



ACTUAL STORE PHOTO

DOLLAR GENERAL PLUS KUTTAWA, KY

5752 US-62
KUTTAWA, KY 42055

OFFERING MEMORANDUM

Marcus & Millichap

PROPERTY HIGHLIGHTS

- NEW CONSTRUCTION | 14.5 YEARS REMAINING
- 5% RENTAL INCREASES EVERY 5 YEARS
- TRIPLE-NET (NNN) LEASE | NO LANDLORD EXPENSES
- DOLLAR GENERAL PLUS FOOTPRINT | 10,566+/- SF
- LOCATED AT CUMBERLAND RIVER AND LAKE BARKLEY
- RECREATIONAL HUB FOR BOATING, FISHING AND WATERSPORTS
- 6,798 VPD ON US-62

DOLLAR GENERAL

- PUBLICLY TRADED COMPANY ON NYSE
- INVESTMENT GRADE CREDIT | BBB/STABLE ON STANDARD & POORS
- 20,000+ LOCATIONS IN 48 STATES
- \$42.7 BILLION NET SALES FISCAL YEAR 2025



ACTUAL STORE PHOTO

TENANT SUMMARY



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 November 1, 2024, the Company’s 20,523 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.



\$40.6B
NET SALES



20,000+
LOCATIONS

DOLLAR GENERAL CORPORATION REPORTS STRONG FOURTH QUARTER AND FISCAL YEAR 2025 RESULTS

March 12, 2026

Provides Financial Guidance for Fiscal Year 2026

GOODLETTSVILLE, Tenn.--(BUSINESS WIRE)-- Dollar General Corporation (NYSE: DG) today reported financial results for its fourth quarter (13 weeks) and fiscal year (52 weeks) ended January 30, 2026 ("fiscal 2025").

- Fourth Quarter Net Sales Increased 5.9% to \$10.9 Billion; Fiscal Year Net Sales Increased 5.2% to \$42.7 Billion
- Fourth Quarter Same-Store Sales Increased 4.3%; Fiscal Year Same-Store Sales Increased 3.0%
- Fourth Quarter Operating Profit Increased 106.1% to \$606.3 Million; Fiscal Year Operating Profit Increased 28.6% to \$2.2 Billion
- Fourth Quarter Diluted Earnings Per Share ("EPS") Increased 121.8% to \$1.93; Fiscal Year Diluted EPS Increased 34.1% to \$6.85
- Annual Cash Flow From Operations Increased 21.3% to \$3.6 Billion
- Board of Directors Declares Quarterly Cash Dividend of \$0.59 per share

"We are pleased with our strong fourth quarter and fiscal year results, and I want to thank our employees for their unwavering commitment to Serving Others," said Todd Vasos, Dollar General's chief executive officer. "Our fourth quarter performance was highlighted by a 4.3% increase in same-store sales and continued advancement of our key initiatives, which contributed to strong operating margin expansion and EPS growth that well exceeded our expectations. Overall, this momentum reflects the progress we've made with our strategy and the continued relevance of our unique combination of value and convenience, particularly in the thousands of rural communities we serve."

"Looking ahead to 2026, we are excited about our plans to drive continued growth through a variety of initiatives designed to further enhance the customer experience, elevate our brand, drive greater enterprise-wide efficiencies, and extend our reach, all while creating long-term shareholder value."

Fourth Quarter Fiscal 2025 Highlights

Net sales increased 5.1% to \$10.7 billion in the second quarter of 2025 compared to Net sales increased 5.9% to \$10.9 billion in the fourth quarter of fiscal 2025 compared to \$10.3 billion in the fourth quarter of fiscal 2024. The net sales increase was driven by growth in same-store sales and positive sales contributions from new stores, partially offset by the impact of store closures. Same-store sales increased 4.3% compared to the fourth quarter of 2024, reflecting increases of 2.6% in customer traffic and 1.7% in average transaction amount. Same-store sales in the fourth quarter of fiscal 2025 included growth in each of the consumables, seasonal, home products, and apparel categories.

