader entertainment, dining, and cultural experiences.





PROPERTY OVERVIEW
REDGRANITE, WI

PROPERTY OVERVIEW

THE OFFERING

We are pleased to exclusively offer for sale the 9,014 SF Dollar General located at 619 W Warren Street in Redgranite, WI. This deal includes a Double Net (NN) Dollar General with minimal landlord responsibilities. The property is backed by a corporate guarantee from Dollar General, an investment grade tenant, offering long-term stability and dependable income for investors.

Offering Summary

Price:	\$880,000
CAP:	7.50%
NOI:	\$65,964
Price Per SF:	\$97.63

Property Summary

Address:	619 W Warren St
City, State, Zip:	Redgranite, WI, 54970
County:	Waushara
Lot Size:	1.15 AC
Building Size:	9,014 SF
Year Built:	2009



PROPERTY OVERVIEW



Investment Highlights

- ✔ Strategically located along W Warren Street in Redgranite, WI, serving as the primary everyday needs retail destination for the local trade area with no direct competing Dollar Store concepts in the market.
- ✔ Minimal landlord responsibilities as the tenant is responsible for everything except roof and structure, delivering a near-passive ownership experience for investors.
- ✔ Corporate guaranteed lease backed by Dollar General Corporation (NYSE: DG), an investment grade rated tenant (S&P: BBB) with 20,893 locations nationwide.
- ✔ Dollar General has a proven, recession-resistant retail concept that targets core customers in smaller communities.
- ✔ Structured rent growth through option periods through 5, 5-year renewal options with scheduled rental increases of 8.9% at option 1 and 10% at each subsequent option period (options 2-5), providing investors with a clear and predictable path to growing NOI and long-term wealth accumulation well beyond the 2029 primary term expiration.

PROPERTY OVERVIEW

LEASE ABSTRACT

Lease Abstract	
TENANT	Dolgencorp, LLC
BUILDING SIZE (SF)	9,014 SF
LEASE COMMENCEMENT	10/14/2009
LEASE EXPIRATION	10/31/2029
LEASE TERM	3+ Years Remaining
RENEWAL OPTIONS	5 x 5 Year Options
RENT INCREASES	Option 1: 8.9% Increase Options 2-5: 10% Increase
LEASE TYPE	Double Net (NN)
USE	Dollar Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Shared Responsibility
COMMON AREA	Shared Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Shared Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	None
GUARANTOR	Corporate
BASE RENT	\$65,964
RENT PER SF	\$7.32



DEMOGRAPHICS

	3 mile	5 mile	10 mile
2025 Population			
2025 Population	2,903	4,284	19,289
2025 Households	840	1,419	7,989
Average Household Income	\$72,382	\$76,902	\$79,522
Traffic Counts			
E Bannerman Ave	8,727 VPD	State Hwy 21	6,076 VPD
N 1st Ave	727 VPD		

REDGRANITE HOUSING MARKET

\$216K
Typical Home Value

+8.4%
1-Year Value Change
(source: Zillow - March 2026)

PROXIMITY TO METRO MSA:

