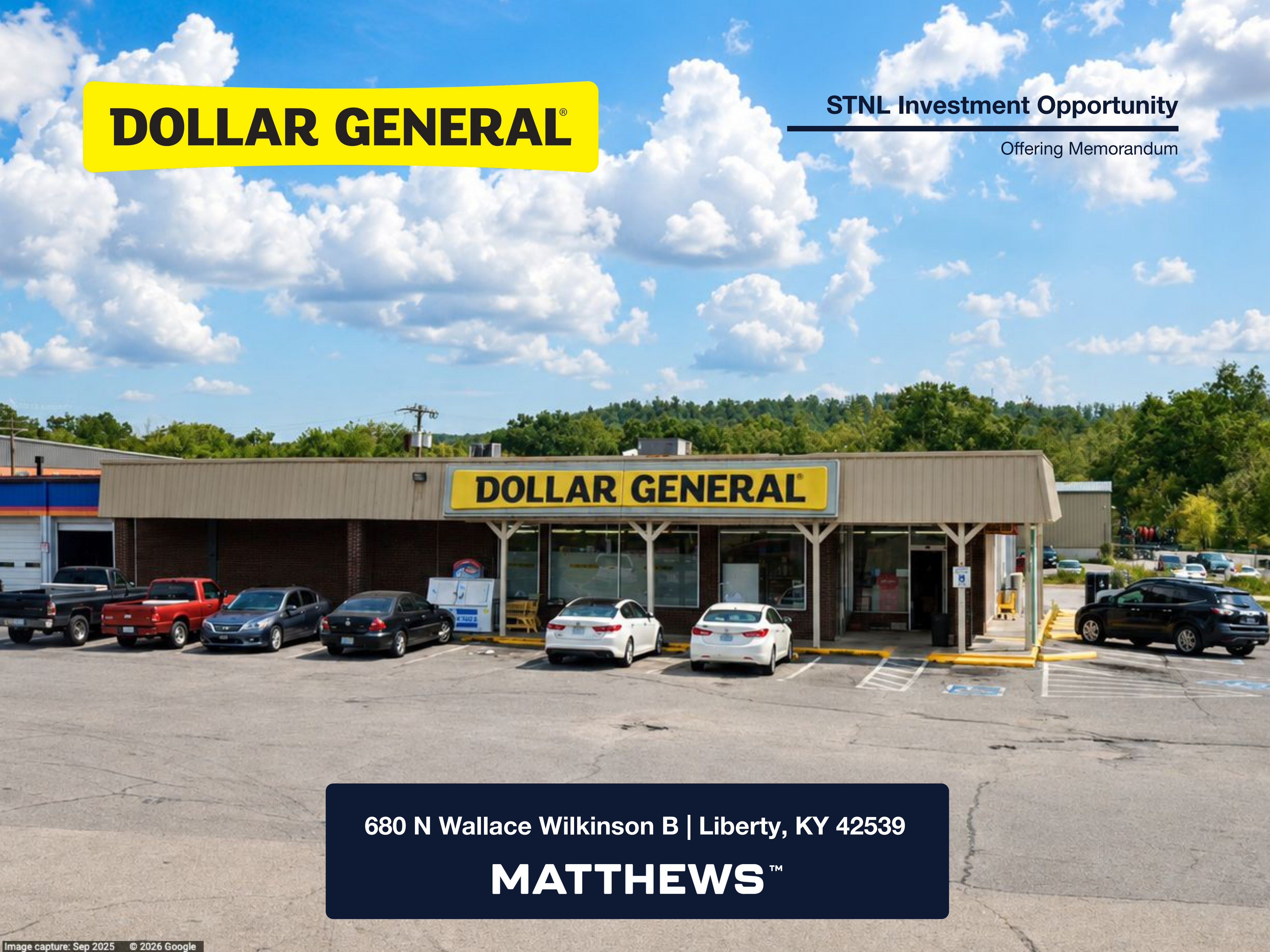
DOLLAR GENERAL®

STNL Investment Opportunity

Offering Memorandum



680 N Wallace Wilkinson B | Liberty, KY 42539

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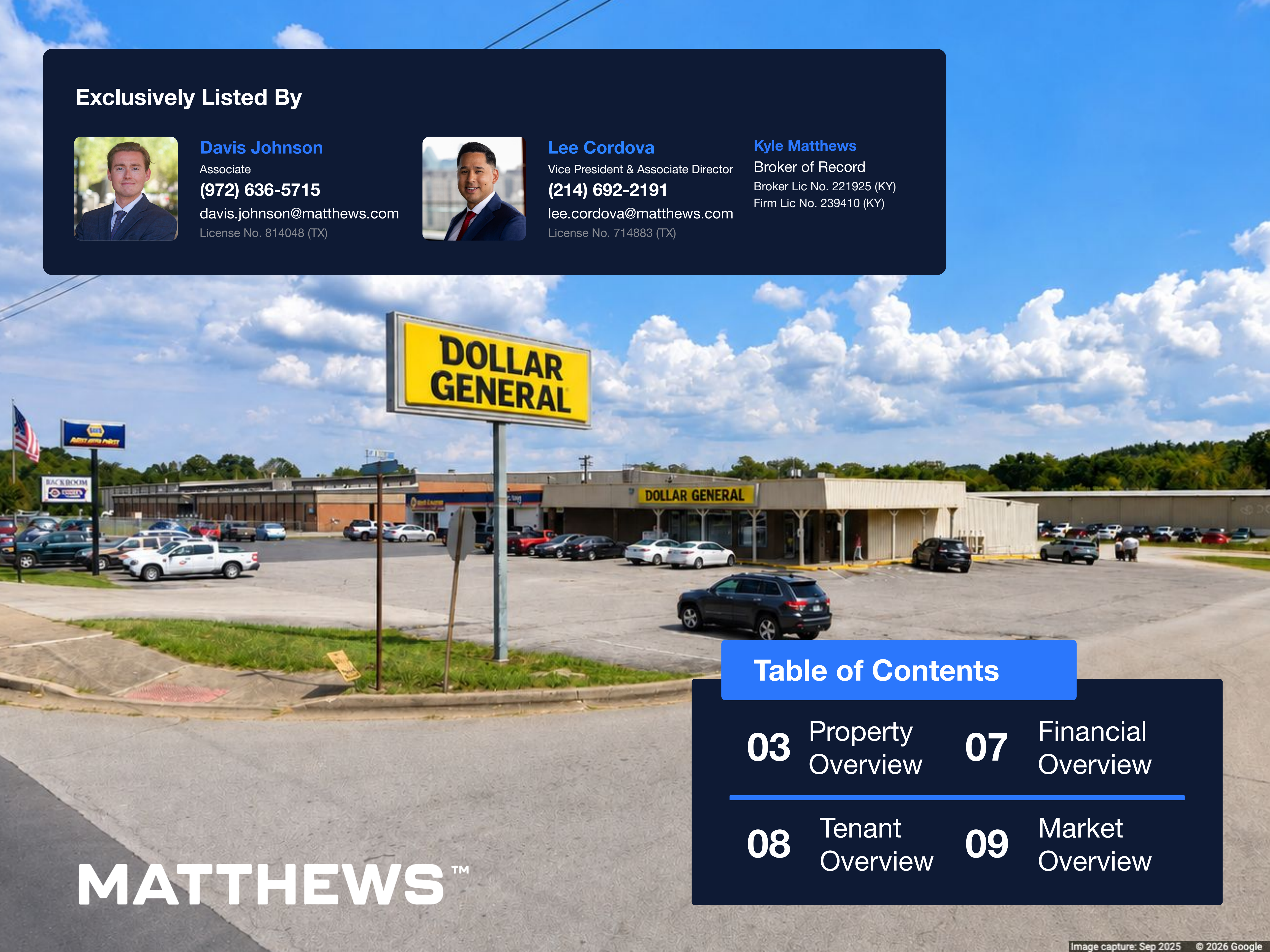

