DOLLAR GENERAL

Triple Net Lease | Limited Competition in Area

151 IA-21, Dysart, Iowa 52224

OFFERING MEMORANDUM

Marcus & Millichap
PATEL YOZWIAK GROUP

TENANT SUMMARY // DOLLAR GENERAL

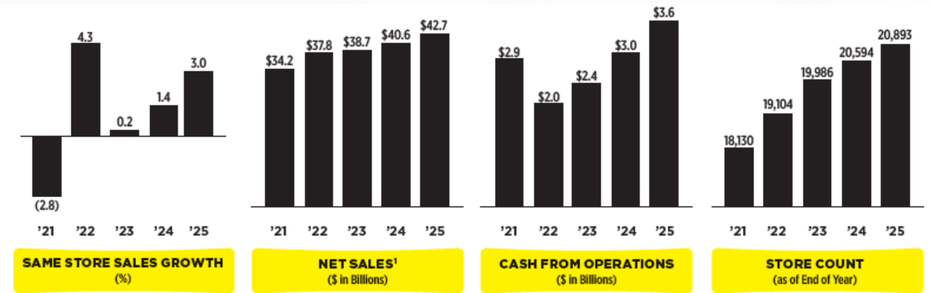
Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy 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.

[1] Combination distribution centers have both refrigerated and non-refrigerated products

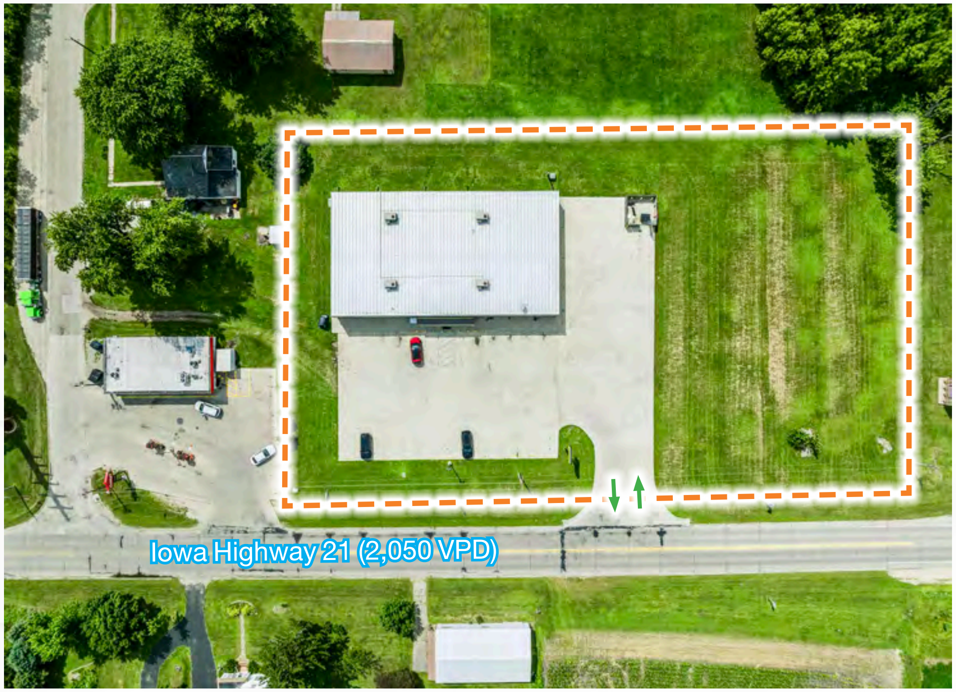
* All information reflected on the map above is as of fiscal year end January 30, 2026. In item 2 of the Annual Report on Form 10-K for the fiscal year ended January 30, 2026, the store counts for Arkansas and Arizona as of February 27, 2026 were incorrectly reported as 146 and 593, respectively. The correct store counts as of February 27, 2026 were 593 for Arkansas and 146 for Arizona.

DOLLAR GENERAL REPORTS FY 2025 RESULTS:

- Net sales of $42.7 billion, and a same-store sales increase of 3.0%
- Operating profit of $2.2 billion
- Net income of $1.5 billion, and diluted earnings per share of $6.85
- Cash flow from operations of $3.6 billion
- Executed 4,890 real estate projects, including 2,000 Project Renovate remodels and 2,254 additional remodels through Project Elevate remodel program
- Dollar General and its Foundations contributed over $26 million to charitable efforts



PROPERTY PHOTOS // 151 IA HIGHWAY 21



HIGHLIGHTS // DOLLAR GENERAL

- **SINGLE TENANT DOLLAR GENERAL LOCATION:** 9,100-SF on a large 2.00 acre lot with 25 parking spaces.