40 MINS
APPLETON, WI MSA

250,000
MSA Population



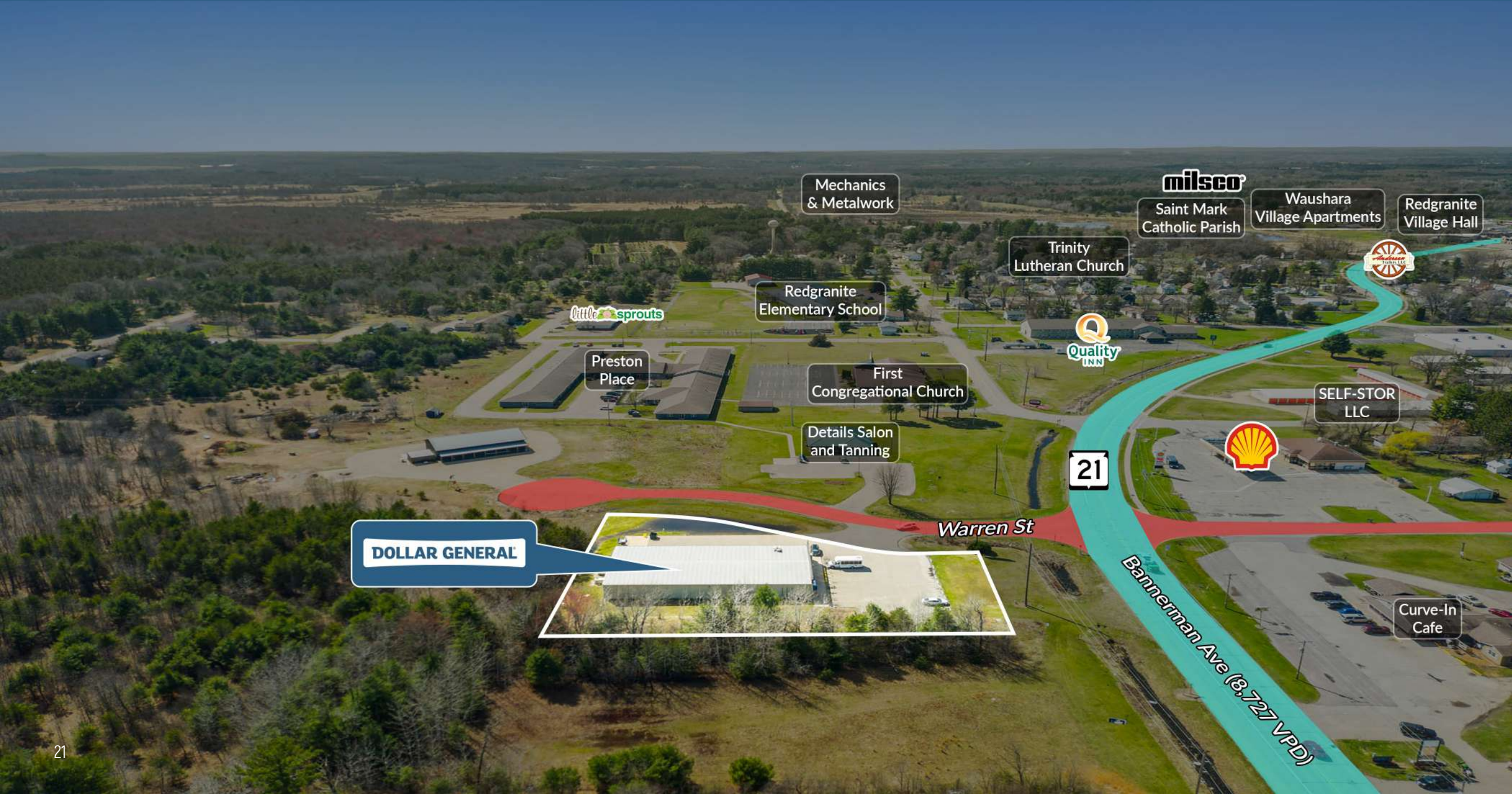
PROPERTY IMAGES



AERIALS



AERIALS



CITY OVERVIEW

REDGRANITE, WI

Redgranite is a small village located in Waushara County in central Wisconsin. Known for its quiet, rural character, the community offers a peaceful lifestyle surrounded by natural beauty, including lakes, wooded areas, and open farmland. Originally established as a quarry town, Redgranite has maintained its small-town charm while evolving into a residential community with a close-knit population. According to the United States Census Bureau, the village has a total area of 2.29 square miles. The Village of Redgranite had a population of 1,952 as of July 1, 2025.

The economy of Redgranite is rooted in its historical legacy as a granite quarrying hub, which shaped the village's early growth and identity. While large-scale quarry operations have declined, the local economy today is supported by a mix of small businesses, light manufacturing, agriculture, and service-oriented enterprises that cater to residents and nearby communities. Its proximity to larger regional centers allows for commuter-based employment, with many residents working in surrounding towns while contributing to the local economy through retail and services. Tourism also plays a modest role, driven by outdoor recreation opportunities such as lakes and trails, helping sustain seasonal businesses and adding diversity to the village's economic base. Many residents commute to nearby towns for employment, contributing to a stable, regionally connected economic base. Education in Redgranite is served by regional school districts, with local schools providing primary and secondary education to village residents. For higher education, students typically commute to nearby cities such as Oshkosh or Stevens Point, where a wider range of colleges and universities are available.

