DOLLAR GENERAL

MICHIGAN / MINNESOTA / MISSOURI

OFFERING MEMORANDUM

OVER FIVE YEARS REMAIN

ORIGINAL 15 YEAR TERMS THAT STARTED BETWEEN 2016 - 2017

CORPORATE GUARANTEE

MORE THAN 20,000 LOCATIONS

ABSOLUTE-NET LEASES

NO LANDLORD RESPONSIBILITIES

Marcus & Millichap

GOOGLE PHOTOS

PORTFOLIO OVERVIEW

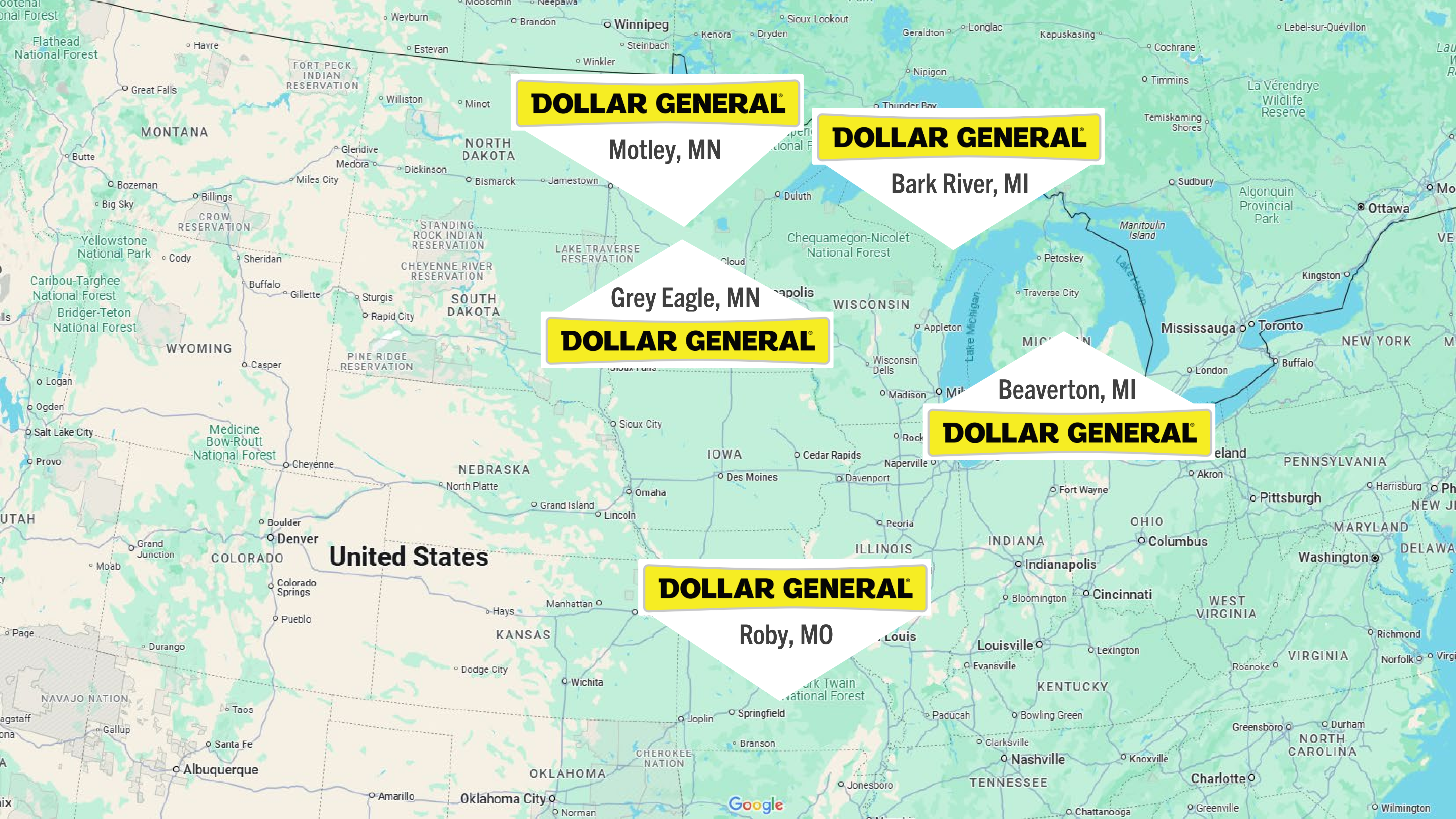
OFFERING PRICE: $5,337,000 CAP RATE: 7.68% FIVE LOCATIONS IN THREE STATES

PORTFOLIO SALE ONLY (NOT OFFERED INDIVIDUALLY)

LOCATION		TERM	BASE RENT	LIST PRICE	LIST CAP RATE	LEASE COMMENCEMENT	LEASE EXPIRATION	SQUARE FEET	PRICE PSF	RENT PSF
Bark River	MI	5.59	$82,726	$1,081,000	7.65%	2/13/2017	2/29/2032	9100	$118.79	$9.09
Beaverton	MI	5.34	$83,984	$1,098,000	7.65%	11/9/2016	11/30/2031	9100	$120.66	$9.23
Grey Eagle	MN	5.42	$81,774	$1,048,000	7.80%	12/11/2016	12/31/2031	9100	$115.16	$8.99
Motley	MN	5.59	$82,860	$1,083,000	7.65%	2/4/2017	2/29/2032	9100	$119.01	$9.11
Roby	MO	5.42	$78,569	$1,027,000	7.65%	12/14/2016	12/31/2031	9100	$112.86	$8.63
TOTAL		5.47	$409,913	$5,337,000	7.68%					

PROPOSED FINANCING

65% LTV / 6.40% RATE / 25 YR. AMORT / 5 YR. YTERM	
CASH ON CASH RETURN:	$131,429 / 7.04%
TOTAL RETURN:	$189,580 / 10.15%


DOLLAR GENERAL
Motley, MN
DOLLAR GENERAL
Bark River, MI
Grey Eagle, MN
DOLLAR GENERAL
Beaverton, MI
DOLLAR GENERAL
DOLLAR GENERAL
Roby, MO
United States

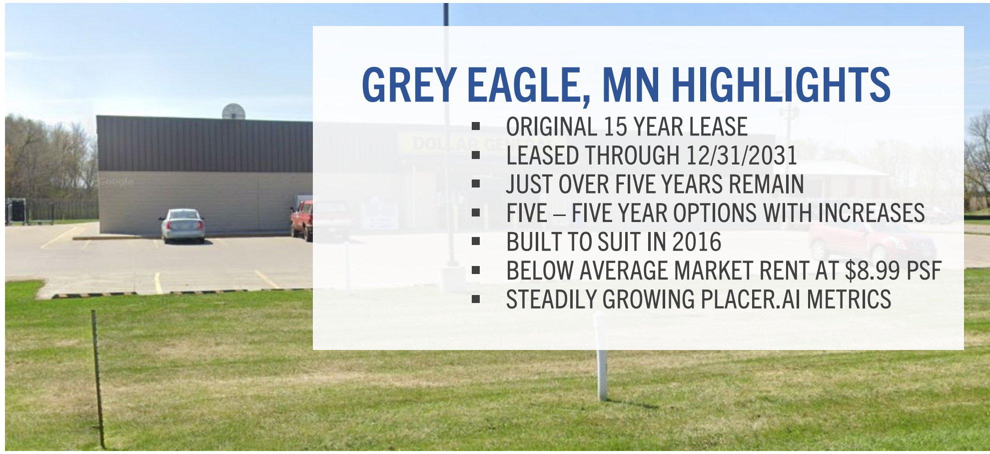
PORTFOLIO HIGHLIGHTS

BARK RIVER, MI HIGHLIGHTS

- ORIGINAL 15 YEAR LEASE
- LEASED THROUGH 2/29/2032
- FIVE – FIVE YEAR OPTIONS WITH INCREASES
- BUILT TO SUIT IN 2017
- OVER FIVE YEARS REMAIN
- STRONG LOCAL PLACER.AI RANKINGS
- BELOW AVERAGE MARKET RENT AT $9.09 PSF

BEAVERTON, MI HIGHLIGHTS

- ORIGINAL 15 YEAR LEASE
- LEASED THROUGH 11/30/2031
- FIVE – FIVE YEAR OPTIONS WITH INCREASES
- BUILT TO SUIT IN 2016
- BELOW AVERAGE MARKET RENT AT $9.23 PSF
- OVER FIVE YEARS REMAIN
- VERY CONSISTENT PLACER.AI METRICS



GREY EAGLE, MN HIGHLIGHTS

- ORIGINAL 15 YEAR LEASE
- LEASED THROUGH 12/31/2031
- JUST OVER FIVE YEARS REMAIN
- FIVE – FIVE YEAR OPTIONS WITH INCREASES
- BUILT TO SUIT IN 2016
- BELOW AVERAGE MARKET RENT AT $8.99 PSF
- STEADILY GROWING PLACER.AI METRICS

ROBY, MO HIGHLIGHTS

- ORIGINAL 15 YEAR LEASE
- LEASED THROUGH 12/31/2031
- VERY LOW RENT AT JUST $8.63 PSF
- OVER FIVE YEARS REMAIN
- FIVE – FIVE YEAR OPTIONS WITH INCREASES
- VERY STRONG LOCAL PLACER.AI METRICS

MOTLEY, MN HIGHLIGHTS

- ORIGINAL 15 YEAR LEASE
- LEASED THROUGH 2/29/2032
- FIVE – FIVE YEAR OPTIONS WITH INCREASES
- OVER FIVE YEARS REMAIN
- BELOW AVERAGE MARKET RENT AT $9.11 PSF
- VERY STRONG LOCAL PLACER.AI METRICS

GOOGLE PHOTOS

DOLLAR GENERAL

1257 HWY 2 & 41, BARK RIVER, MI 49807

GOOGLE PHOTOS

EXECUTIVE SUMMARY

DOLLAR GENERAL

1257 HWY 2 & 41, BARK RIVER, MI 49807

OFFERING PRICE: $1,081,000 CAP RATE: 7.65%

GROSS LEASABLE AREA:	9,100 SF
PRICE / SF:	$118.79
NET OPERATING INCOME:	$82,726
TENANT TRADE NAME:	Dollar General
LEASE GUARANTEE:	Corporate
LEASE TYPE:	Absolute-Net
TERM REMAINING:	5+ Years
YEAR BUILT:	2017
LOT SIZE:	1.13 AC
TYPE OF OWNERSHIP:	Fee Simple