- **TRIPLE NET LEASE:** 2022 construction with over 10 years remaining on the original NNN lease. No landlord responsibilities.

- **RENTAL INCREASES IN EACH OPTION:** 10% rental increases in each of four, 5-year renewal options.

- **CORPORATE GUARANTEE:** Lease is guaranteed by Dollar General, with over 20,000 locations across 48 states.

- **FEE SIMPLE OWNERSHIP:** Provides the buyer with the highest form of real estate ownership and absolute control over the asset.

- **HIGH VISIBILITY LOCATION:** Property features Lighted pylon sign and easy access from both traffic directions. Adjacent to Casey’s gas station.

- **LIMITED COMPETITION IN AREA:** Closest dollar store location is 15 miles away in both directions.

- **STABLE TRAFFIC CORRIDOR:** Located along Iowa Highway 21 seeing 2,050 vehicles per day (VPD). Daily traffic along this highway is higher than the population within 5 miles.

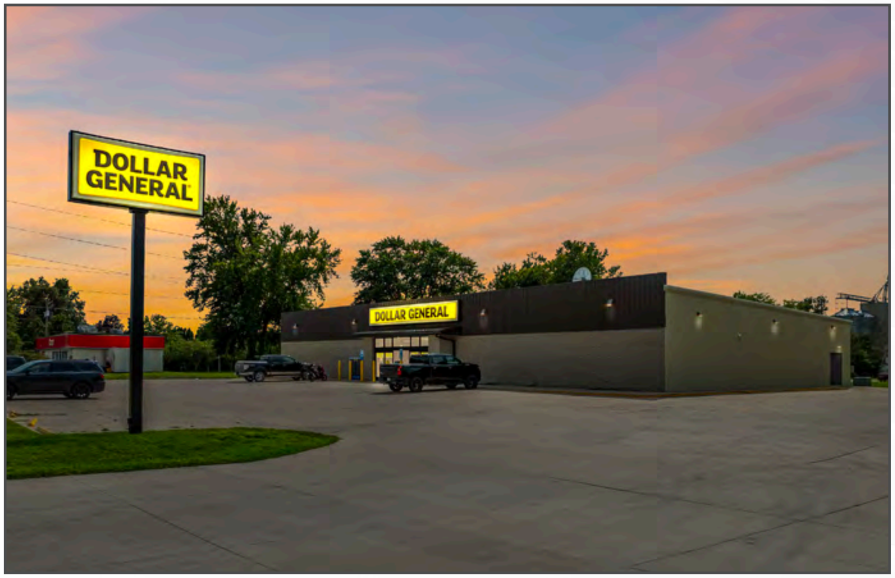
- **STABLE DEMOGRAPHICS:** The population exceeds 17,100 within 15-miles. Average household incomes of $101,300 within 1 mile. Unemployment in the area is below 3%.

OFFERING SUMMARY // DOLLAR GENERAL

$1,186,000
LIST PRICE

6.75%
CAP RATE

$130
PRICE/SF



RENT SCHEDULE

Start	End	Annual Rent	Monthly Rent	Rent/SF	% Incr.
Current	8/5/2036	$79,962	$6,663.51	$8.79	-
Option 1	8/5/2041	$87,958	$7,329.86	$9.67	10.00%
Option 2	8/5/2046	$96,754	$8,062.85	$10.63	10.00%
Option 3	8/5/2051	$106,430	$8,869.13	$11.70	10.00%
Option 4	8/5/2056	$117,073	$9,756.04	$12.87	10.00%

