



DOLLAR GENERAL

930 Highway 3 North | Northfield, MN | 55057

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the 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, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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- This newly constructed Dollar General is on a NNN lease with almost 14 years remaining and 10% rent increases during the renewal option periods.
- Dollar General, S&P Rated BBB, operates over 20,000 stores in U.S. states and Mexico. Year end February 2, 2024 revenues of \$38.7 Billion and net worth of \$6.7 Billion.
- This Dollar General property is located along Highway 3 North in Northfield, Minnesota where traffic counts average 15,300 vehicles per day. Nearby retailers include Walgreens, Kwik Trip, Target, Cub Foods, McDonalds, O’Reilly Auto Parts, Big O Tires, Caribou Coffee, Taco Bell, and many more.
- Strong demographics within a 5-mile radius, with an average household income of \$113,912 and a population of 25,398.
- There are two colleges located in Northfield, St. Olaf College (2,988+ students) and Carleton College (2,044+ students) which are both located approximately a mile from the Dollar General.
- Northfield is located about 43 miles from the Twin Cities. Northfield was named by CountryLiving.com’s “50 Most Beautiful Small Towns in America” list, #1 Best Place to Live in Rice County, and #52 Best Place to Live in Minnesota.

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INVESTMENT SUMMARY

PRICE	\$1,865,942
CAP	5.15%
NOI	\$96,096.00
RENT/SF	\$9.03
PRICE/SF	\$176.59
RENT ADJUSTMENTS	
YEARS 1-15:	\$96,096.00
RENEWAL OPTIONS:	10% Every 5 Years
OPTION 1:	\$105,705.60
OPTION 2:	\$116,276.20
OPTION 3:	\$127,903.80
OPTION 4:	\$140,694.20
OPTION 5:	\$154,763.60

LEASE INFORMATION

LEASE TYPE	NNN
LEASE TERM	15 Years
RENT COMMENCEMENT	12/22/2022
LEASE EXPIRATION	12/31/2037
RENEWAL OPTIONS	Five 5-Year w/ 10% Increases



LEASE NOTES:

PROPERTY INFORMATION

ADDRESS	930 Highway 3 North Northfield, MN 55057
BUILDING SIZE	10,566 SQ. FT.
LOT SIZE	1.5 Acres
COUNTY	Rice
YEAR BUILT	2022