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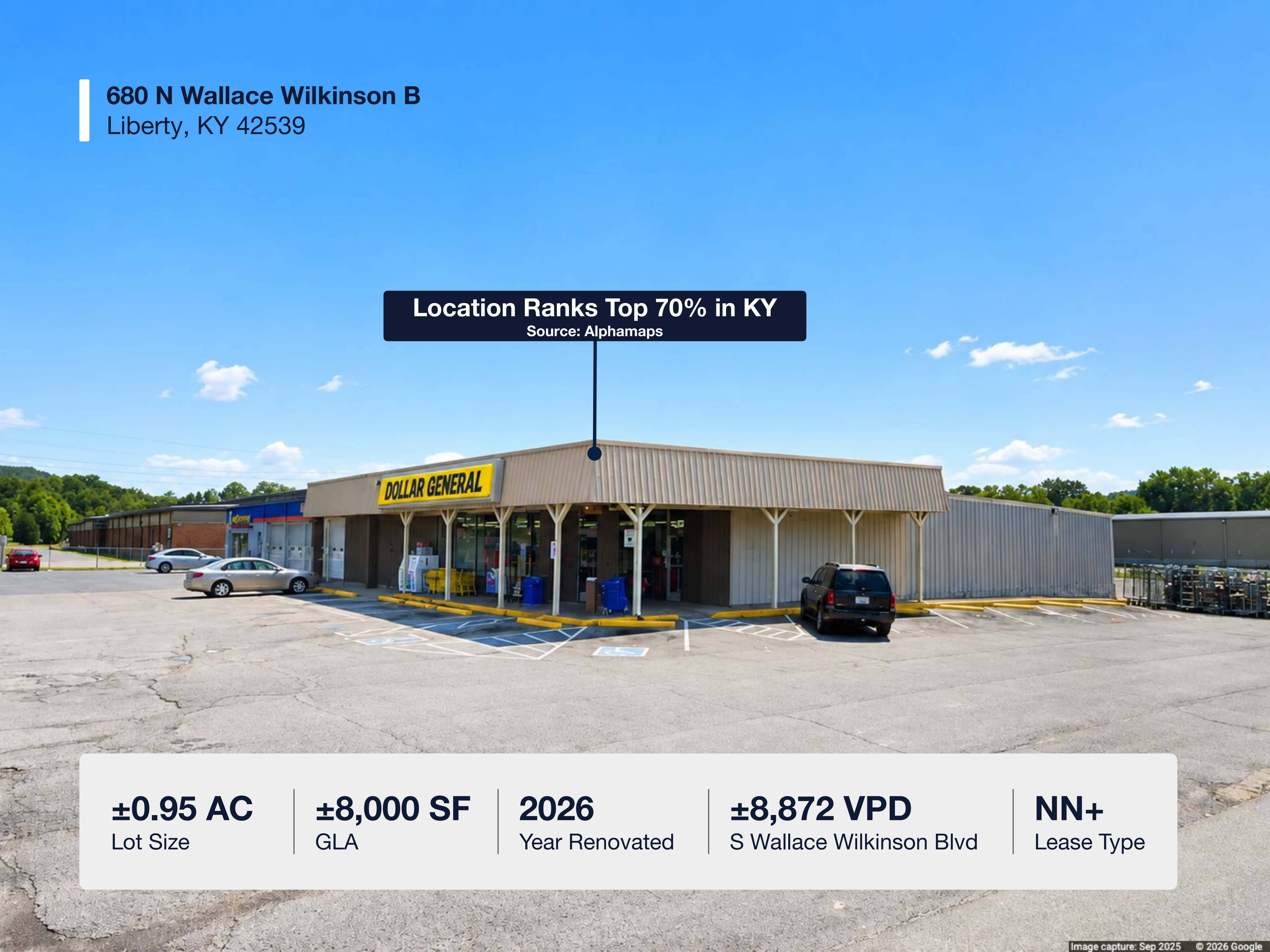
680 N Wallace Wilkinson B
Liberty, KY 42539

Location Ranks Top 70% in KY
Source: Alphamaps



±0.95 AC	**±8,000 SF**	**2026**	**±8,872 VPD**	**NN+**
Lot Size	GLA	Year Renovated	S Wallace Wilkinson Blvd	Lease Type