PROPERTY DESCRIPTION

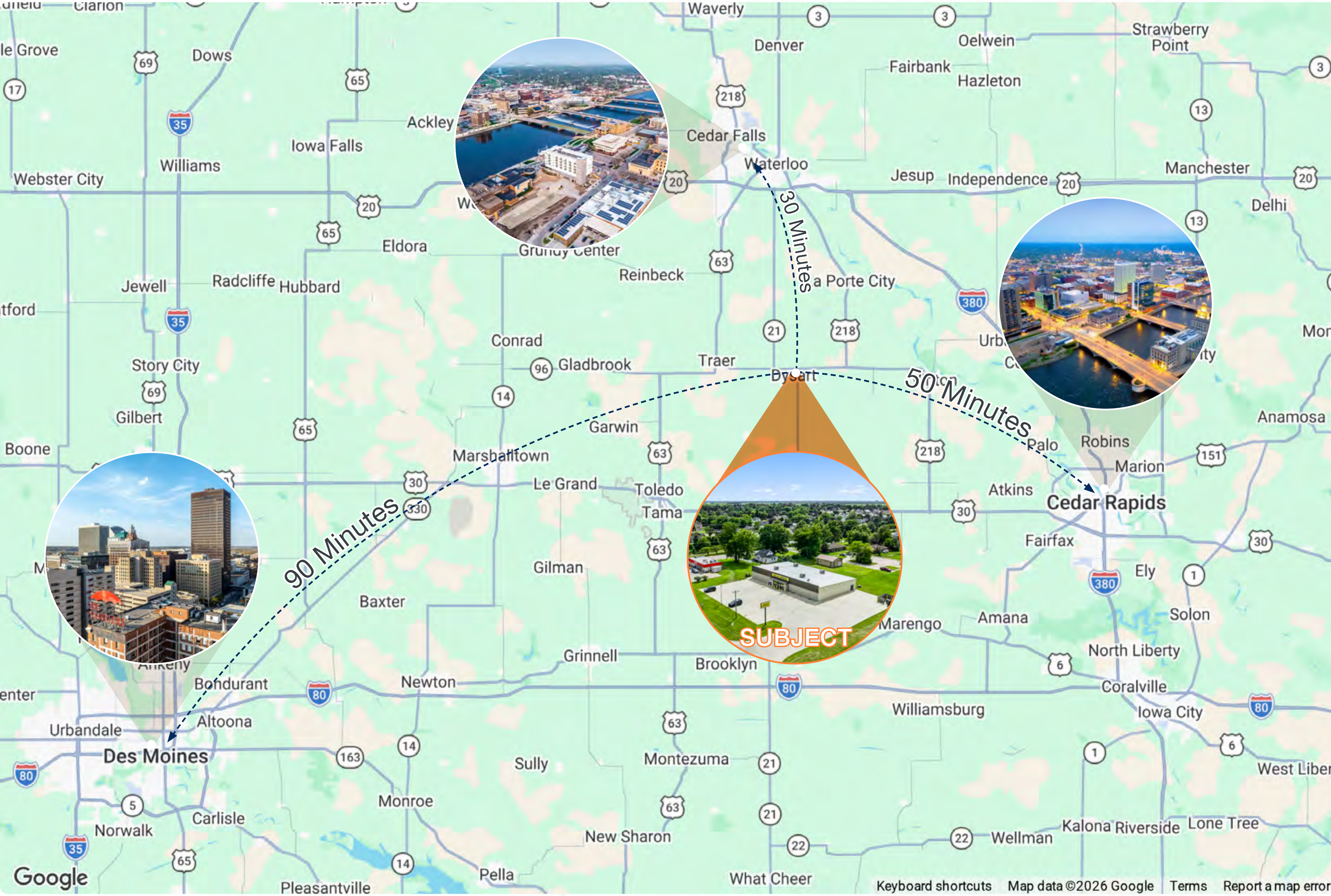
Address:	151 IA-21, Dysart, IA 52224
Year Built:	2022
Lot Size:	+/-2.00-Acres
GLA:	9,100-Sq. Ft.
Type of Ownership:	Fee Simple