DEMOGRAPHIC INFORMATION

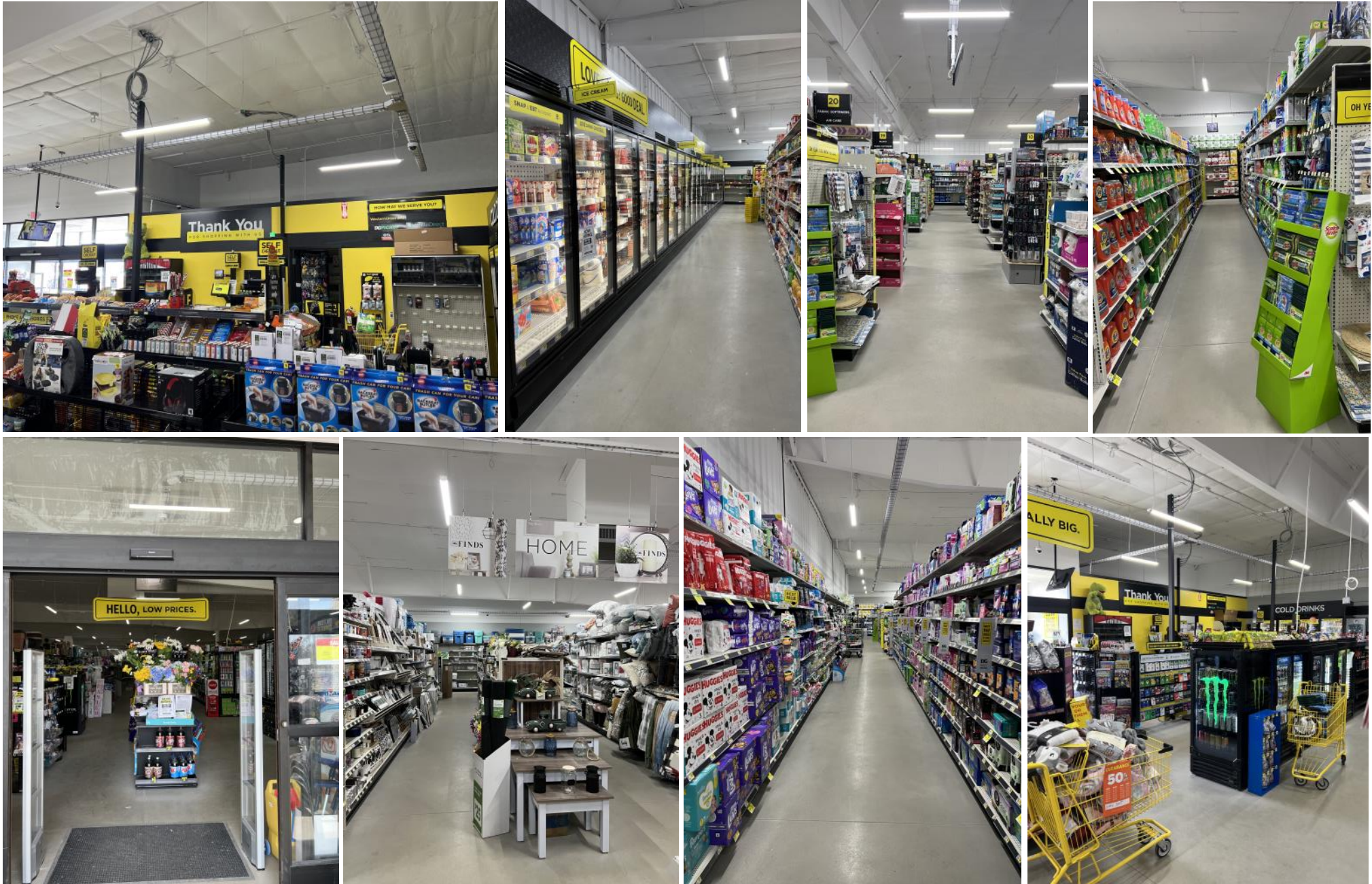
	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2023 POPULATION	7,846	22,385	25,398
2028 POPULATION	7,791	22,568	25,591
2023 MEDIAN HOUSEHOLD INCOME	\$63,695	\$73,104	\$76,753
2023 AVERAGE HOUSEHOLD INCOME	\$93,165	\$111,061	\$113,912

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2023 and 2028.

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YEAR END	February 2, 2024
PROPERTY	Dollar General
TENANT	Dollar General Corp.
REVENUES	\$38.7 Billion
NET WORTH	\$6.7 Billion
S&P RATING	BBB
WEBSITE	https://www.dollargeneral.com/



Dollar General operates over 20,000 stores in U.S. states and Mexico.

Dollar General, a Fortune 500 company, is one of the leading discounted retailers in the United States. Its store delivers everyday low prices from America’s most trusted brand including high quality private brands for over 80 years. Dollar General offers a broad range of products including food, drinks, seasonal items, household items, apparel, paper products, and much more.

Dollar General has consistently been recognized as Fortune Magazine’s World’s Most Admired Companies List, as well as ranking #106 on Fortune 500 List, Top 50 Fastest Growing Retailer, Most Trusted Brand List for Retailers, and more awards.

Dollar General has over 185,800 employees and 31 distribution centers. Approximately 75% of the United States population currently lives within five miles of a Dollar General store.



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NORTHFIELD



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Northfield is located approximately 43 miles from the Twin Cities. Known for its small town charm and rich history, Northfield was named by CountryLiving.com’s “50 Most Beautiful Small Towns in America” list, #1 Best Place to Live in Rice County, and #52 Best Place to Live in Minnesota. This charming town sits along Cannon River, with over 150 years of history, art, and culture. There are two colleges located in Northfield, St. Olaf College and Carleton College which are both located about a mile from this Dollar General. St. Olaf has been ranked in “best value” college in U.S. News ranking. Carleton College was ranked #1 in Best Undergraduate Teaching and #6 in National Liberal Arts