GOOGLE PHOTOS

CLICK TO VIEW ON GOOGLE MAPS

CLICK TO VISIT WEBSITE

DEMOGRAPHICS SUMMARY

POPULATION	3 Miles	5 Miles	10 Miles
2030 Population Projection	1,292	2,760	7,819
2025 Population	1,293	2,778	7,890
2020 Population	1,277	2,810	8,064
Median Age	47.3	46.7	48.7

INCOME	3 Miles	5 Miles	10 Miles
Average	$81,597	$82,012	$81,142
Median	$64,480	$65,638	$67,707

HOUSEHOLDS	3 Miles	5 Miles	10 Miles
2030 Household Projection	530	1,130	3,271
2025 Households	530	1,137	3,300
2020 Households	524	1,151	3,375

Source: © COSTAR 2026

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	$82,726	$6,894	$9.09	7.65%
Option 1	$90,999	$7,583	$10.00	8.42%
Option 2	$100,099	$8,342	$11.00	9.26%
Option 3	$110,109	$9,176	$12.10	10.19%
Option 4	$121,119	$10,093	$13.31	11.20%
Option 5	$133,231	$11,103	$14.64	12.32%

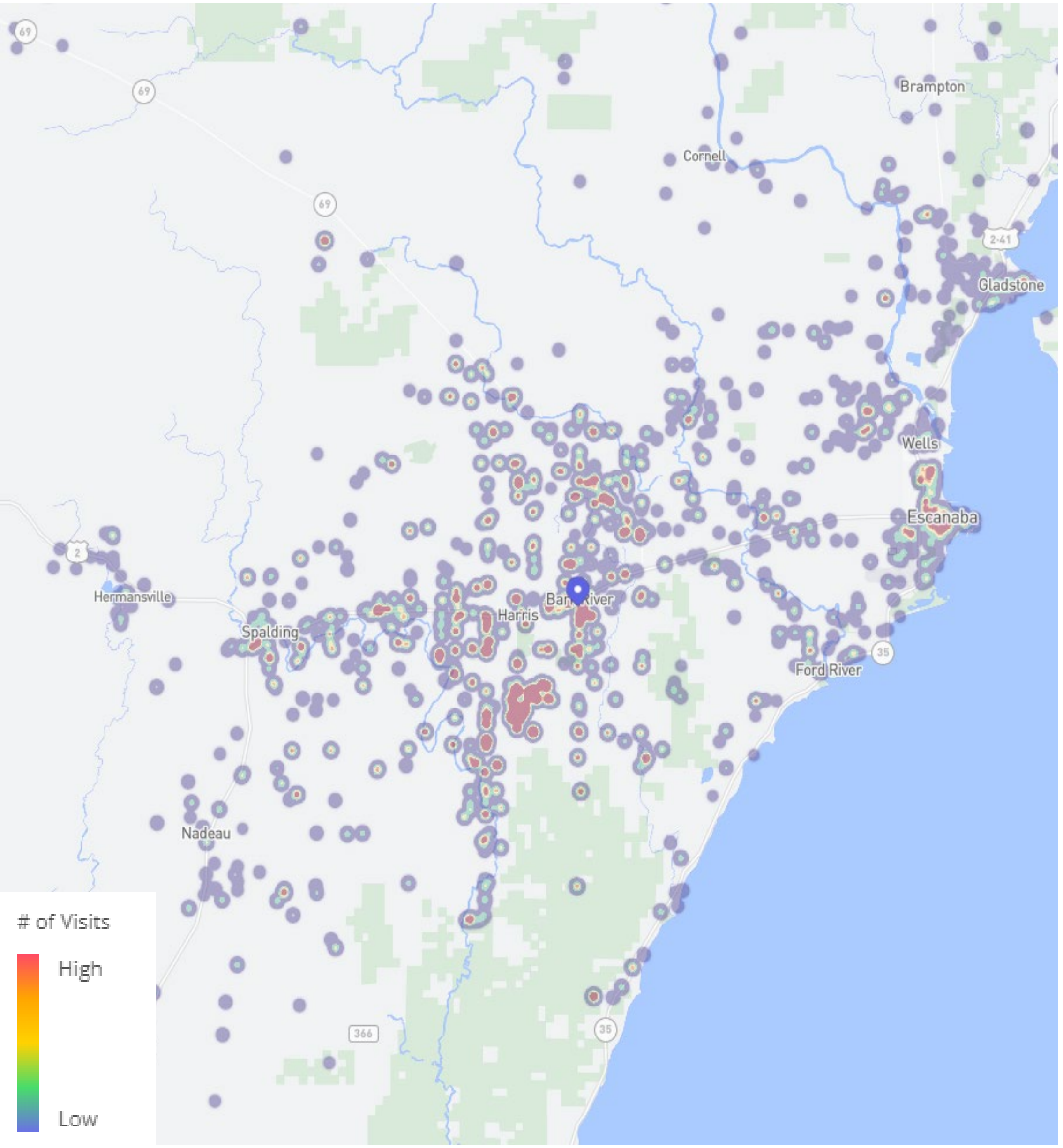
LEASE TERMS

LEASE TYPE:	Absolute-Net
LEASE GUARANTEE:	Corporate
OPTION TO PURCHASE / ROFR:	No
SALES / FINANCIAL REPORTING:	No
RENT COMMENCEMENT:	2/13/2017
LEASE EXPIRATION:	2/29/2032
RENT INCREASES:	10% At Next Option
OPTIONS:	Five – Five Years

Placer.ai

TRUE TRADE AREA

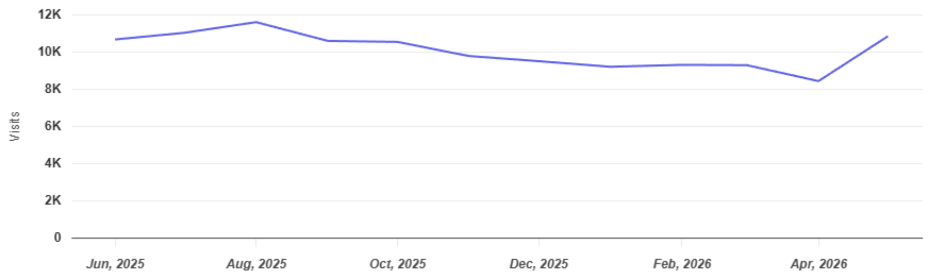
INFORMATION FROM PLACER.AI (MAP FROM GOOGLE)
LAST 12 MONTHS

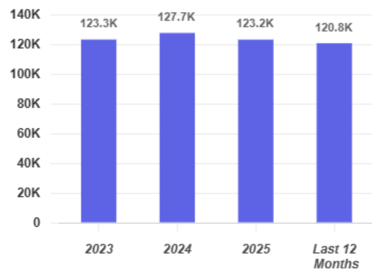


VISITS DATA

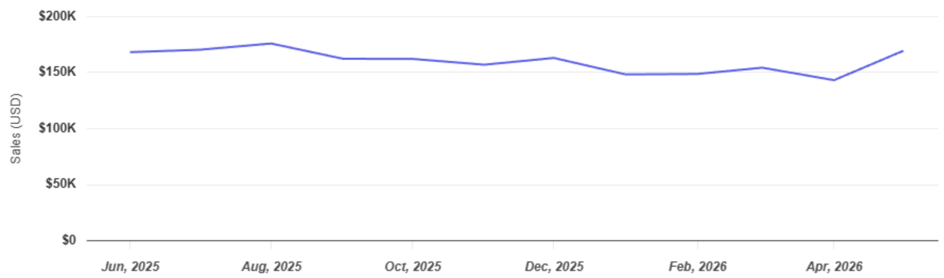
Visits	120.8K	Visit Frequency	6.31
Visits / sq ft	12.52	Avg. Dwell Time	13 Min
Visitors	19.1K	Sales	$1.9M