Redgranite is best known for the Redgranite Quarry, a popular spot for swimming, fishing, and picnicking during warmer months. The surrounding area offers access to numerous lakes and trails, making it appealing for outdoor enthusiasts. The village also features a small downtown area and is home to the Redgranite Correctional Institution, which plays a notable role in the local community.



TENANT OVERVIEW - DOLLAR GENERAL

DOLLAR GENERAL

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of January 30, 2026, the Company's 20,893 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

Number of locations: 20,893

Website: www.dollargeneral.com

Stock: Public (NYSE : DG)

Annual Revenue: \$42.72B



An aerial photograph of a town, likely Muscodora, Wisconsin, featuring a river, residential streets, and green spaces. The image is overlaid with a semi-transparent blue filter. A white double-line rectangular border frames the central text.

PROPERTY OVERVIEW

MUSCODA, WI

PROPERTY OVERVIEW

THE OFFERING

We are pleased to exclusively offer for sale the 8,320 SF Family Dollar located at 1137 N Wisconsin Avenue in Muscodia, WI. This deal includes a Double Net (NN) Family Dollar with minimal landlord responsibilities, providing for a passive and secured investment. The property is backed by a corporate guarantee from Family Dollar Stores, Inc.

Offering Summary

Price:	\$1,067,000
CAP:	7.50%
NOI:	\$80,000
Price Per SF:	\$128.24

Property Summary

Address:	1137 N Wisconsin Ave
City, State, Zip:	Muscoda, WI, 53573
County:	Grant
Lot Size:	0.83 AC
Building Size:	8,320 SF
Year Built:	2016



PROPERTY OVERVIEW



Investment Highlights

- ✔ Family Dollar serves as the primary discount retail destination in Muscoda, WI, with no competing dollar store concepts in the immediate trade area, driving consistent customer traffic and reinforcing long-term tenancy.
- ✔ The property features modern construction situated on 0.83 acres along N Wisconsin Avenue in Muscoda, WI, with the tenant responsible for everything except roof and structure, delivering a near-passive ownership experience for investors.
- ✔ The lease is backed by Family Dollar Stores, Inc., a subsidiary of Dollar Tree, Inc. (NASDAQ: DLTR), one of the largest discount retailers in the United States, providing investors with a creditworthy guarantee behind the income stream.
- ✔ Family Dollar targets value-conscious consumers in smaller, rural communities and has demonstrated consistent performance through multiple economic cycles.
- ✔ Family Dollar operates over 7,150 locations nationwide and continues to demonstrate resilient sales performance, particularly in smaller markets where value-oriented consumers rely on the brand for everyday essentials.

PROPERTY OVERVIEW

LEASE ABSTRACT

Lease Abstract	
TENANT	Family Dollar Stores of Wisconsin, Inc.
BUILDING SIZE (SF)	8,320 SF
LEASE COMMENCEMENT	11/16/2016
LEASE EXPIRATION	03/31/2029
LEASE TERM	~3 Years Remaining
RENEWAL OPTIONS	6 x 5 Year Options
RENT INCREASES	\$0.50/SF per Option Period
LEASE TYPE	Double Net (NN)
USE	Dollar Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Shared Responsibility
COMMON AREA	Shared Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Shared Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	None
GUARANTOR	Corporate
BASE RENT	\$80,000
RENT PER SF	\$9.62



DEMOGRAPHICS

	3 mile	5 mile	10 mile
2025 Population			
2025 Population	2,404	2,768	9,644
2025 Households	1,014	1,167	4,096
Average Household Income	\$74,619	\$75,490	\$77,149
Traffic Counts			
N Wisconsin Ave	5,149 VPD	State Hwy 80	3,020 VPD
State Hwy 60	1,541 VPD		