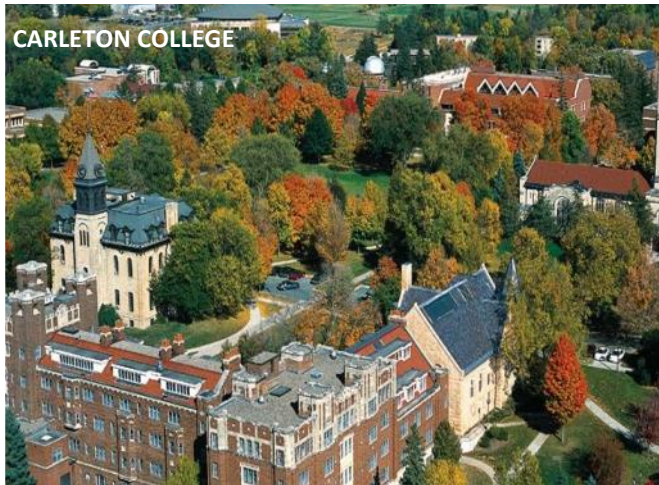
Colleges in U.S. News ranking.

Located on the campus of Carleton College is the Joryo-En Japanese Garden, this Japanese garden is recognized as one of the best public Japanese gardens in the country. This garden is located behind Watson Hall on the campus and is rated in the top 10 best garden of its type in the country. Northfield holds the annual heritage event, Defeat of Jesse James Days, which is among the largest outdoor celebration in Minnesota. Thousands come to watch this reenactment of this historic event along with championship rodeo, carnivals, car show, parade, and more. The Riverwalk Market Fair is an Art and Farmers Market that thousands visit throughout the summer. The market holds incredible pottery, jewelry, seasonal jams, organically grown vegetables, live music, and more.