VISITS VARIANCE



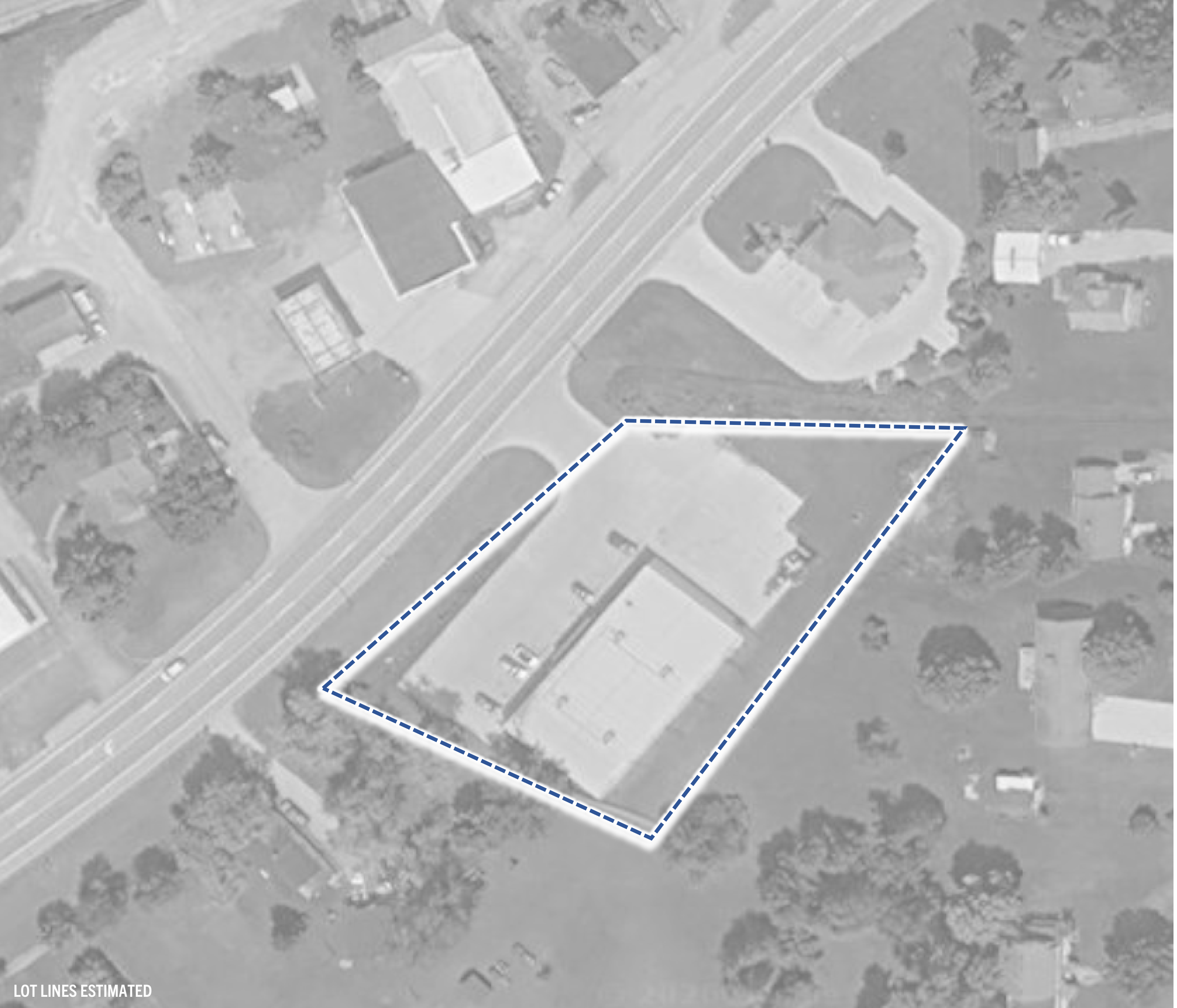


PROJECTED SALES



TENANT RANKINGS

Nationwide	Michigan	Local: 30mi
12,034 / 19,609	421 / 727	2 / 6
38%	42%	66%
View List	View List	View List



LEASE RESPONSIBILITIES

REAL ESTATE TAXES	Tenant Responsible For Reimbursement Of Real Estate Taxes
INSURANCE	Tenant Responsible For Insurance
ROOF / STRUCTURE / PARKING LOT / CAM / HVAC	Tenant Shall, At All Times During The Term Of This Lease, And At Its Own Cost And Expense, Keep And Maintain Or Cause To Be Kept Or Maintained In Good Repair And Condition The Demised Premises And All Buildings And Improvements At Any Time Erected Thereon
UTILITIES	Tenant Responsible For Utilities

DOLLAR GENERAL

1002 ESTEY RD, BEAVERTON, MI 48612

GOOGLE PHOTOS

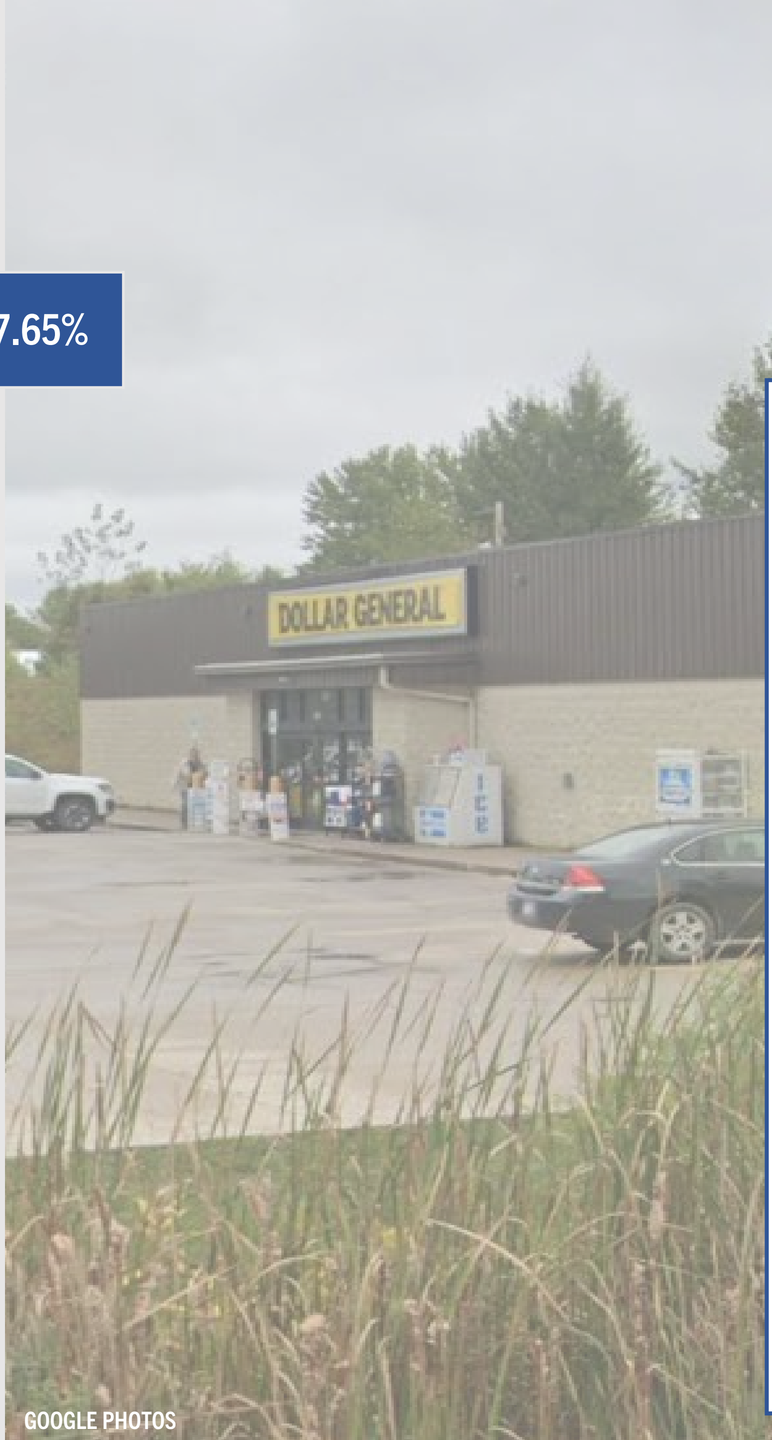
EXECUTIVE SUMMARY

DOLLAR GENERAL

1002 ESTEY RD, BEAVERTON, MI 48612

OFFERING PRICE: $1,098,000 CAP RATE: 7.65%

GROSS LEASABLE AREA:	9,100 SF
PRICE / SF:	$120.66
NET OPERATING INCOME:	$83,984
TENANT TRADE NAME:	Dollar General
LEASE GUARANTEE:	Corporate
LEASE TYPE:	Absolute-Net
TERM REMAINING:	5+ Years
YEAR BUILT / RENOVATED:	2016
LOT SIZE:	2.01 AC
TYPE OF OWNERSHIP:	Fee Simple



GOOGLE PHOTOS

CLICK TO VIEW ON GOOGLE MAPS

CLICK TO VISIT WEBSITE

DEMOGRAPHICS SUMMARY

POPULATION	3 Miles	5 Miles	10 Miles
2030 Population Projection	2,829	5,554	17,154
2025 Population	2,722	5,398	16,913
2020 Population	2,462	5,105	16,857
Median Age	55.1	54.3	50.1

INCOME	3 Miles	5 Miles	10 Miles
Average	$75,046	$80,013	$79,113
Median	$58,902	$60,949	$61,147

HOUSEHOLDS	3 Miles	5 Miles	10 Miles
2030 Household Projection	1,288	2,469	7,289
2025 Households	1,243	2,406	7,197
2020 Households	1,142	2,309	7,236

Source: © COSTAR 2026

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	$83,984	$6,999	$9.23	7.65%
Option 1	$92,382	$7,699	$10.15	8.41%
Option 2	$101,620	$8,468	$11.17	9.26%
Option 3	$111,782	$9,315	$12.28	10.18%
Option 4	$122,961	$10,247	$13.51	11.20%
Option 5	$135,257	$11,271	$14.86	12.32%

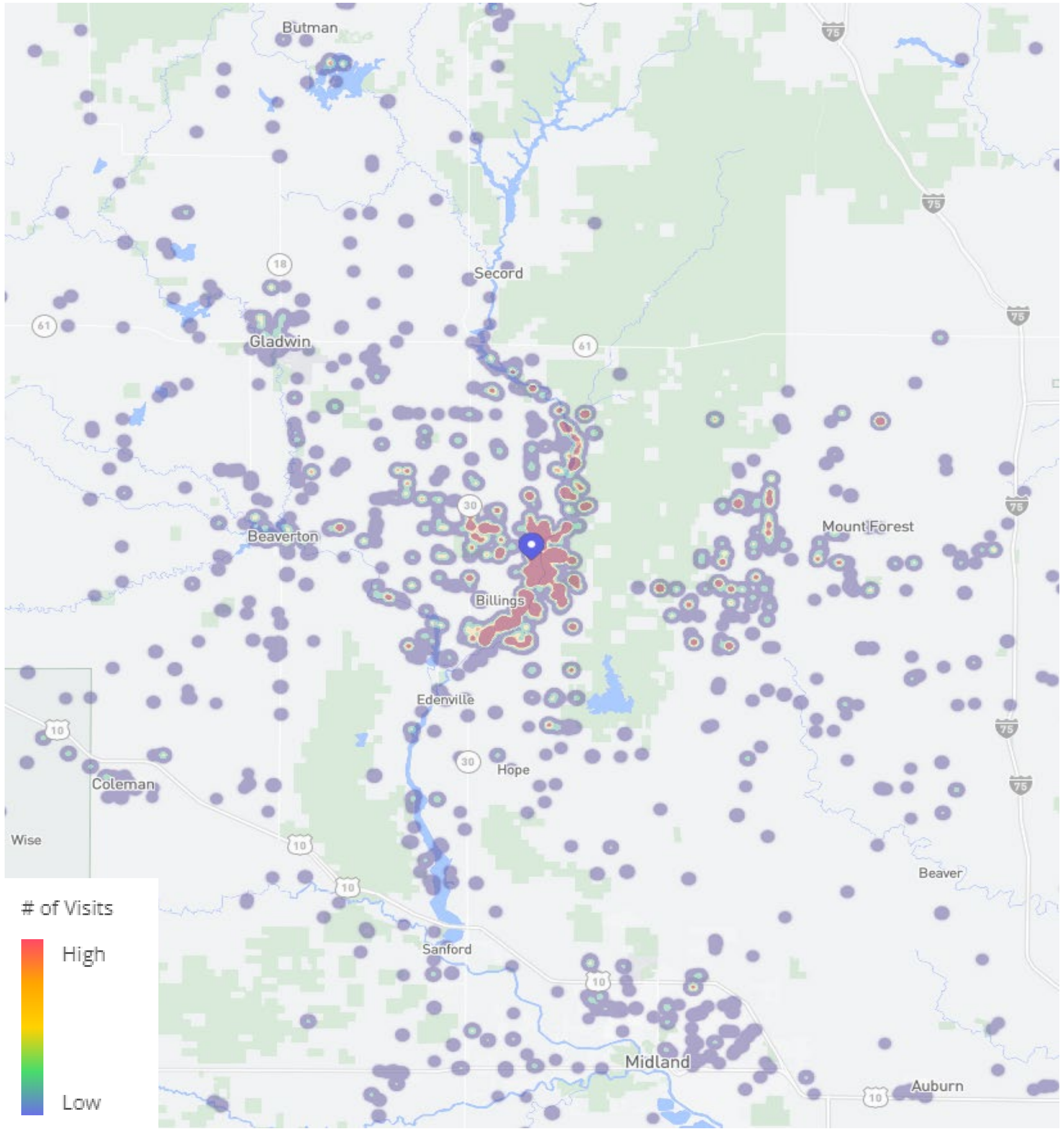
LEASE TERMS

LEASE TYPE:	Absolute-Net
LEASE GUARANTEE:	Corporate
OPTION TO PURCHASE / ROFR:	No
SALES / FINANCIAL REPORTING:	No
RENT COMMENCEMENT:	11/9/2016
LEASE EXPIRATION:	11/30/2031
RENT INCREASES:	10% At Next Option
OPTIONS:	Five – Five Years