MUSCODA HOUSING MARKET

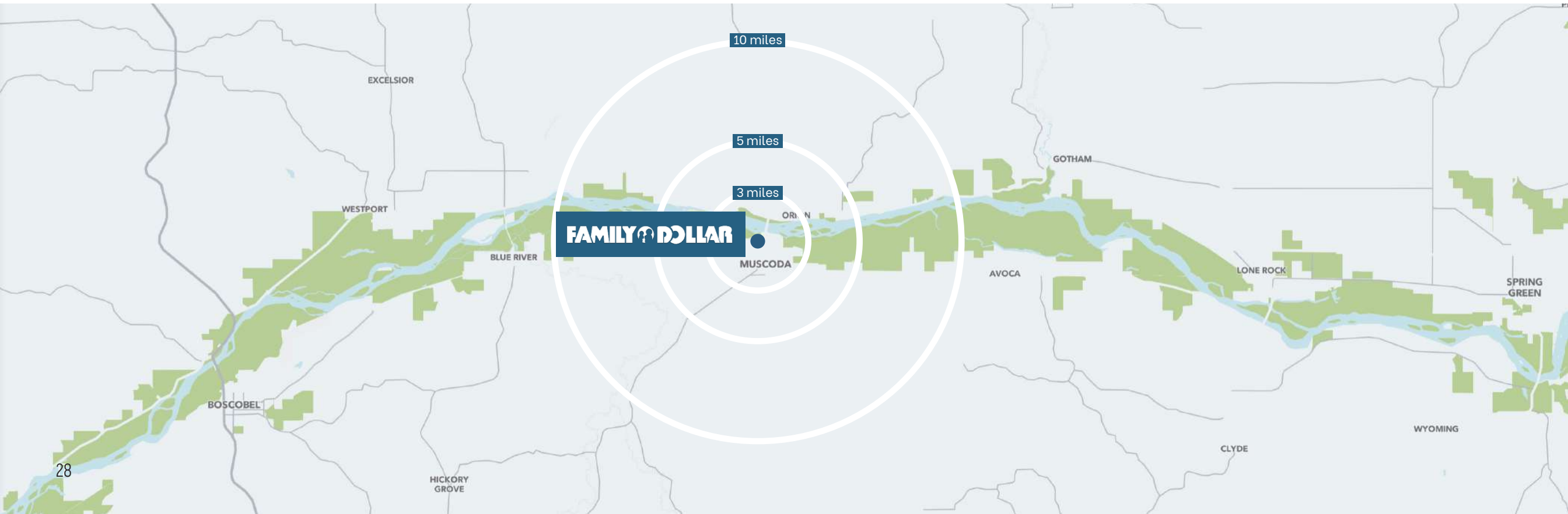
\$227K
Typical Home Value

+9.8%
1-Year Value Change
(source: Zillow - March 2026)

PROXIMITY TO METRO MSA:

50 MINS
MADISON, WI MSA

707,000
MSA Population



PROPERTY IMAGES



AERIALS



BirdsEye Farm

Honkers Dining, Lodging, and Spirits

FAMILY DOLLAR

80

Muscodia Veteran's Memorial

N Wisconsin Ave (5,149 VPD)

AERIALS



Valley View Farm Labs

Fairfield Specialty Eggs

SCOT INDUSTRIES

Muscoda Protein Products

ZEPHYR WIND SERVICES

80

COLD STORAGE

FOGGY BOTTOM WOODWORKS, LLC

Riverdale Elementary School

Riverdale High School

Athletic Track

United Presbyterian Church of Muscoda

Muscoda Public Library

Pickering Park

Muscoda Fire Department

Rivers Edge Nursing and Rehab (Formerly Riverdale Health)

bp

N Wisconsin Ave (5,149 VPD)

USPS.COM

Muscoda Veteran's Memorial

80

(3,020 VPD)

FAMILY DOLLAR

HOMETOWN PHARMACY

CITY OVERVIEW

MUSCODA, WI

Muscoda which means “Prairie of Flowers,” is a village on the lower Wisconsin River located in both Grant and Iowa counties in southwestern Wisconsin. Located in the heart of the Lower Wisconsin State Riverway and nestled in the corner of three counties – Grant, Iowa & Richland – Muscoda, Wisconsin is conveniently located at the junction of Hwy 80 and Hwy 60. According to the United States Census Bureau, the village has a total area of 1.46 square miles. The Village of Muscoda had a population of 1,245 as of July 1, 2025.