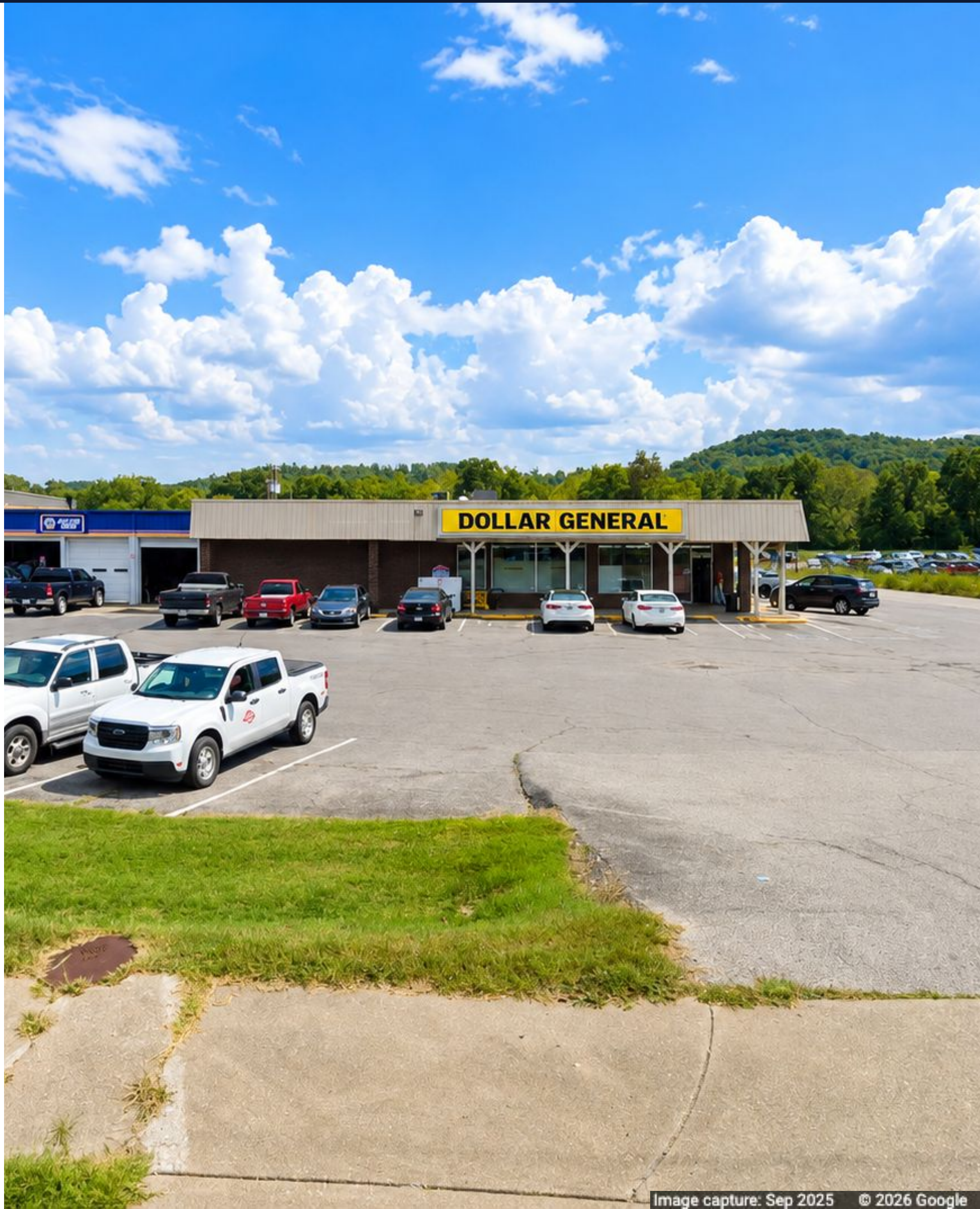
Investment Highlights

Property Highlights

- Recent 5-Year Renewal extending the lease through 06/30/2031
- Double-Net (NN+) Lease Structure limiting landlord responsibilities to roof and structure
- New 10-Year transferable roof warranty
- The Dollar General Occupies ±8,000 SF
- Dollar General sits on its own independent parcel of ±0.95 AC
- Consistently ranked in the top 70th percentile of DG stores in KY
- Wallace Wilkinson Blvd sees over ±8,872 VPD
- 5-Mile Population of 5,172 residents
- Average Household Income of $65,128 within a 5-mile radius of the site

Location Highlights

- Adjacent to Tarter Farm and Ranch Equipment primary manufacturing facility – 400 Employees
- Close Proximity to – Casey County Hospital and Casey County High School
- U.S. Route 127 passes through the city, leading north 26 miles to Danville and south 21 miles to Russell Springs