Placer.ai

TRUE TRADE AREA

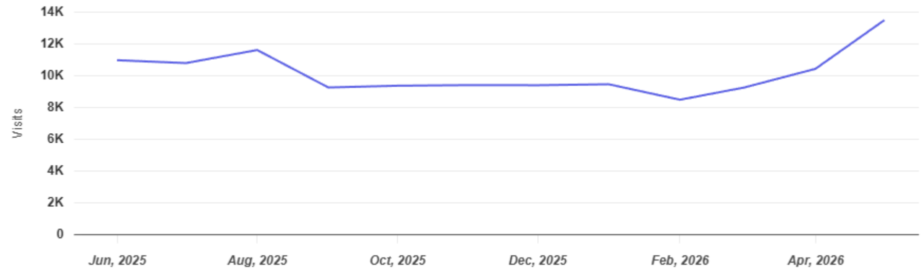
INFORMATION FROM PLACER.AI (MAP FROM GOOGLE)
LAST 12 MONTHS

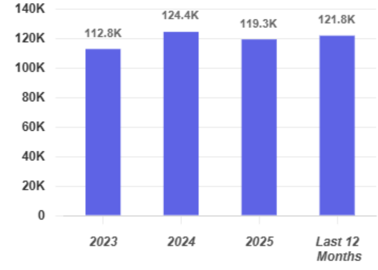


VISITS DATA

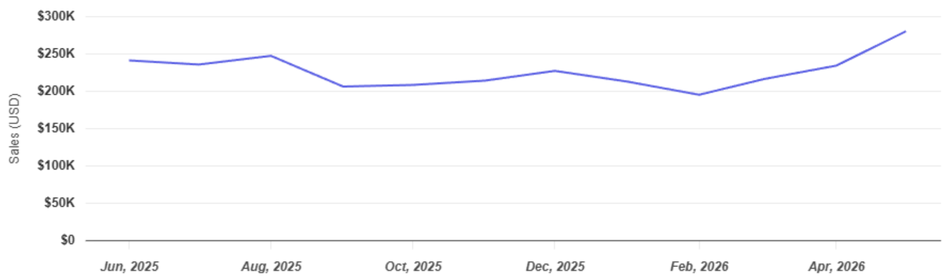
Visits	121.8K	Visit Frequency	6.63
Visits / sq ft	8.27	Avg. Dwell Time	13 Min
Visitors	18.4K	Sales	$2.7M

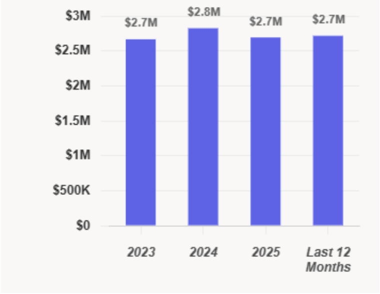
VISITS VARIANCE





PROJECTED SALES



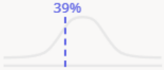


TENANT RANKINGS

Nationwide

11,840 / 19,609

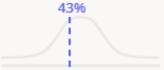
View List



Michigan

413 / 727

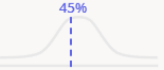
View List



Local: 15mi

6 / 11

View List



LEASE RESPONSIBILITIES

REAL ESTATE TAXES	Tenant Responsible For Reimbursement Of Real Estate Taxes
INSURANCE	Tenant Responsible For Insurance
ROOF / STRUCTURE / PARKING LOT / CAM / HVAC	Tenant Shall, At All Times During The Term Of This Lease, And At Its Own Cost And Expense, Keep And Maintain Or Cause To Be Kept Or Maintained In Good Repair And Condition The Demised Premises And All Buildings And Improvements At Any Time Erected Thereon
UTILITIES	Tenant Responsible For Utilities


DOLLAR GENERAL
315 STATE ST W, GREY EAGLE, MN 56336
GOOGLE PHOTOS

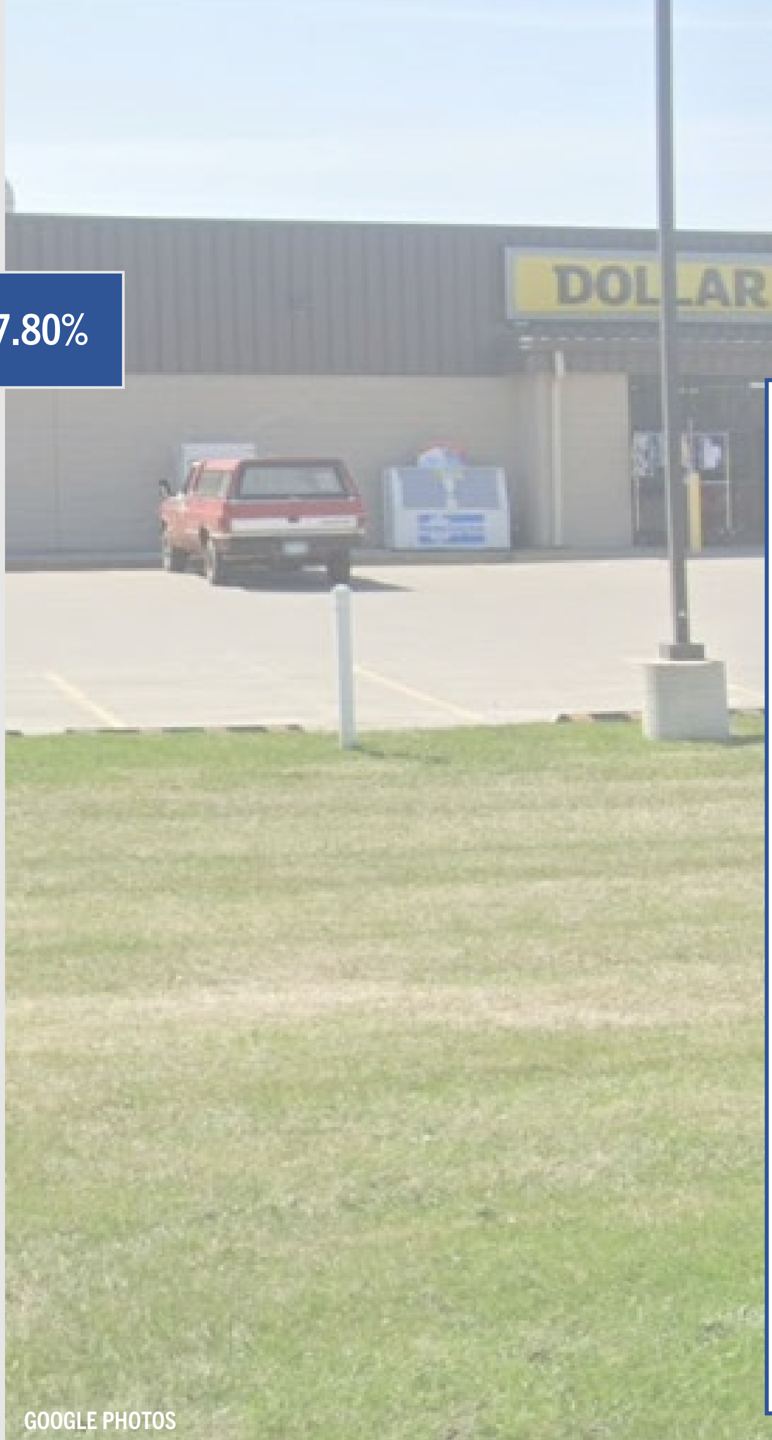
EXECUTIVE SUMMARY

DOLLAR GENERAL

315 STATE ST W, GREY EAGLE, MN 56336

OFFERING PRICE: $1,048,000 CAP RATE: 7.80%

GROSS LEASABLE AREA:	9,100 SF
PRICE / SF:	$115.16
NET OPERATING INCOME:	$81,774
TENANT TRADE NAME:	Dollar General
LEASE GUARANTEE:	Corporate
LEASE TYPE:	Absolute-Net
TERM REMAINING:	5+ Years
YEAR BUILT / RENOVATED:	2016
LOT SIZE:	1.30 AC
TYPE OF OWNERSHIP:	Fee Simple



GOOGLE PHOTOS

CLICK TO VIEW ON GOOGLE MAPS

CLICK TO VISIT WEBSITE

DEMOGRAPHICS SUMMARY

POPULATION	3 Miles	5 Miles	10 Miles
2030 Population Projection	1,006	3,102	9,667
2025 Population	947	2,932	9,310
2020 Population	784	2,501	8,691
Median Age	52.6	48.3	44.3

INCOME	3 Miles	5 Miles	10 Miles
Average	$91,178	$93,953	$92,199
Median	$76,719	$76,866	$76,006

HOUSEHOLDS	3 Miles	5 Miles	10 Miles
2030 Household Projection	437	1,268	3,751
2025 Households	411	1,198	3,610
2020 Households	342	1,022	3,365