ST. OLAF COLLEGE



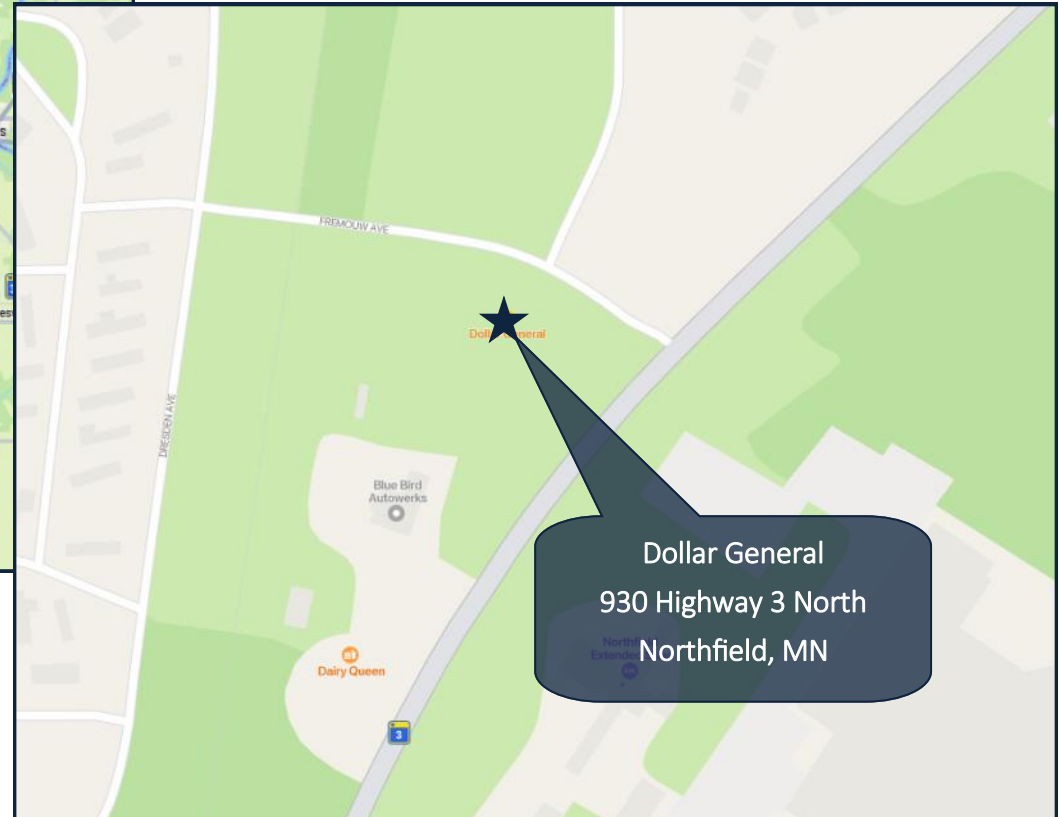
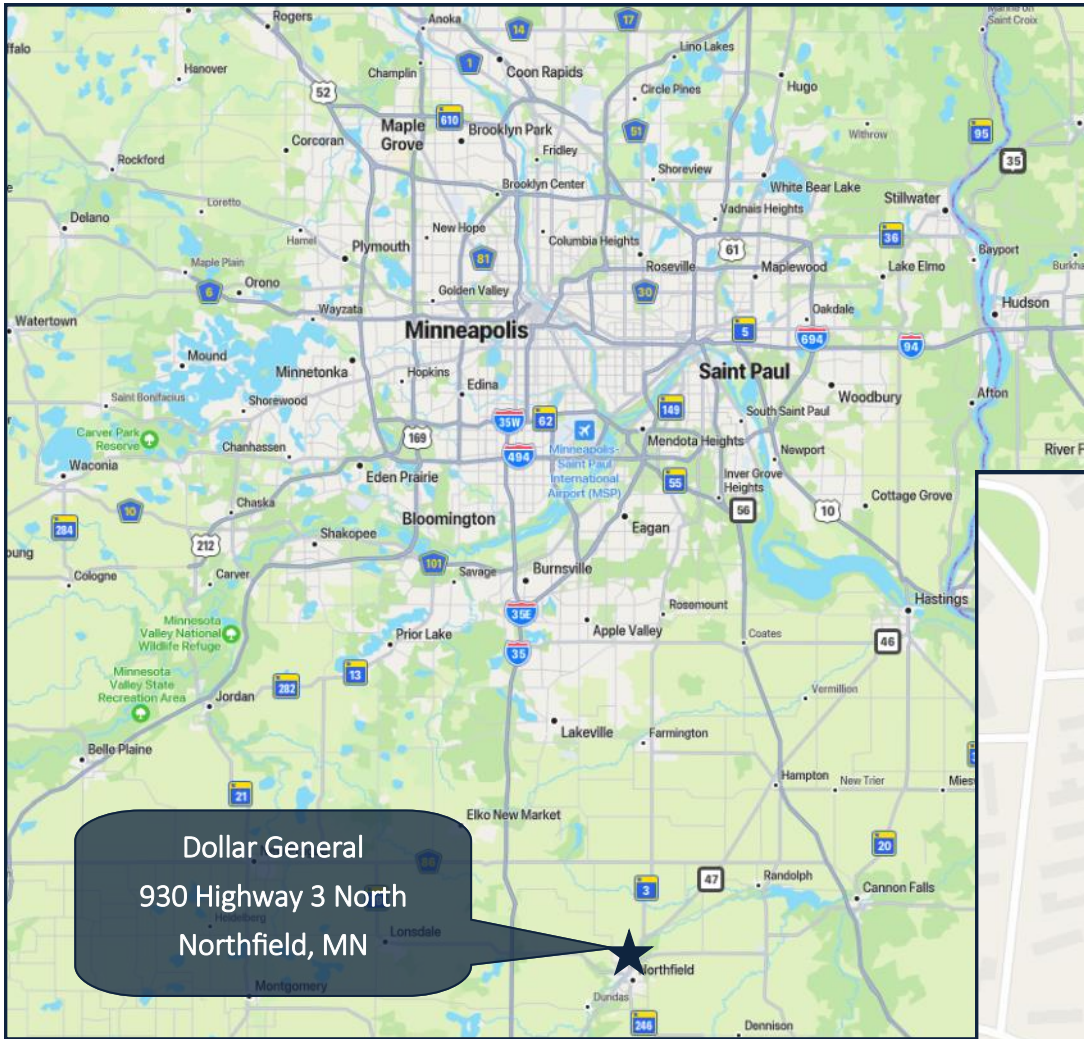
CARLETON COLLEGE



RIVERWALK MARKET FAIR



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MINNESOTA MARKET HIGHLIGHTS

5.7 Million

MINNESOTA POPULATION

3.7 Million

MINNEAPOLIS / ST. PAUL METRO
AREA POPULATION

11,842

OF LAKES OVER 10 ACRES

69,200

MILES OF RIVERS & STREAMS

\$16.6 Billion

REVENUE GENERATED FROM TOURISM

RANKINGS

Ranked #2

Overall Best State

(2021 U.S. News & World Report)

Ranked #9

Best State to Live In

(2022 WalletHub)

Ranked #1

Friendliest State

(2023 Big 7 Travel)

Ranked #2

Best State to Raise A Family

(2023 WalletHub)