LEASE ABSTRACT

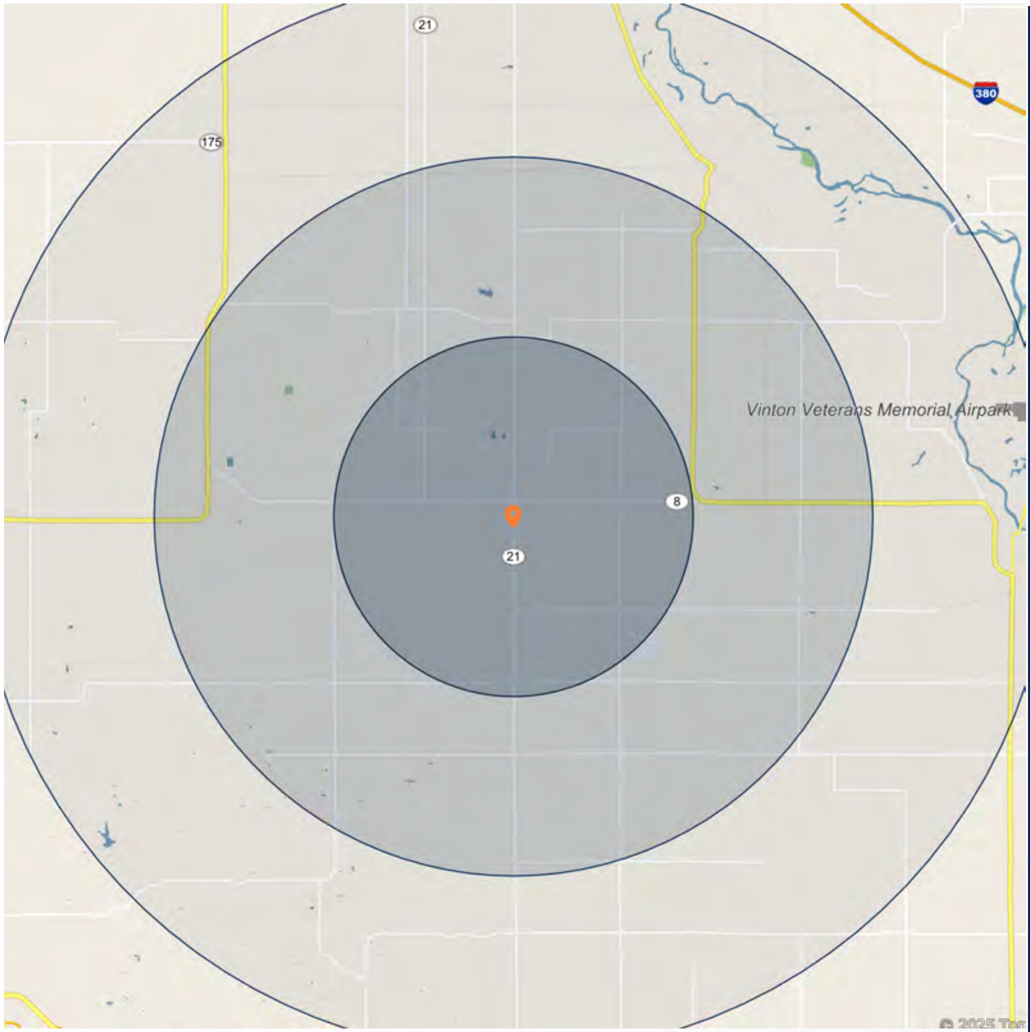
Tenant:	Dollar General
Lease Type:	Triple Net (NNN)
Lease Expiration:	8/5/2036
Lease Term Remaining:	10 Years
Option Terms:	Four, 5-Year Options Remaining
Rental Increases:	10% In Each Option
LL Responsibility:	None
Tenant Responsibility:	All
Guarantor:	Corporate

LOCAL AERIAL // DYSART, IA

MAP VIEW // DYSART, IA



DEMOGRAPHIC REPORT // DYSART, IA



POPULATION	5 Miles	10 Miles	15 Miles
2030 Projection	1,687	5,616	17,132
2025 Estimate	1,699	5,644	17,181
2020 Census	1,729	5,695	17,296
2010 Census	1,836	6,085	18,157
HOUSEHOLD INCOME			
Average	$101,399	$93,799	$91,762
Median	$80,470	$79,491	$74,964
Per Capita	$42,212	$39,118	$38,207
HOUSEHOLDS			
2030 Projection	723	2,354	7,194
2025 Estimate	723	2,354	7,182
2020 Census	722	2,352	7,160
2010 Census	746	2,440	7,339
HOUSING			
Median Home Value	$194,373	$192,178	$194,998
EMPLOYMENT			
2025 Daytime Population	1,252	3,772	13,336
2025 Unemployment	2.68%	2.24%	1.76%
Average Time Traveled (Minutes)	25	26	26
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	0.75%	1.16%	1.42%
Some College (13-15)	43.22%	41.05%	41.94%
Associate Degree Only	13.26%	13.04%	12.78%
Bachelor's Degree Only	15.67%	17.70%	16.41%
Graduate Degree	22.94%	21.82%	22.00%

MARKET SUMMARY // DYSART, IA

DYSART Dysart is a city in Tama County, Iowa. The population was 1,281 at the 2020 census. Dysart is a small town with a big heart. Whether you're a longtime resident, a new neighbor, or just passing through, they're glad you're here. The community takes pride in its rich history, friendly faces, and vibrant local businesses. From summer festivals and unique shops, there's always something to discover in Dysart. The Dysart Chamber of Commerce is dedicated to supporting the local economy, celebrating traditions, and helping the town thrive.

Enjoy Main Street's local shops, boutiques, dining, and seasonal events — all set against a friendly small-town backdrop. Part of the Union Community School District offers quality education, small class sizes, and supportive staff. Low crime rates, affordable housing, and a welcoming atmosphere make Dysart ideal for families, retirees, and remote professionals alike. Dysart offers a mix of historic homes, new builds, and rental options at prices far below metro averages. Area realtors can help find the perfect fit — whether it's a farmhouse on the edge of town or a cozy home near the park.

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Activity: ZAH0320736

DOLLAR GENERAL

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