



DOLLAR GENERAL

22129 321st Ave | Aitkin, MN | 54631

Deborah K. Vannelli, CCIM | 612-376-4475 | deb@upland.com
Keith A. Sturm, CCIM | 612-376-4488 | keith@upland.com
Amanda C. Leathers | 612-436-0045 | amanda@upland.com

50 South 6th Street | Suite 1418
Minneapolis, MN | 55402

www.nnnsales.com

Look Upland. Where Properties & People Unite!

NET LEASED DISCLAIMER

Upland Real Estate Group, Inc. hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Package has been obtained from sources we believe to be reliable. However, Upland Real Estate Group, Inc. has not and will not verify any of this information, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters. Upland Real Estate Group, Inc. makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Package is not a substitute for your thorough due diligence investigation of this investment opportunity. Upland Real Estate Group, Inc. expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal and other advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

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.

All information, including price change and withdrawal from the market, is subject to change without notice.

By accepting this Marketing Package you agree to release to Upland Real Estate Group, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property. Property to be sold 'where is, as is.'

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



- Dollar General will have a 15 year NNN lease with 5% rent increases every 5 years. The lease includes a Dollar General Corporate Guaranty.
- Dollar General, S&P Rated BBB, operates over 20,000 stores in the United States and Mexico. Year end February 2, 2024 revenues of \$38.7 Billion and net worth of \$6.7 Billion.
- Dollar General is located near Mille Lacs Lake, Minnesota's 2nd Largest Inland Lake and one of the states most popular fishing lakes for Walleye, Muskie, Northern Pike, Smallmouth Bass.
- Mille Lacs is home to several resorts, including Agate Bay Resort, Appledorn's Sunset Bay Resort, Fisher's Resort, Mille Lacs Lake Resort, Izaty's, and many more.
- 10-mile average household income of \$80,570.
- With the nearest grocery store over 15 miles away, this Dollar General will be a much-needed resource for hundreds of seasonal guests staying at nearby resorts and cabins.
- Aitkin is located approximately 2 hours north of Minneapolis/St. Paul.

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.

INVESTMENT SUMMARY	
PRICE	\$2,279,459
CAP	6.25%
NOI	\$142,496.16
RENT/SF	\$13.48
PRICE/SF	\$215.35
RENT ADJUSTMENTS: 5% Every 5 Years	
YEARS 1-5:	\$142,496.16
YEARS 6-10:	\$149,620.96
YEARS 10-15:	\$157,102.01

LEASE INFORMATION	
LEASE TYPE	NNN
LEASE TERM	15 Years
RENT COMMENCEMENT	November 1, 2024*
LEASE EXPIRATION	October 31, 2039
RENEWAL OPTIONS	Five 5-Year w/ 5% Increases



LEASE NOTES:
*Delivery date: 9/2/2024; Rent Commences the earlier of (i) 60 days after turn over or (ii) opening of business to the public.

PROPERTY INFORMATION	
ADDRESS	22129 321st Ave Aitkin, MN 56431
BUILDING SIZE	10,566 SQ.FT.
LOT SIZE	2.65 Acres
COUNTY	Aitkin
YEAR BUILT	2024

DEMOGRAPHIC INFORMATION			
	1-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
2023 POPULATION	83	677	2,393
2028 POPULATION	84	678	2,393
2023 MEDIAN HOUSEHOLD INCOME	\$52,524	\$53,149	\$55,996
2023 AVERAGE HOUSEHOLD INCOME	\$81,198	\$81,305	\$80,570

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

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.



NITTI'S HUNTERS POINT RESORT: HOSTS SEVERAL FISHING TOURNAMENTS & EVENTS, INCLUDING THE PERCH EXTRAVAGANZA, BRINGING IN THOUSANDS IN ATTENDANCE



BARNACLES: 97 RV SITES, 70 HARBOR SLIPS & OVER 200 FISH HOUSE LOTS



CASTAWAYS: 100 UNIT MOBILE HOME & RV PARK



PETE'S RETREAT: OVER 40 ACRES WITH 99 RV SITES



CABINS & CAMPSITES

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.