Gross profit as a percentage of net sales was 30.4% in the fourth quarter of fiscal 2025 compared to 29.4% in the fourth quarter of fiscal 2024, an increase of 105 basis points. This gross profit rate increase was driven primarily by lower shrink, higher inventory markups and lower inventory damages; partially offset by an increased LIFO provision.

Selling, General and Administrative Expenses ("SG&A") as a percentage of net sales were 24.9% in the fourth quarter of fiscal 2025 compared to 26.5% in the fourth quarter of fiscal 2024, a decrease of 165 basis points. The primary expenses that were lower as a percentage of net sales in the fourth quarter of 2025 were impairment charges, primarily due to the store portfolio optimization review completed in fiscal 2024, and retail salaries; partially offset by higher incentive compensation.

Operating profit for the fourth quarter of fiscal 2025 increased 106.1% to \$606.3 million compared to \$294.2 million in the fourth quarter of fiscal 2024. In the fourth quarter of fiscal 2024, the Company's operating profit was negatively impacted by charges of \$232 million related to a store portfolio optimization review, primarily due to store closures and pOpshelf impairment charges.

Net interest expense for the fourth quarter of fiscal 2025 decreased 20.6% to \$52.3 million compared to \$65.9 million in the fourth quarter of fiscal 2024.

[CLICK HERE TO READ FULL ARTICLE](#)

FINANCIAL ANALYSIS

DOLLAR GENERAL PLUS

Property Address	5752 US-62, Kuttawa, KY 42055
Price	\$1,996,000
Cap Rate	7.00%
Price/SF	\$188.91
Year Built	2025
Building Square Feet	10,566+/- SF
Lot Size	1.56+/- Acres
Type Of Ownership	Fee Simple

ANNUALIZED OPERATING DATA

BASE RENT	\$139,706
-----------	-----------

LEASE SUMMARY

YEAR	BASE ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Years 1 - 5	\$139,706	\$11,642	\$13.22	7.00%
Years 6 - 10	\$146,691	\$12,224	\$13.88	7.35%
Years 11 - 15	\$154,026	\$12,835	\$14.58	7.72%
Years 16 - 20 (Option 1)	\$161,727	\$13,477	\$15.31	8.10%
Years 21 - 25 (Option 2)	\$169,814	\$14,151	\$16.07	8.51%
Years 26 - 30 (Option 3)	\$178,304	\$14,859	\$16.88	8.93%
Years 31 - 35 (Option 4)	\$187,219	\$15,602	\$17.72	9.38%
Years 36 - 40 (Option 5)	\$196,580	\$16,382	\$18.60	9.85%