Financial Summary

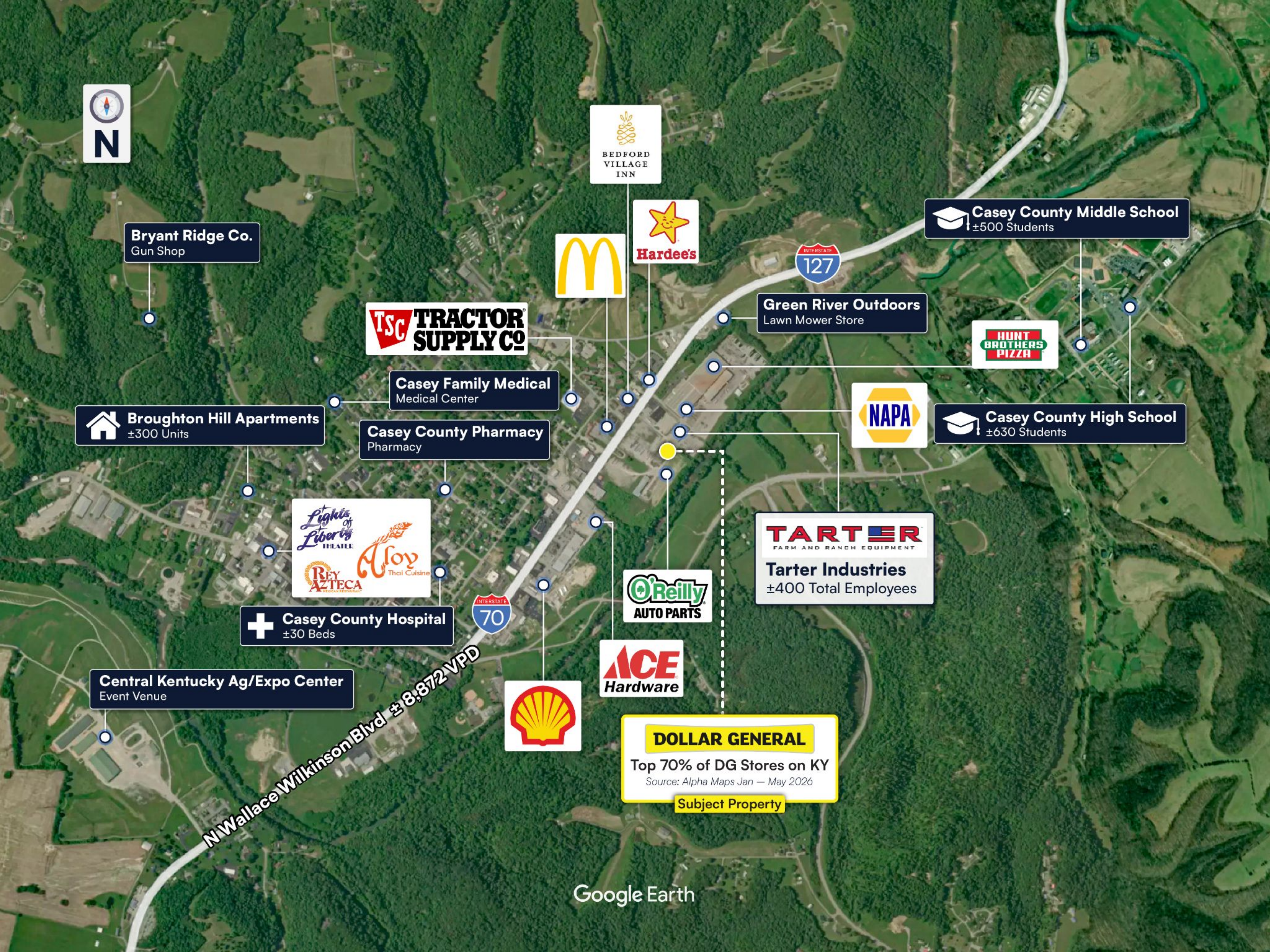
$718,941	**8.50%**	**$89.87**	**$61,110**
List Price	Cap Rate	Price Per SF	NOI

Property Details

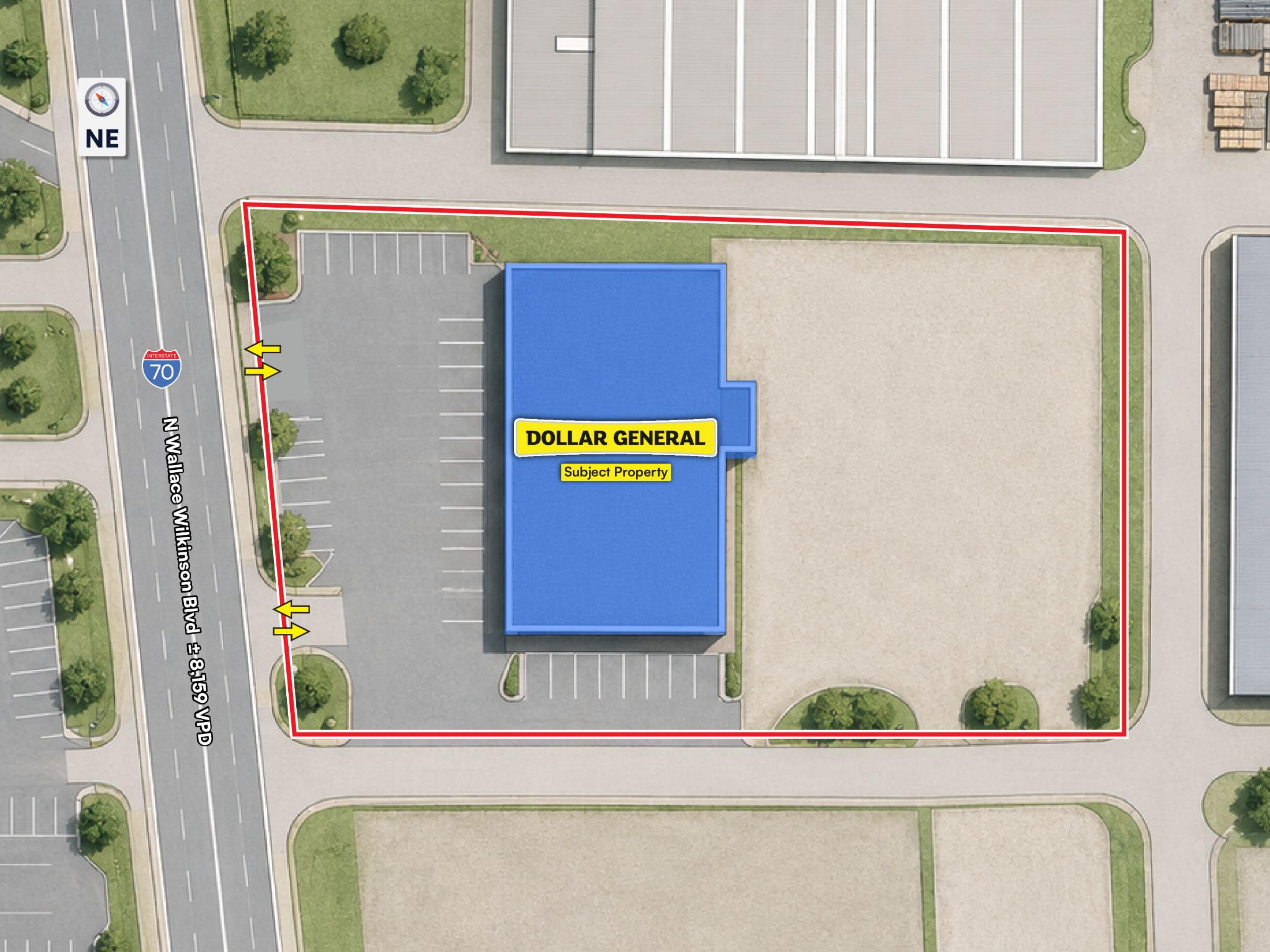
Lease Guarantor	Dollar General Stores Inc.
Type of Ownership	Fee Simple
Lease Type	NN+
Current Term Commencement	05/01/2026
Term Remaining on Lease	±5 Years
Lease Expiration	06/30/2031
Property Tax	Reimbursed
Insurance	Reimbursed
Roof & Structure	Landlord Responsibility
Net Operating Income	$61,110
Options	Two, 5-Year
Rent Increases	5% In Options