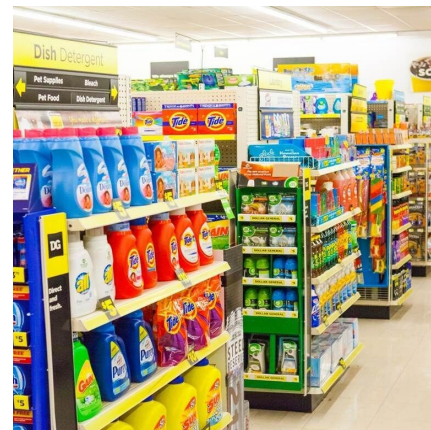
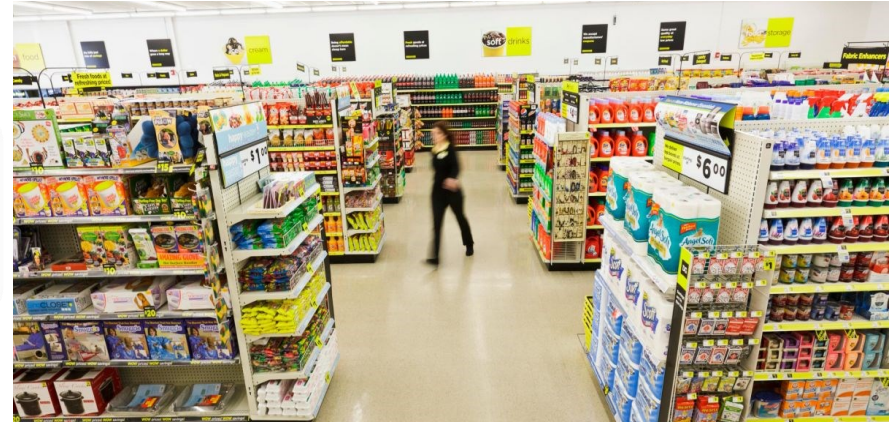


THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.



THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.

YEAR END	February 3, 2023
PROPERTY	Dollar General
TENANT	DG Retail, LLC
GURANTOR	Dollar General Corporation
REVENUES	\$37.8 Billion
NET WORTH	\$5.5 Billion
S&P RATING	BBB
WEBSITE	https://www.dollargeneral.com/



Dollar General operates over 19,100 stores in U.S. states and Mexico.

Dollar General, a Fortune 500 company, is one of the leading discounted retailers in the United States. Dollar General, S&P rated BBB, operates over 20,000 stores in the United States and Mexico. Year end February 2, 2024 revenues of \$38.7 Billion and net worth of \$6.7 Billion. 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 173,000 employees, 28 traditional and DG Fresh distribution centers. Approximately 75% of the United States population currently lives within five miles of a Dollar General store.

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.

Dollar General is located in Aitkin, Minnesota near Mille Lacs Lake. This property is located along State Highway 47. Nearby tenants include Sue’s Bait Shop, TJ’s Liquor, Malmo Market, and Castaways, along with several resorts, casinos, and more.

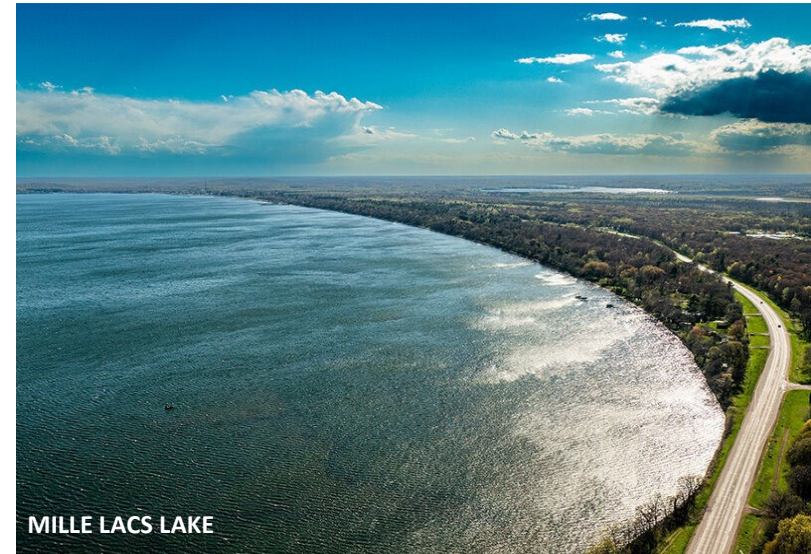
Nestled in central Minnesota, Mille Lacs Lake offers a captivating blend of outdoor recreation and exciting entertainment. In the Mille Lacs area, visitors can cast a line for walleye in legendary waters, tee off on scenic golf courses, or simply relax.