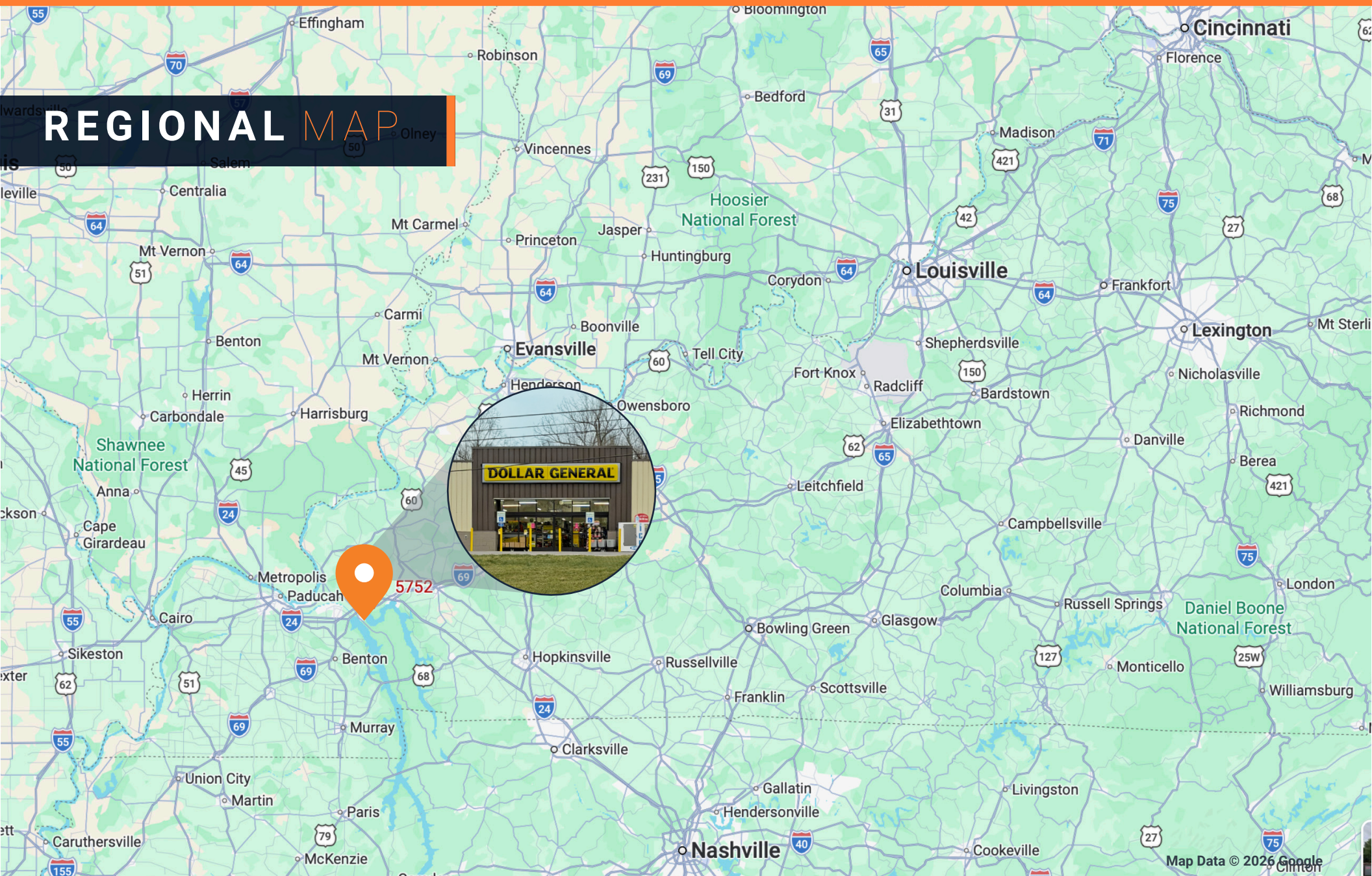
TENANT SUMMARY

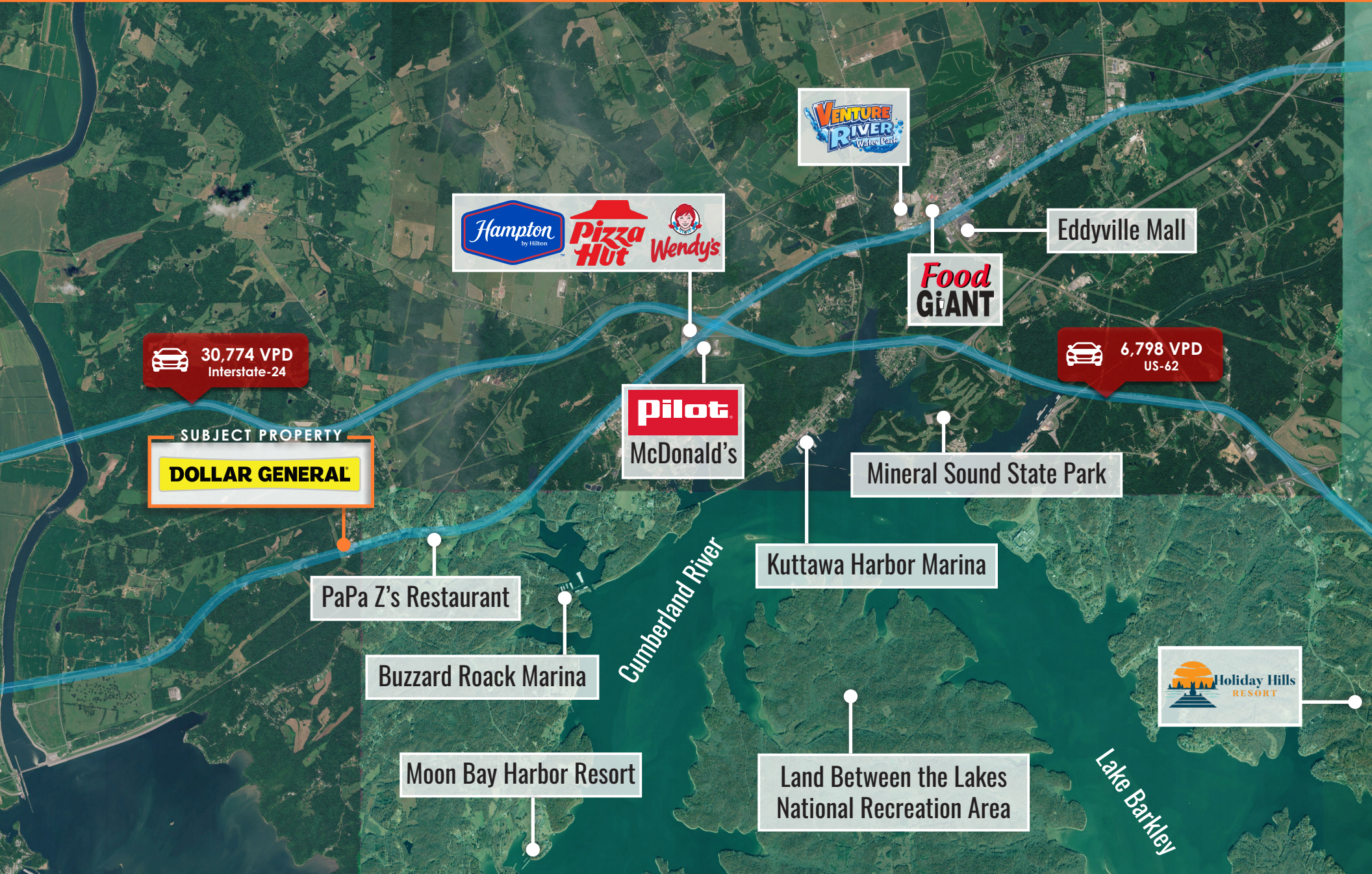
Tenant Trade Name	Dollar General
Ownership	Fee Simple
Guaranty	Corporate
Lease Type	Triple Net (NNN)
Roof and Structure	Tenant
Lease Term	15 Years
Lease Commencement Date	October 3rd, 2025
Lease Expiration Date	October 31st, 2040
Increases	5% Every 5 Years
Renewal Options	5, 5-Year Options

Parent Company Profile

Headquartered	Goodlettsville, TN
Number of Locations	20,000+ Locations
Annual Revenue	\$42.7 Billion
Credit Rating	BBB / Stable
Rating Agency	Standard & Poors
Stock Symbol	DG
Board	NYSE
Website	www.dollargeneral.com