Annualized Operating Data

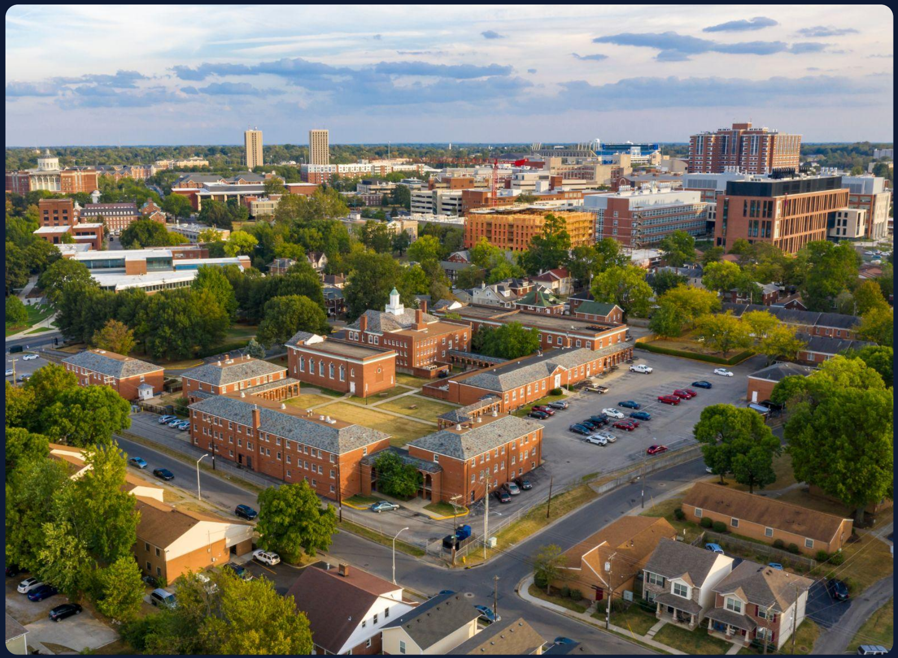
	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
Current - 6/30/2031	$5,092.50	$61,110.00	$7.64	8.50%
Option 1	$5,347.13	$64,165.50	$8.02	8.93%
Option 2	$5,614.48	$67,373.78	$8.42	9.37%



N
Bedford Village Inn
Hardee's
Bryant Ridge Co.
Gun Shop
127
Casey County Middle School
±500 Students
TSC Tractor Supply Co
Green River Outdoors
Lawn Mower Store
Hunt Brothers Pizza
Casey Family Medical
Medical Center
Broughton Hill Apartments
±300 Units
NAPA
Casey County High School
±630 Students
Casey County Pharmacy
Pharmacy
Lights of Liberty Theatre
Rey Azteca
Aloy Thai Cuisine
Tarter Farm and Ranch Equipment
Tarter Industries
±400 Total Employees
O'Reilly Auto Parts
Casey County Hospital
±30 Beds
70
Central Kentucky Ag/Expo Center
Event Venue
ACE Hardware
N Wallace Wilkinson Blvd ± 8,872 VPD
DOLLAR GENERAL
Top 70% of DG Stores on KY
Source: Alpha Maps Jan — May 2026
Subject Property
Google Earth