Source: © COSTAR 2026

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	$81,774	$6,815	$8.99	7.80%
Option 1	$89,952	$7,496	$9.88	8.58%
Option 2	$98,947	$8,246	$10.87	9.44%
Option 3	$108,841	$9,070	$11.96	10.39%
Option 4	$119,726	$9,977	$13.16	11.42%
Option 5	$131,698	$10,975	$14.47	12.57%

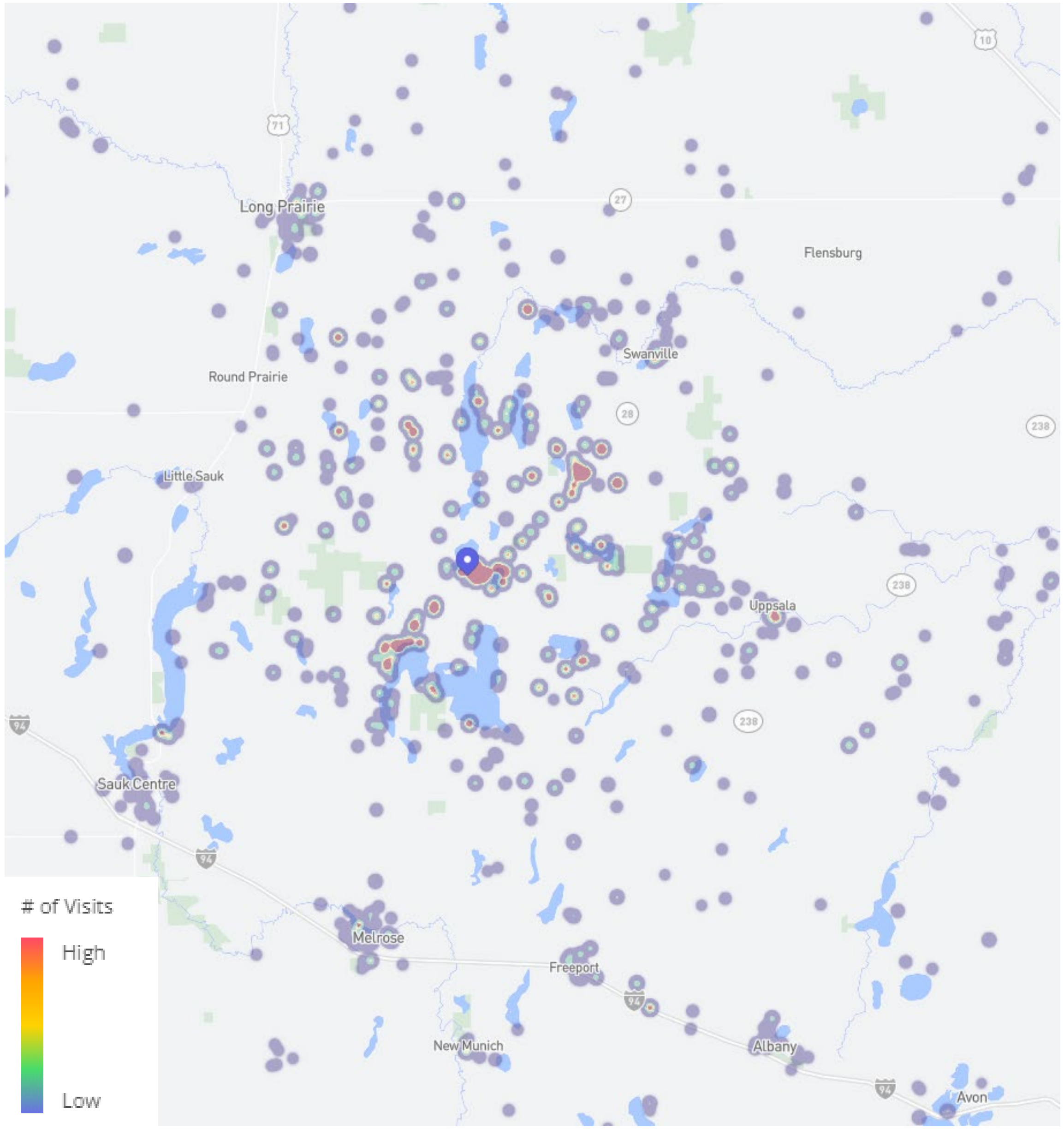
LEASE TERMS

LEASE TYPE:	Absolute-Net
LEASE GUARANTEE:	Corporate
OPTION TO PURCHASE / ROFR:	No
SALES / FINANCIAL REPORTING:	No
RENT COMMENCEMENT:	12/11/2016
LEASE EXPIRATION:	12/31/2031
RENT INCREASES:	10% At Next Option
OPTIONS:	Five – Five Years

Placer.ai

TRUE TRADE AREA

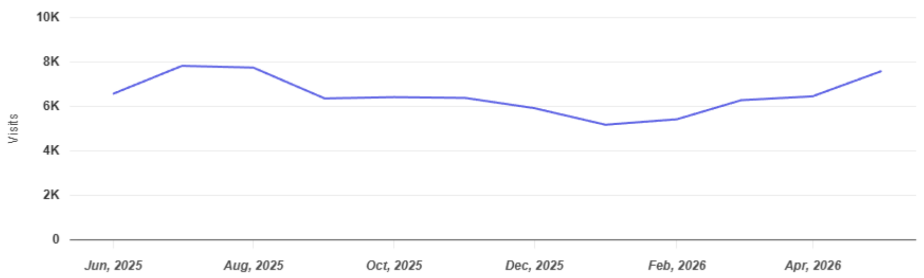
INFORMATION FROM PLACER.AI (MAP FROM GOOGLE)
LAST 12 MONTHS

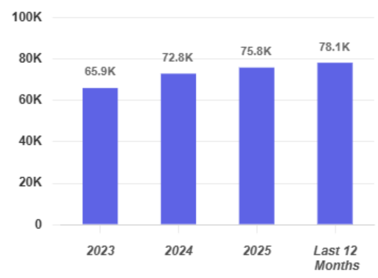


VISITS DATA

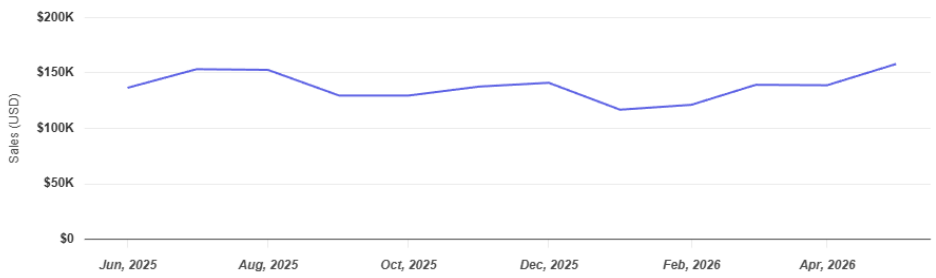
Visits	78.1K	Visit Frequency	6.33
Visits / sq ft	8.05	Avg. Dwell Time	13 Min
Visitors	12.3K	Sales	$1.7M

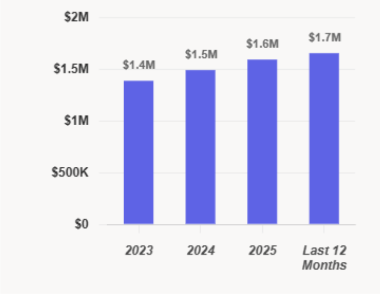
VISITS VARIANCE





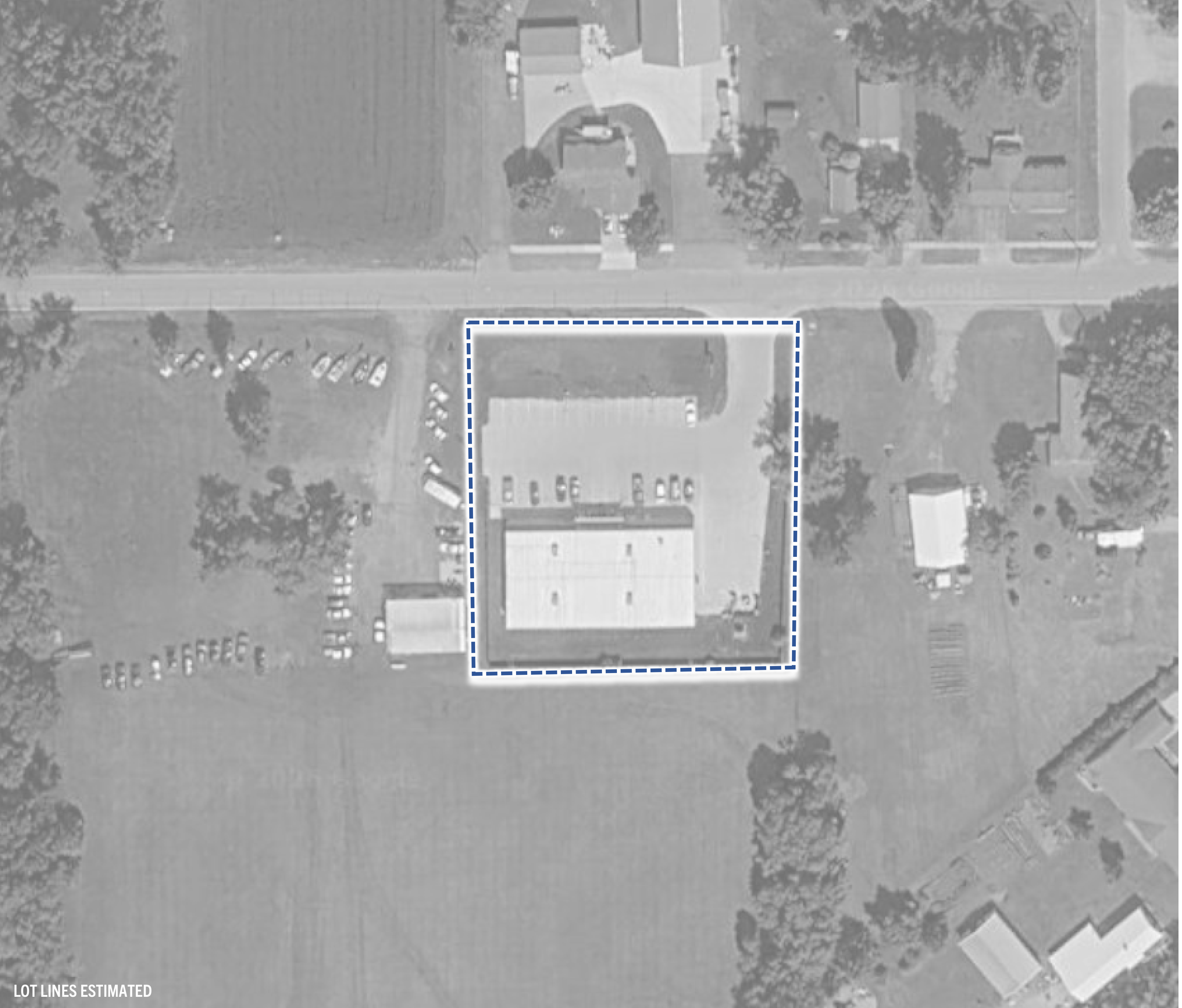
PROJECTED SALES





TENANT RANKINGS

Nationwide	Minnesota	Local: 15mi
18,153 / 19,609	187 / 218	3 / 3
7%	14%	33%
View List	View List	View List