The economy of Muscoda, Wisconsin is characteristic of a small rural Midwestern community, with a strong base in manufacturing, agriculture-related processing, and local services. Manufacturing is the dominant economic driver. Muscoda has over 100 acres of industrial park and commercial properties are available. The Muscoda Industrial Park is over 25 acres. The major industries in the park are: Scot Industries, Universal Silencer, Meister Cheese, Muscoda Protein, Nelson Hardwoods and Foggy Bottom Woodworks. The local economy is further supported by agriculture and wood-based industries, including sawmills and hardwood processing, as well as small-scale food production tied to nearby farms. Retail businesses, education (Riverdale School District), and healthcare services provide additional employment, making up a typical rural service sector.

Muscoda, WI is a nature lover’s dream with access to thousands of acres of public land on which to hunt, fish or hike. The winding country roads can be enjoyed by auto, motorcycle or the hearty bicycle rider to view the many wildflowers or vibrant fall colors. Muscoda offers the only riverbank campground of its kind along the 90 miles of the Wisconsin River as it serves both water and highway travelers. The Morel Mushroom Festival is held annually the weekend following Mother’s Day. The event includes carnival rides, tractors pulls, tournaments, merchant stands, food booths, and portable tattoo parlors.



TENANT OVERVIEW - FAMILY DOLLAR



Family Dollar operates thousands of neighborhood stores across the United States, providing customers with a broad assortment of everyday essentials at great value. Family Dollar Stores, Inc. is an American variety store chain. There are 7,150 Family Dollar stores in the United States as of March 10, 2026. Family Dollar Stores, Inc. operates general merchandise retail discount stores. Its products are categorized under consumables, home products, apparel and accessories, and seasonal and electronic products. The company's apparel and accessories category products include men's, women's, boys' and girls', and infants' clothing, shoes, and fashion accessories. Its seasonal and electronics products category includes toys, stationery, and school supplies, seasonal goods, and personal electronics, which include pre-paid cellular phones and services.

Number of locations:	7,150	Stock:	Subsidiary
Website:	www.familydollar.com	Annual Revenue:	\$13B





PROPERTY OVERVIEW
CRESTON, IA

PROPERTY OVERVIEW

THE OFFERING

We are pleased to exclusively offer for sale the 8,000 SF Dollar Tree located at 801 Laurel Street in Creston, IA. This deal includes a Double Net (NN) Dollar Tree with minimal landlord responsibilities. The property is shadow anchored by Walmart and backed by a corporate guarantee from Dollar Tree stores, Inc. Dollar Tree recently executed a new lease extension, demonstrating a strong commitment to the location and providing additional confidence in the long-term income stream.

Offering Summary

Price:	\$1,200,000
CAP:	7.50%
NOI:	\$90,000
Price Per SF:	\$150.00

Property Summary

Address:	801 Laurel St
City, State, Zip:	Creston, IA, 50801
County:	Union
Lot Size:	1.54 AC
Building Size:	8,000 SF
Year Built:	2016



PROPERTY OVERVIEW



Investment Highlights

- ✓ The property is a Walmart shadow anchored site and benefits from significant crossover traffic generated by one of the most powerful retail anchors in the country.
- ✓ A new lease extension through August, 2031 has been executed by Dollar Tree, demonstrating a strong commitment to the location.
- ✓ The property is strategically positioned in a dense retail trade area with a strong concentration of national and regional retailers including Walmart Supercenter, Tractor Supply, Hy-Vee, McDonald's, Domino's and Hardee's, driving significant daily traffic to the immediate area.
- ✓ Minimal landlord responsibilities as the tenant is responsible for everything except roof and structure, delivering a near-passive ownership experience for investors.
- ✓ 2016 construction situated on a generous 1.54-acre parcel with ample parking and strong visibility along Laurel Street in Creston, IA.
- ✓ Corporate guaranteed lease backed by Dollar Tree Stores, Inc. (NASDAQ: DLTR), one of the largest discount retailers in the United States with over 9,200 locations nationwide, providing investors with a creditworthy guarantee behind the income stream.