St. Paul (#2) & Minneapolis (#5)

Ranked Best City Park System

(2022 The Trust For Public Land)

HOME TO THE FOLLOWING 18 FORTUNE 500 COMPANY HEADQUARTERS (2022 REVENUES SHOWN)

UNITEDHEALTH GROUP®



\$106 Billion



\$51.8 Billion



\$47.8 Billion



\$35.4 Billion



C.H. ROBINSON

\$26.1 Billion



\$25.2 Billion



\$18.9 Billion



Xcel Energy™

\$14.6 Billion

Ameriprise



Financial

\$14.4 Billion

LAND O LAKES®

\$14.2 Billion

ECOLAB®

\$13.9 Billion



\$12.5 Billion



\$8.9 Billion



THRIVENT
FINANCIAL®

\$8.2 Billion



securian
FINANCIAL

\$7.3 Billion

FASTENAL®

\$6.8 Billion

PATTERSON
COMPANIES, INC.

\$6.4 Billion

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- Home to the largest continuous system of enclosed, second-level bridges in the world, the Minneapolis Skyway System is composed of 9.5 miles of pathways connecting 80 city blocks.
- Minnesota is home to 30 colleges and 7 universities, with 54 campuses throughout the state and a total of 3,885 academic programs.
- The University of Minnesota, University of St. Thomas, Bethel University, St. Catherine University, The College of St. Scholastica, and Metropolitan State University made the “2022 Best National University Rankings” list. (U.S. News & World Report)
- Lake Superior, located on Minnesota’s North Shore, is the world’s largest freshwater lake and brings in approximately 900 ships each year from around the world to the Port of Duluth-Superior.
- Each year, 40 million people from around the world visit the Mall of America generating \$2 billion in economic activity for Minnesota.
- The Minneapolis / St. Paul International Airport serves 163 nonstop markets (136 domestic and 27 international) and is the headquarters for Sun Country Airlines and Delta Air Lines’ second largest hub. The airport supports more than 86,900 jobs, \$15.9 billion in business revenue, \$3.7 billion in personal income, \$2.5 billion in local purchases, and \$546 million in state and local taxes.



MALL OF AMERICA



MSP INTERNATIONAL AIRPORT



GUTHRIE THEATER



MINNEAPOLIS SCULPTURE GARDEN

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THE UPLAND ADVANTAGE

Upland Real Estate Group, Inc., which was founded in 1995, is a Minneapolis based commercial real estate investment sales and brokerage company, which focuses on passive real investments, 1031 solutions, real estate portfolio diversification, and wealth preservation. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

BENEFITS OF WORKING WITH UPLAND

- Nationally recognized CCIM accredited sales team
- Comprehensive and searchable online database
- Excellent reputations and credibility
- Online Letter of Intent forms
- Access to confidential off-market properties
- Extensive referral network
- Prompt follow-up and attention to detail

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PROVEN SUCCESS RECORD

- Completed in excess of 900 net leased sales transactions totaling over \$2.8 billion
- Specialized in NNN investment market for more than 30 years

Upland's 1031 investment specialists have successfully completed net lease sales transactions with tenants including, but not limited to:

7-Eleven	Chick-Fil-A	KinderCare	Sherwin Williams
Advance Auto	Chipotle	Kohl's	Starbucks
Aldi	Circle K	Kum & Go	Sunoco
Allina Health	CVS Pharmacy	LA Fitness	Super America
Applebee's	Dollar General	Mattress Firm	Taco Bell
Arby's	Dollar Tree	McDonald's	Tires Plus
Aspen Dental	Duluth Trading Co.	Michaels	Top Golf
Bank of America	Fairview Health	National Tire & Battery	Tractor Supply
BJ's Wholesale Club	Family Dollar	Northern Tool & Equipment	Trader Joe's
Buffalo Wild Wings	Fresenius	Office Depot	United Healthcare
Burger King	Gander Mountain	O'Reilly Auto Parts	US Bank
Caliber Collision	Goodwill	Perkins	Valvoline
Camping World	Grease Monkey	Petco	Walgreens
Caribou Coffee	Jack in the Box	Pizza Hut	Wawa
Chase Bank	Jiffy Lube	Royal Farms	Wells Fargo Bank



L to R: Deb Vannelli, CCIM; Taylor McManemy; Keith Sturm, CCIM; Amanda Leathers & Gaby Goldman