NE
INTERSTATE
70
N Wallace Wilkinson Blvd ±8,159 VPD
DOLLAR GENERAL
Subject Property

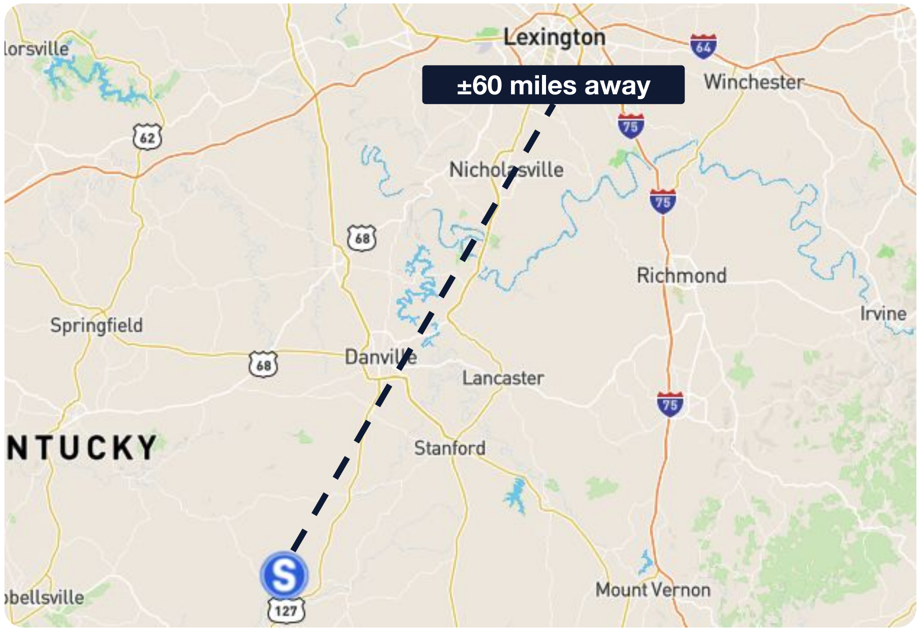
Liberty, KY



Local Market Overview

Liberty serves as the commercial and governmental center of Casey County, drawing demand from a broader rural trade area across south-central Kentucky. The city is positioned along U.S. 127, approximately 30 miles south of Danville and 60 miles southwest of Lexington, while the Lake Cumberland recreation area begins roughly 30 miles to the south.

For retail investors, Liberty benefits from its role as a regional service destination and from a limited competitive inventory. Manufacturing, retail trade, healthcare, education, and agriculture support the surrounding economy, with Tarter Farm and Ranch Equipment serving as the county's largest employer. U.S. 127 provides the community's principal commercial corridor, supporting everyday-needs retail and traffic from surrounding rural communities. Casey County generates approximately $168 million in annual retail sales, reinforcing Liberty's importance as the county's principal shopping destination.



Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	3,149	5,172	12,710
Households	**3-Mile**	**5-Mile**	**10-Mile**
Current Year Estimate	1,284	2,131	5,197
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$58,242	$65,128	$68,297