PROPERTY OVERVIEW

LEASE ABSTRACT

Lease Abstract

TENANT	Dollar Tree Stores, Inc.
BUILDING SIZE (SF)	8,000 SF
LEASE COMMENCEMENT	08/07/2016
LEASE EXPIRATION	08/31/2031
LEASE TERM	5+ Years Remaining
RENEWAL OPTIONS	1 X 5 Year Option
RENT INCREASES	4.44% Increase in Option Period
LEASE TYPE	Double Net (NN)
USE	Dollar Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Shared Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Shared Responsibility
HVAC	Shared Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	None
GUARANTOR	Dollar Tree Stores, Inc.
BASE RENT	\$90,000
RENT PER SF	\$11.25



DEMOGRAPHICS

	3 mile	5 mile	10 mile
2025 Population			
2025 Population	7,975	8,397	10,537
2025 Households	3,467	3,635	4,517
Average Household Income	\$67,675	\$69,223	\$73,078
Traffic Counts			
US 34	9,276 VPD	W New York Ave	9,100 VPD
New York Ave	4,665 VPD		

CRESTON HOUSING MARKET

\$152K
Typical Home Value

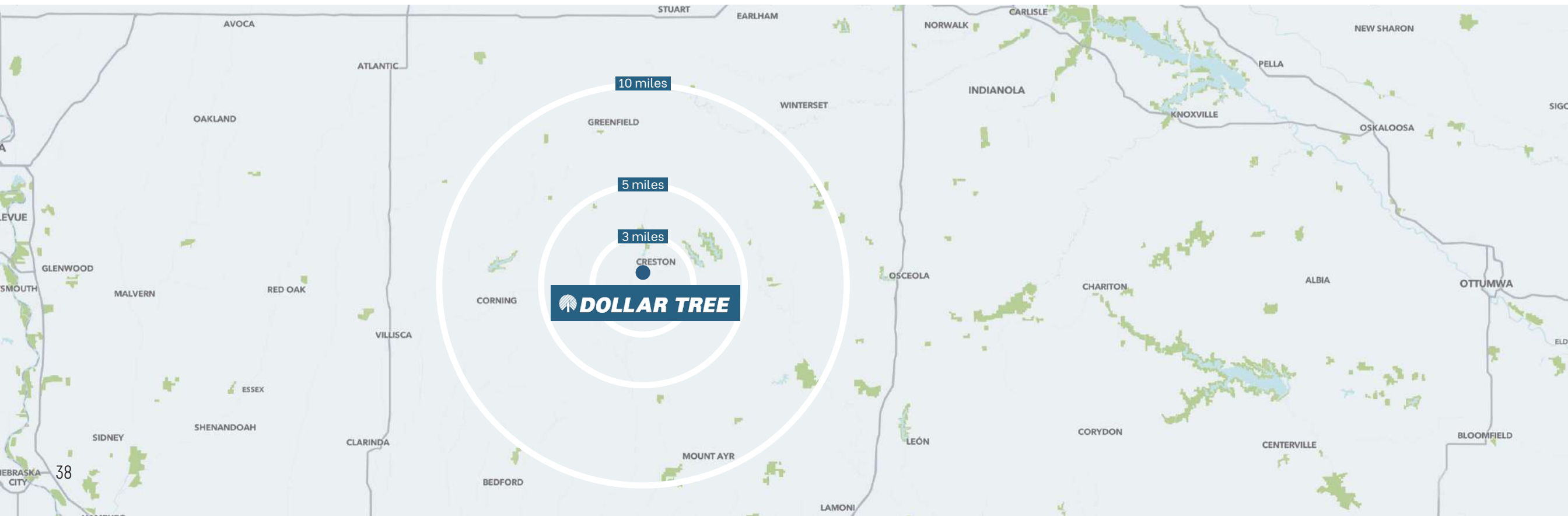
\$152K
Median List Price

+5.5%
1-Year Value Change
(source: Zillow - March 2026)