LEASE RESPONSIBILITIES

REAL ESTATE TAXES	Tenant Responsible For Reimbursement Of Real Estate Taxes
INSURANCE	Tenant Responsible For Insurance
ROOF / STRUCTURE / PARKING LOT / CAM / HVAC	Tenant Shall, At All Times During The Term Of This Lease, And At Its Own Cost And Expense, Keep And Maintain Or Cause To Be Kept Or Maintained In Good Repair And Condition The Demised Premises And All Buildings And Improvements At Any Time Erected Thereon
UTILITIES	Tenant Responsible For Utilities


DOLLAR GENERAL
648 US-10, MOTLEY, MN 56466
DOLLAR GENERAL
648
GOOGLE PHOTOS

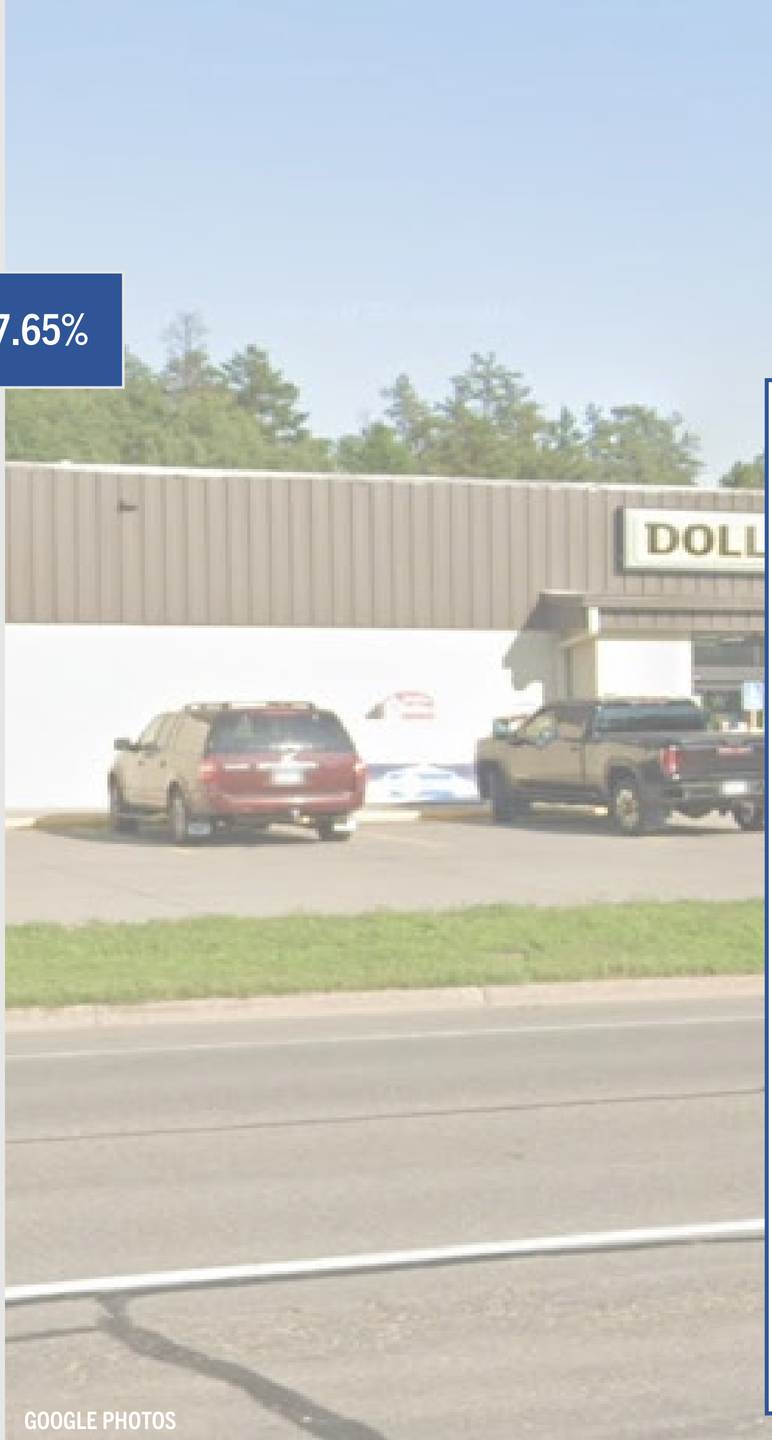
EXECUTIVE SUMMARY

DOLLAR GENERAL

648 US-10, MOTLEY, MN 56466

OFFERING PRICE: $1,083,000 CAP RATE: 7.65%

GROSS LEASABLE AREA:	9,100 SF
PRICE / SF:	$119.01
NET OPERATING INCOME:	$82,860
TENANT TRADE NAME:	Dollar General
LEASE GUARANTEE:	Corporate
LEASE TYPE:	Absolute-Net
TERM REMAINING:	5+ Years
YEAR BUILT / RENOVATED:	2017
LOT SIZE:	2.07 AC
TYPE OF OWNERSHIP:	Fee Simple



GOOGLE PHOTOS

CLICK TO VIEW ON GOOGLE MAPS

CLICK TO VISIT WEBSITE

DEMOGRAPHICS SUMMARY

POPULATION	3 Miles	5 Miles	10 Miles
2030 Population Projection	1,317	2,245	11,588
2025 Population	1,307	2,220	11,156
2020 Population	1,352	2,282	10,167
Median Age	44.6	44.8	44.3

INCOME	3 Miles	5 Miles	10 Miles
Average	$70,409	$73,954	$78,342
Median	$58,469	$60,320	$61,726

HOUSEHOLDS	3 Miles	5 Miles	10 Miles
2030 Household Projection	555	946	4,829
2025 Households	551	916	4,649
2020 Households	573	925	4,243

Source: © COSTAR 2026

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	$82,860	$6,905	$9.11	7.65%
Option 1	$91,146	$7,596	$10.02	8.42%
Option 2	$100,261	$8,355	$11.02	9.26%
Option 3	$110,287	$9,191	$12.12	10.18%
Option 4	$121,316	$10,110	$13.33	11.20%
Option 5	$133,447	$11,121	$14.66	12.32%

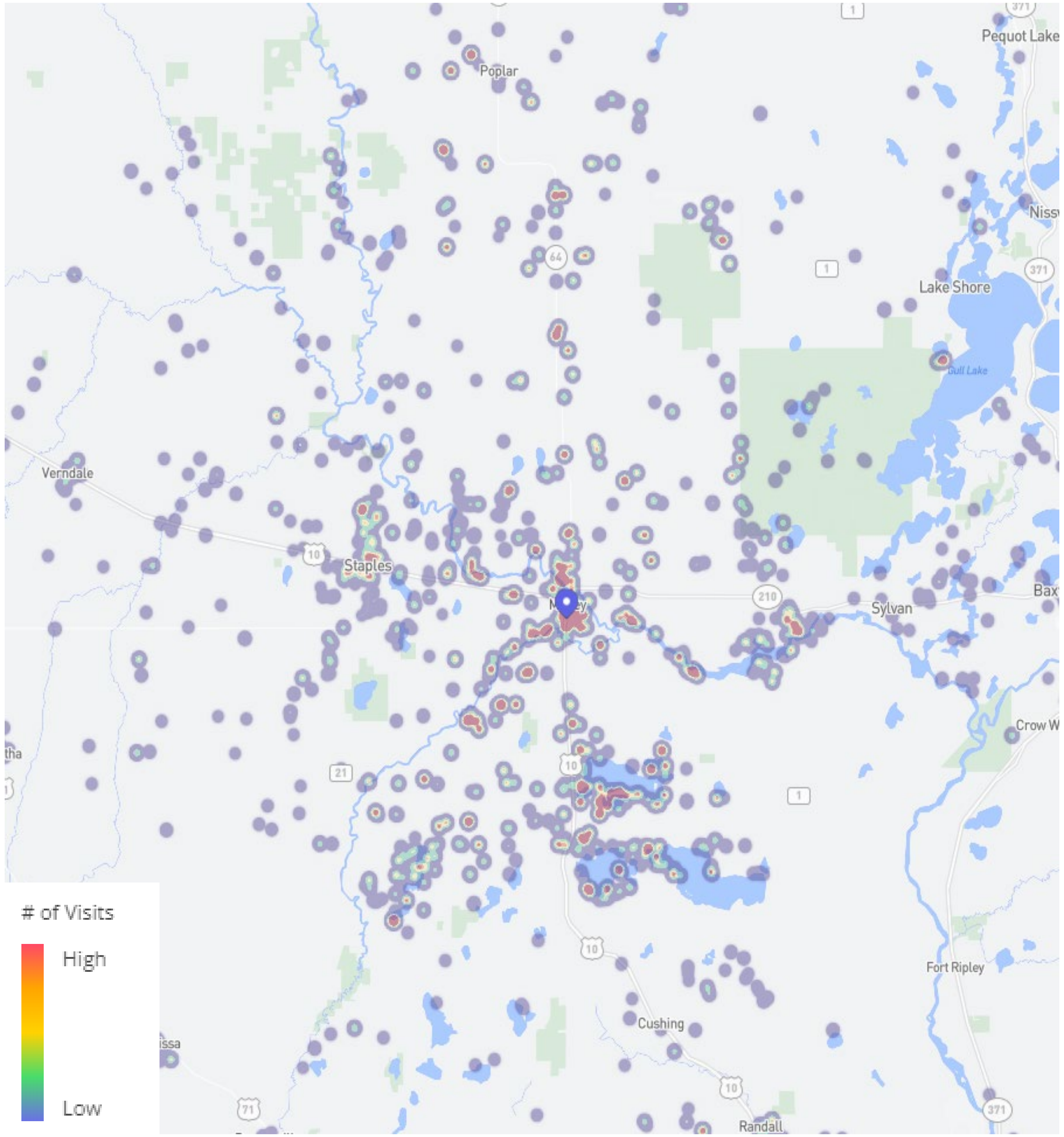
LEASE TERMS

LEASE TYPE:	Absolute-Net
LEASE GUARANTEE:	Corporate
OPTION TO PURCHASE / ROFR:	No
SALES / FINANCIAL REPORTING:	No
RENT COMMENCEMENT:	2/4/2017
LEASE EXPIRATION:	2/29/2032
RENT INCREASES:	10% At Next Option
OPTIONS:	Five – Five Years