Lexington, KY MSA

Total Population
329,751+

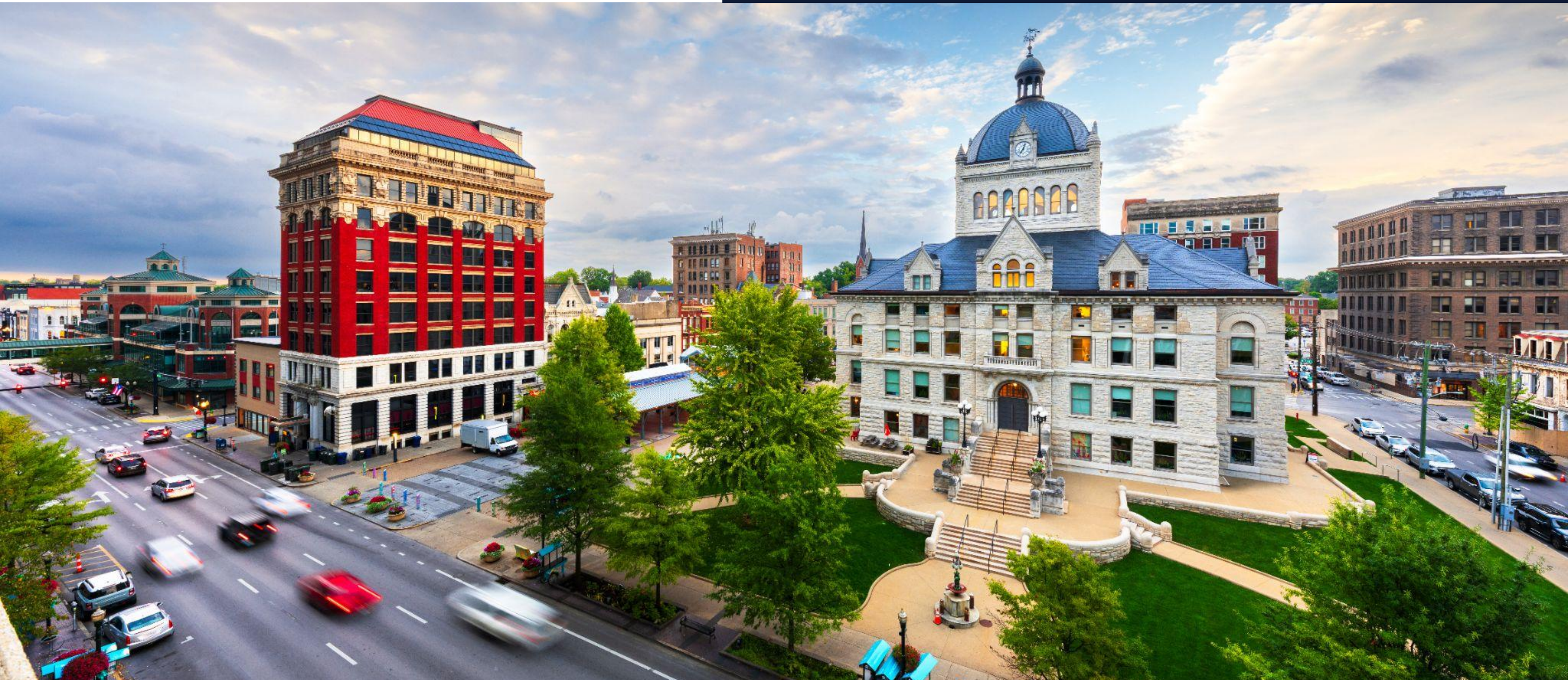
Annual Visitors
80 Million

Tourism Economic Impact
$1.7 Billion

GDP
$38.6 Billion

Local Market Overview

Lexington, Kentucky, serves as the economic and cultural center of the Bluegrass Region, offering a diverse economy supported by healthcare, education, advanced manufacturing, technology, professional services, and agriculture. Home to the University of Kentucky, the city benefits from a highly educated workforce, ongoing innovation, and a strong business environment that continues to attract employers and investment. Lexington's retail market is strengthened by steady population growth, a high quality of life, and a regional consumer base that supports a wide range of national retailers, restaurants, and service-oriented businesses. Major shopping destinations, entertainment venues, and mixed-use developments contribute to consistent consumer activity, while the area's renowned equine industry, bourbon tourism, and cultural attractions generate additional visitor spending throughout the year. This combination of economic diversity, retail demand, and long-term growth continues to support a healthy commercial real estate market.



Tenant Overview

Year Founded
1939

Headquarters
Goodlettsville, TN

Ownership Status
Fee Simple

Employees
194,200+

Locations
21,000+

Credit Rating
BBB (S&P)

Annual Revenue
$40.61 Billion

DOLLAR GENERAL®

Tenant Overview
Dollar General Corporation is the largest small-box discount retailer in the United States, operating more than 21,000+ locations across 48+ states. Founded in 1939 and headquartered in Goodlettsville, Tennessee, the company provides convenient access to low-priced everyday essentials including consumables, household goods, health and beauty products, apparel, and seasonal items. Dollar General's strategic focus on rural, suburban, and underserved markets allows it to maintain a loyal customer base while facing limited direct competition.

Why Invest in Dollar General?

- Extensive geographic footprint in 48 states with over 21,000 stores provides diversification and resilience across markets.
- Because a large portion of its merchandise is consumables (grocery, household, personal care), Dollar General benefits from recurring demand even in softer retail cycles.
- Approximately 80% of revenue is derived from consumables such as household goods, groceries, and personal care items, providing consistent foot traffic and recurring sales.
- Targets rural and low-competition trade areas, creating a strong moat against larger retailers and e-commerce disruption.
- Management is actively prioritizing debt reduction and capital discipline to stabilize leverage and preserve long-term financial flexibility.
- In periods of economic uncertainty or consumer trade-down behavior, Dollar General benefits from increased value-conscious shopping, supporting demand stability.

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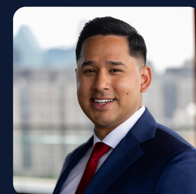

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 680 N Wallace Wilkinson B, Liberty, KY, 42539 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;

2. You will hold it and treat it in the strictest of confidence; and

3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.