PROXIMITY TO METRO MSA:

1 HOUR
Des Moines, IA

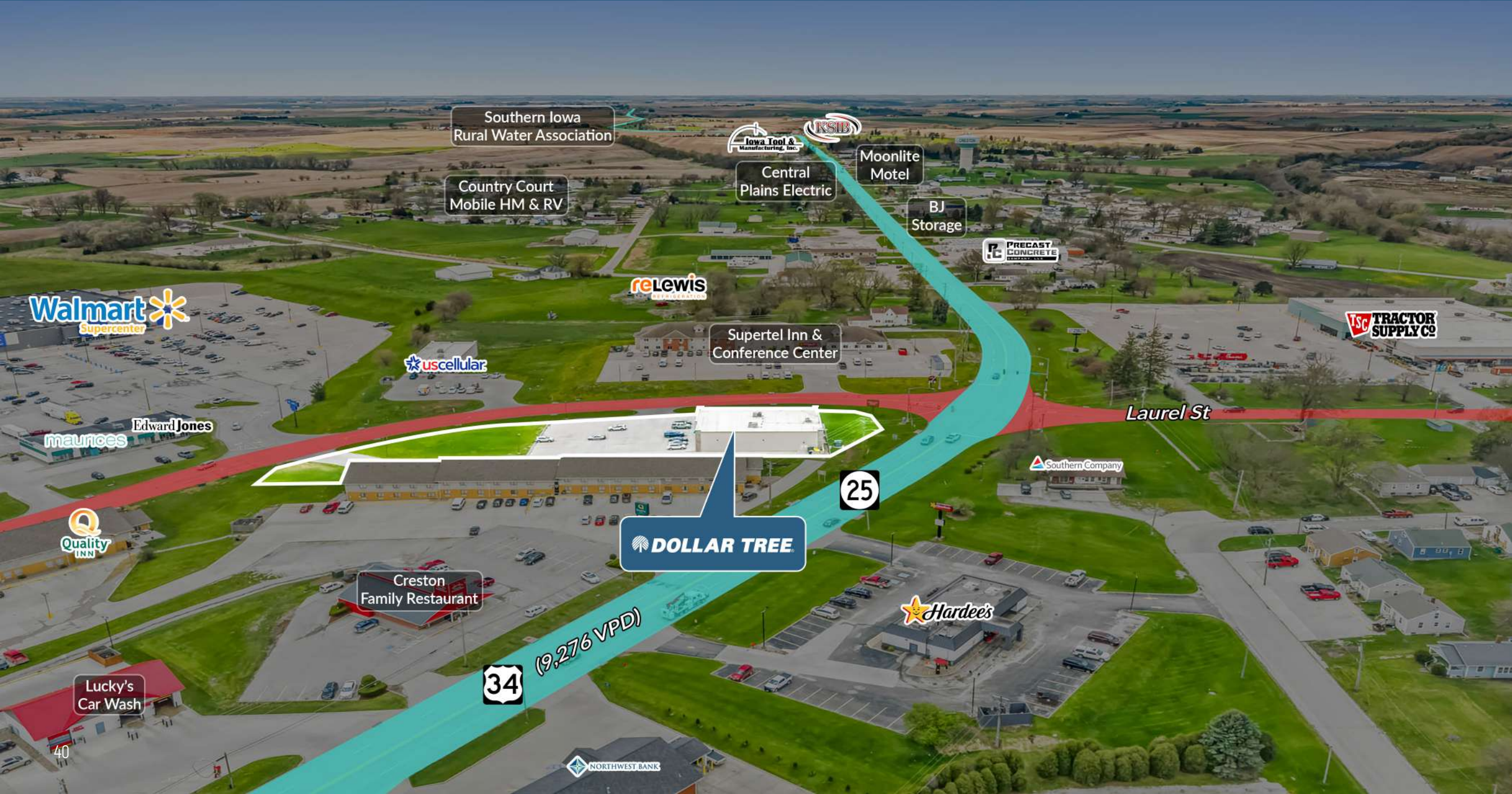
737,000
MSA Population



PROPERTY IMAGES



AERIALS



Southern Iowa Rural Water Association

Country Court Mobile HM & RV

Iowa Tool & Manufacturing, Inc.

Central Plains Electric

Moonlite Motel

BJ Storage

PRECAST CONCRETE

Walmart Supercenter

reLewis

Supertel Inn & Conference Center

TRACTOR SUPPLY CO

uscellular

Edward Jones
maunoes

Laurel St

Quality INN

25

DOLLAR TREE

Southern Company

Creston Family Restaurant

Hardee's

Lucky's Car Wash

34

(9,276 VPD)

NORTHWEST BANK

AERIALS



CITY OVERVIEW

CRESTON, IA

Creston is a city in and the county seat of Union County, Iowa. Creston is located on U.S. Route 34 in southwest Iowa, approximately 55 miles southwest of Des Moines and 80 miles east of Omaha, Nebraska. Creston is the growing hub city for southwest Iowa. Creston is the largest city west of I-35 and south of I-80 in Iowa. According to the United States Census Bureau, the city has a total area of 5.25 square miles. The City of Creston had a population of 7,614 as of July 1, 2025.

As the regional hub of southwest Iowa for business, education, medicine, industry, shopping and recreation, Creston caters to residents and visitors wanting small-town service with big-town products. Creston has many interesting shops where there is always a friendly face and home-town hospitality. Creston has a strong manufacturing, retail and service base with great Creston Community Schools. Creston is home to a state-of-the-art medical center, numerous industries, Southwestern Community College, and a satellite campus for Buena Vista University. From start-ups to major companies, Creston is home to a diverse mix of businesses. The city's trade and industrial base is extensive and varied, which provides us with a stable economy. Locally, an environment that encourages and supports these businesses adds to their viability.