Placer.ai

TRUE TRADE AREA

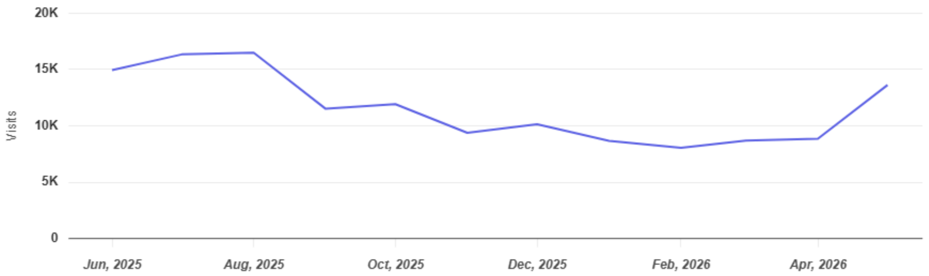
INFORMATION FROM PLACER.AI (MAP FROM GOOGLE)
LAST 12 MONTHS

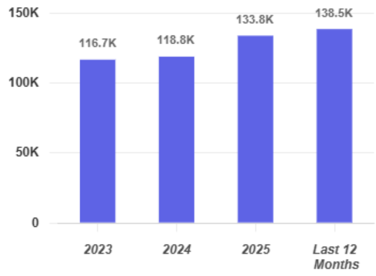


VISITS DATA

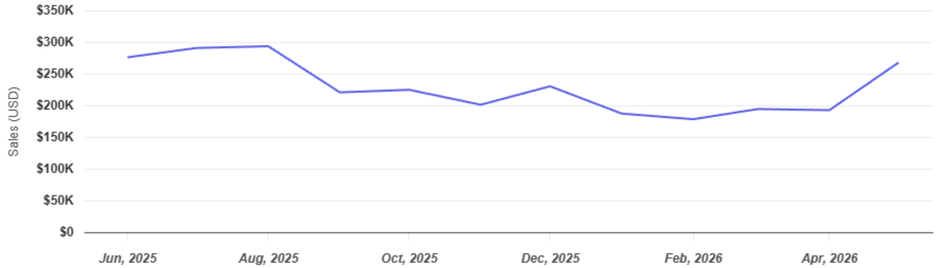
Visits	138.5K	Visit Frequency	3.67
Visits / sq ft	14.84	Avg. Dwell Time	14 Min
Visitors	37.8K	Sales	$2.8M

VISITS VARIANCE





PROJECTED SALES



TENANT RANKINGS

Nationwide	Minnesota	Local: 15mi
8,791 / 19,609	36 / 218	1 / 3
55%	83%	100%
View List	View List	View List

LEASE RESPONSIBILITIES

REAL ESTATE TAXES	Tenant Responsible For Reimbursement Of Real Estate Taxes
INSURANCE	Tenant Responsible For Insurance
ROOF / STRUCTURE / PARKING LOT / CAM / HVAC	Tenant Shall, At All Times During The Term Of This Lease, And At Its Own Cost And Expense, Keep And Maintain Or Cause To Be Kept Or Maintained In Good Repair And Condition The Demised Premises And All Buildings And Improvements At Any Time Erected Thereon
UTILITIES	Tenant Responsible For Utilities

DOLLAR GENERAL

12795 MO-17, ROBY, MO 65557

GOOGLE PHOTOS

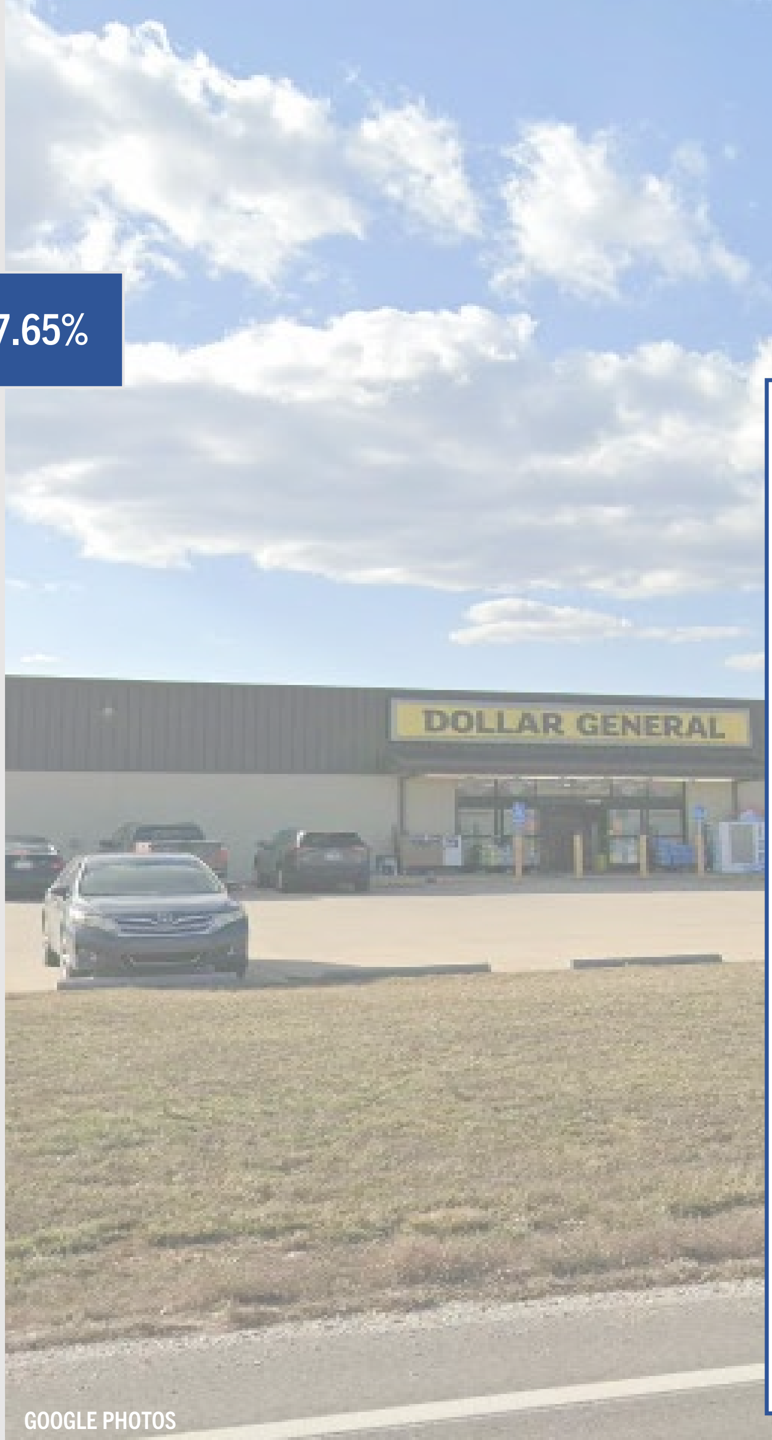
EXECUTIVE SUMMARY

DOLLAR GENERAL

12795 MO-17, ROBY, MO 65557

OFFERING PRICE: $1,027,000 CAP RATE: 7.65%

GROSS LEASABLE AREA:	9,100 SF
PRICE / SF:	$112.86
NET OPERATING INCOME:	$78,569
TENANT TRADE NAME:	Dollar General
LEASE GUARANTEE:	Corporate
LEASE TYPE:	Absolute-Net
TERM REMAINING:	5+ Years
YEAR BUILT / RENOVATED:	2016
LOT SIZE:	2.00 AC
TYPE OF OWNERSHIP:	Fee Simple



GOOGLE PHOTOS

CLICK TO VIEW ON GOOGLE MAPS

CLICK TO VISIT WEBSITE

DEMOGRAPHICS SUMMARY

POPULATION	3 Miles	5 Miles	10 Miles
2030 Population Projection	775	1,836	3,911
2025 Population	747	1,771	3,764
2020 Population	686	1,637	3,412
Median Age	44.7	43	43.5

INCOME	3 Miles	5 Miles	10 Miles
Average	$63,617	$67,794	$64,803
Median	$60,500	$61,026	$53,735

HOUSEHOLDS	3 Miles	5 Miles	10 Miles
2030 Household Projection	313	735	1,534
2025 Households	301	708	1,472
2020 Households	277	654	1,329