REGIONAL MAP







ACTUAL STORE PHOTO

8 - DOLLAR GENERAL PLUS

AREA DEMOGRAPHICS

POPULATION AND INCOME	1 MILE	3 MILES	5 MILES
2024 ESTIMATE	423	1,945	3,883
2024 ESTIMATED DAYTIME POPULATION	629	2,267	3,964
2024 EST. AVERAGE HOUSEHOLD INCOME	\$97,897	\$86,913	\$77,525
2024 EST. MEDIAN HOUSEHOLD INCOME	\$69,885	\$63,961	\$57,922
2024 EST. PER CAPITA INCOME	\$50,087	\$41,888	\$36,000

2024 EST. HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
\$200,000 or More	10.49%	7.03%	5.32%
\$150,000 - \$199,999	5.94%	7.90%	7.72%
\$100,000 - \$149,999	6.99%	8.21%	7.78%
\$75,000 - \$99,999	23.95%	18.92%	14.95%
\$50,000 - \$74,999	20.45%	20.55%	19.28%
\$35,000 - \$49,999	14.51%	14.28%	16.58%
\$25,000 - \$34,999	10.14%	11.07%	9.51%
\$15,000 - \$24,999	3.85%	5.97%	10.40%
\$10,000 - \$14,999	2.97%	4.55%	5.26%
Under \$9,999	0.70%	1.51%	3.20%

CONFIDENTIALITY & DISCLAIMER

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

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR
MORE DETAILS.**

Activity ID: ZAH0230068

10 - DOLLAR GENERAL PLUS



ROBBY PFEIFFER

Senior Managing Director Investments

Atlanta Office

678.808.2770

rpfeiffer@marcusmillichap.com

License: GA 380053



SINGLE TENANT NET LEASE MARKETING PACKAGE DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers as follows:

The information contained in this and any other marketing materials provided by Marcus & Millichap has been obtained from sources believed to be reliable. However, Marcus & Millichap has not verified or conducted any due diligence, and will not verify or conduct any due diligence, regarding information communicated to potential buyers. Marcus & Millichap makes no promise, guarantee, warranty, or representation about the accuracy or completeness of any information and expressly denies any obligation to conduct a due diligence examination of this information or of any property for any buyer.

Any projections, forecasts, opinions, pro formas, assumptions, estimates, or expressions of potential future performance used in this or any other marketing material provided by Marcus & Millichap are for example only, represent only what might occur, and do not represent the current, actual, or future performance of this property or tenant. The value to any buyer of any property depends on factors that should be evaluated by each buyer together with the buyer's tax, financial, legal, and other professional advisors (collectively "Professional Advisors"). All buyers should conduct a careful, independent investigation of any property, tenant, and information deemed material to that buyer, to determine to their satisfaction the suitability of a particular property for each buyer's particular needs. All potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making when purchasing this or any other property. Information provided by Marcus & Millichap, including this marketing material, is never a substitute for nor satisfaction of each buyer's responsibility to conduct thorough due diligence of this or any other property the buyer might purchase.

Like all real estate transactions, this potential investment carries significant risks. Each buyer and Professional Advisors must request and carefully review all information and documents related to the property and tenant which the buyer deems material to their particular needs. While the tenant's past performance at

this or other properties might be an important consideration, past performance is not a guarantee or necessarily a reliable indication of future performance. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be based on a tenant's projected sales with little or no record of actual performance or comparable rents for the area. Future performance and investment returns are never guaranteed. Tenants and guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of their 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, every buyer is responsible for conducting their own investigation of all matters affecting the intrinsic value of the property and any lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property as well as the lease rates and other terms the buyer might be able to negotiate with potential replacement tenants, considering the location of the property, market rental rates, and the buyer's legal ability to make alternate use of the property.

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary. All potential buyers are admonished and advised to engage Professional Advisors on legal issues, tax, regulatory, financial and accounting matters, and for questions involving the property's physical condition or financial outlook.

By accepting this or any other marketing materials from Marcus & Millichap you agree to release Marcus & Millichap Real Estate Investment Services and its affiliated entities and agents, and hold them harmless, from any claim, cost, expense, or liability arising out of your purchase of this property.