Creston, Iowa offers a mix of historic charm, outdoor recreation, and cultural attractions, highlighted by the iconic Creston Union Depot, a beautifully restored Romanesque-style train station that now serves as a visitor center and museum. Nature enthusiasts can explore McKinley Park and nearby Green Valley State Park, both offering scenic trails, fishing, and camping opportunities. For a unique experience, the Iowa Aviation Museum—a short drive away—showcases the state's aviation history, while Creston Arts Depot highlights local art and community events. Together, these attractions provide a blend of heritage, leisure, and small-town culture that defines Creston's appeal.



TENANT OVERVIEW - DOLLAR TREE



Dollar Tree, Inc. (NASDAQ: DLTR), headquartered in Chesapeake, VA, is one of North America’s largest and most loved value retailers, known for delivering great value, convenience, and a “thrill-of-the-hunt” discovery shopping experience. With a team of approximately 150,000 associates, Dollar Tree operates more than 9,200 stores and 18 distribution centers across 48 contiguous states and seven Canadian provinces under the brands Dollar Tree and Dollar Tree Canada. Dollar Tree offers a wide selection of consumable, variety, and seasonal merchandise that includes many trusted national and regional brands. Each Dollar Tree stocks a variety of products, including national, regional, and private-label brands. Departments found in a Dollar Tree store include health and beauty, food and snacks, party, seasonal décor, housewares, glassware, dinnerware, household cleaning supplies, candy, toys, gifts, gift bags and wrap, stationery, craft supplies, teaching supplies, automotive, electronics, pet supplies, and books.

<i>Number of locations:</i>	9,200+
<i>Website:</i>	www.dollartree.com

<i>Stock:</i>	NASDAQ: DLTR
<i>Annual Revenue:</i>	\$19.41B



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