Source: © COSTAR 2026

RENT SCHEDULE

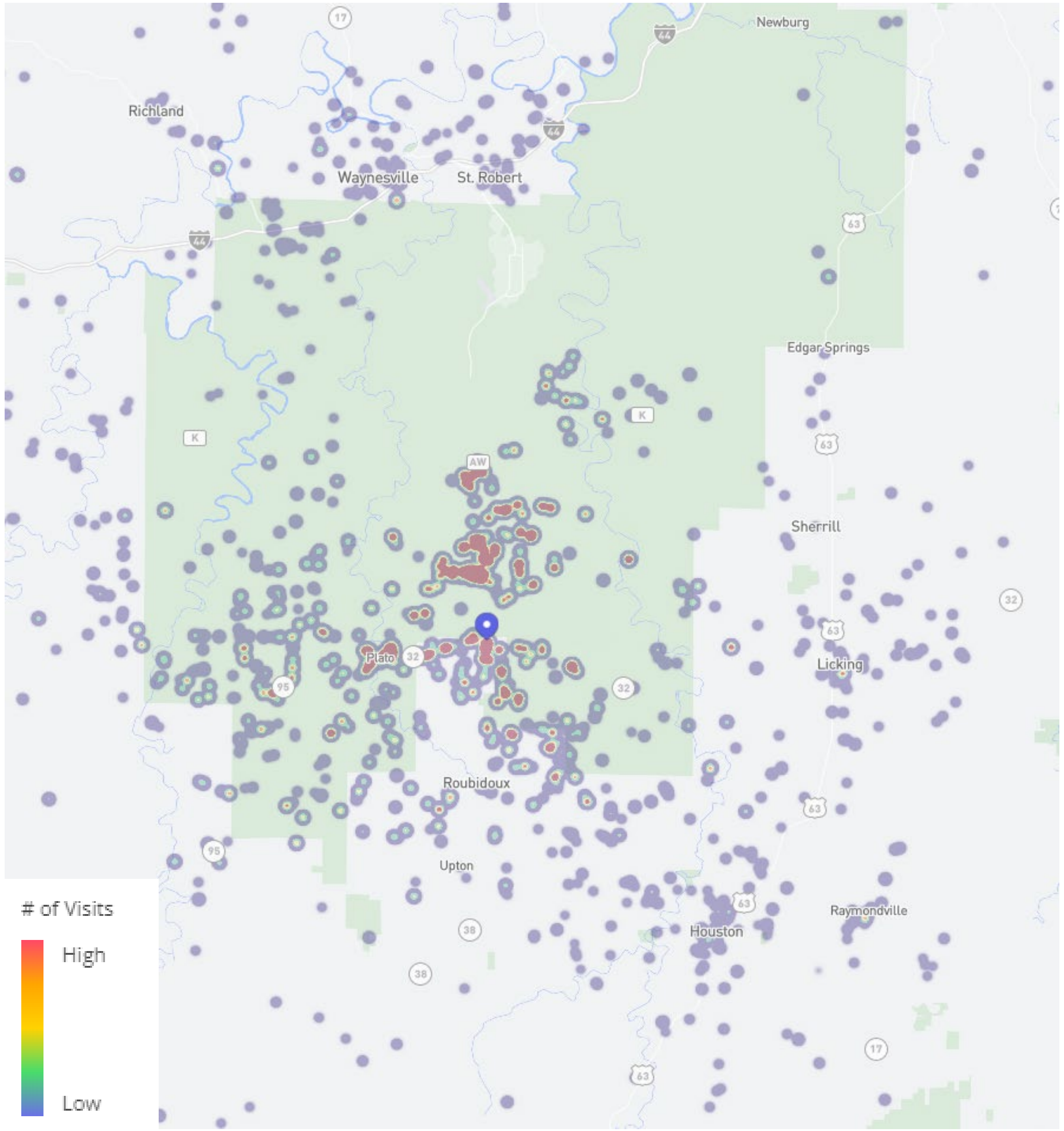
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	$78,569	$6,547	$8.63	7.65%
Option 1	$86,426	$7,202	$9.50	8.42%
Option 2	$95,068	$7,922	$10.45	9.26%
Option 3	$104,575	$8,715	$11.49	10.18%
Option 4	$115,032	$9,586	$12.64	11.20%
Option 5	$126,536	$10,545	$13.91	12.32%

LEASE TERMS

LEASE TYPE:	Absolute-Net
LEASE GUARANTEE:	Corporate
OPTION TO PURCHASE / ROFR:	No
SALES / FINANCIAL REPORTING:	No
RENT COMMENCEMENT:	12/14/2016
LEASE EXPIRATION:	12/31/2031
RENT INCREASES:	10% At Next Option
OPTIONS:	Five – Five Years

TRUE TRADE AREA

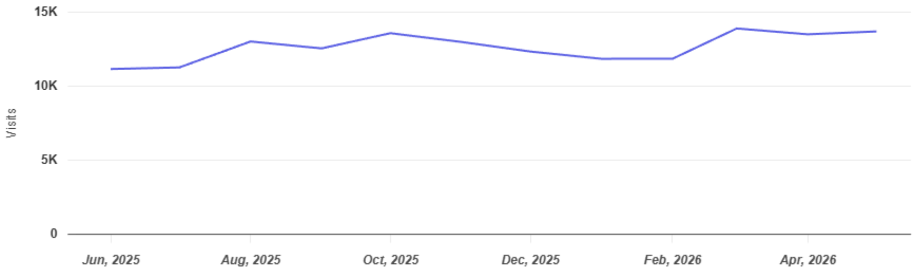
INFORMATION FROM PLACER.AI (MAP FROM GOOGLE)
LAST 12 MONTHS

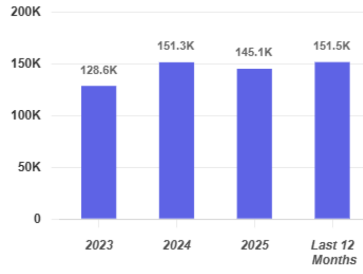


VISITS DATA

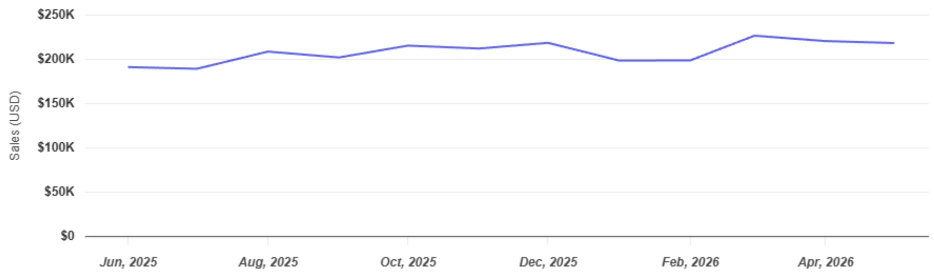
Visits	151.5K	Visit Frequency	11.95
Visits / sq ft	16.43	Avg. Dwell Time	14 Min
Visitors	12.7K	Sales	$2.5M

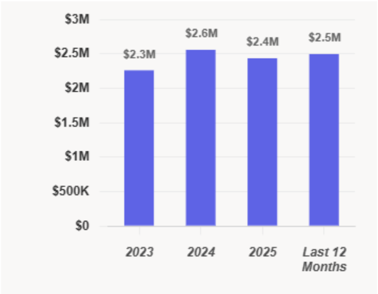
VISITS VARIANCE





PROJECTED SALES





TENANT RANKINGS

Nationwide

6,707 / 19,609

65%

View List

Missouri

188 / 657

71%

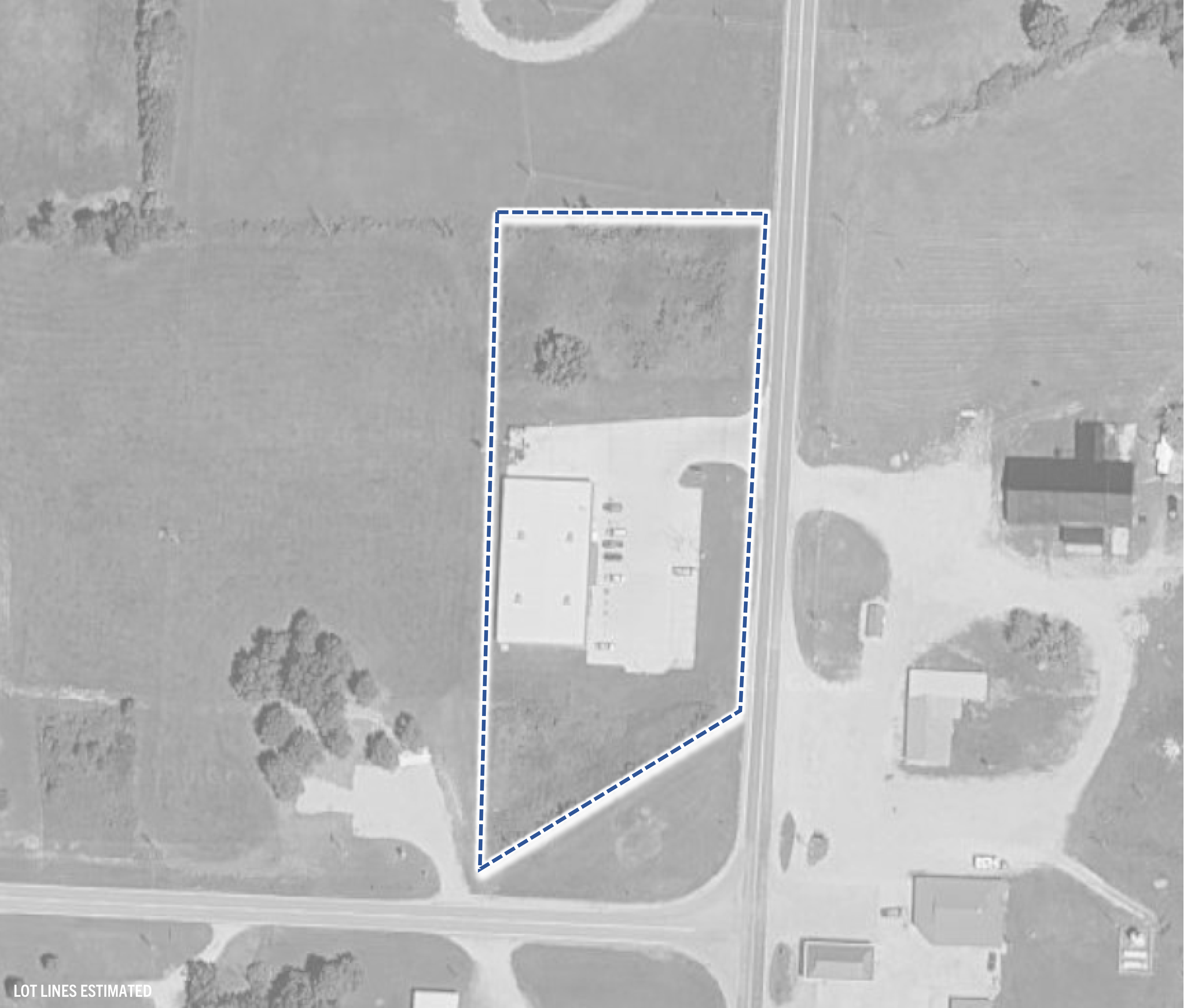
View List

Local: 15mi

1 / 1

100%

View List



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ACTIVITY ID:

DOLLAR GENERAL

MICHIGAN / MINNESOTA / MISSOURI

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