Mille Lacs is the second-largest inland lake in the state and is a popular destination for fishing, boating, swimming, and other water-based activities. The lake is a world-renowned fishing destination for walleye, but is also home to muskie, northern pike, smallmouth bass, and yellow perch.

The Mille Lacs area is also home to several resorts, campgrounds, casinos, and golf courses including Northland Country Club, Legacy Golf Course, and Izaty’s Resort Golf Course. Visitors may also try their luck at Grand Casino Mille Lacs or Grand Casino Hinckley, both boasting with slot machines, table games, along with comfortable accommodations, and delectable dining options.

For the outdoor lovers, visitors and residents can hike or bike along the scenic Headwaters Trail or the Mille Lacs Kathio State Park trails, immersing in the beauty of the Minnesota landscape.

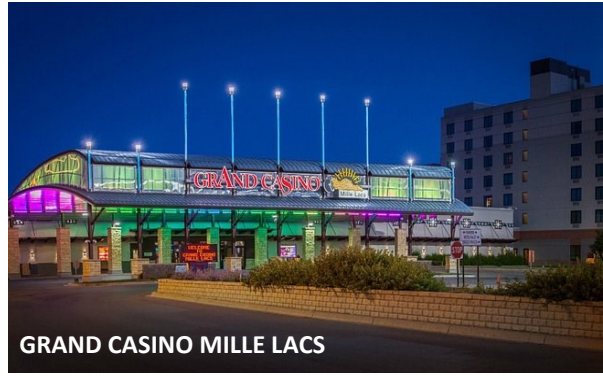
Each year, the Mille Lacs Walleye Weekend is a popular event held around the lake to celebrate walleye fishing and all things related to the iconic fish. The weekend is a vibrant celebration featuring fishing tournaments, family-friendly activities, and educational workshops to hone your angling skills.



THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.



IZATY'S 18-HOLE CHAMPIONSHIP GOLF COURSE



GRAND CASINO MILLE LACS



RIVERWOOD HEALTHCARE CENTER



ICE FISHING



ICE FISHING

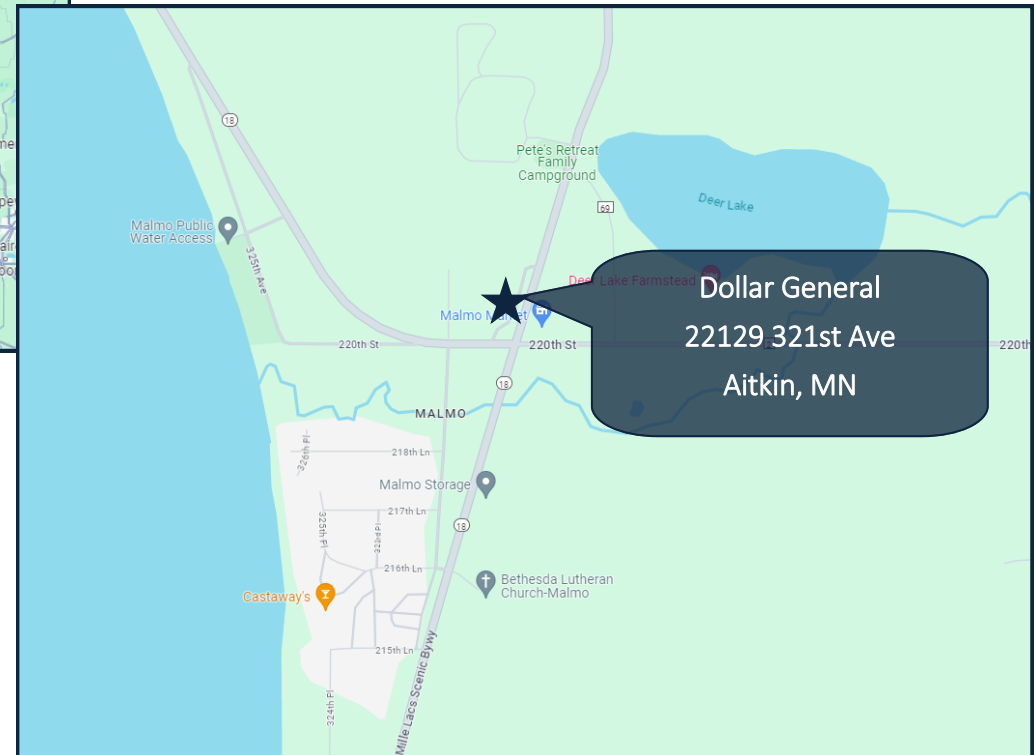
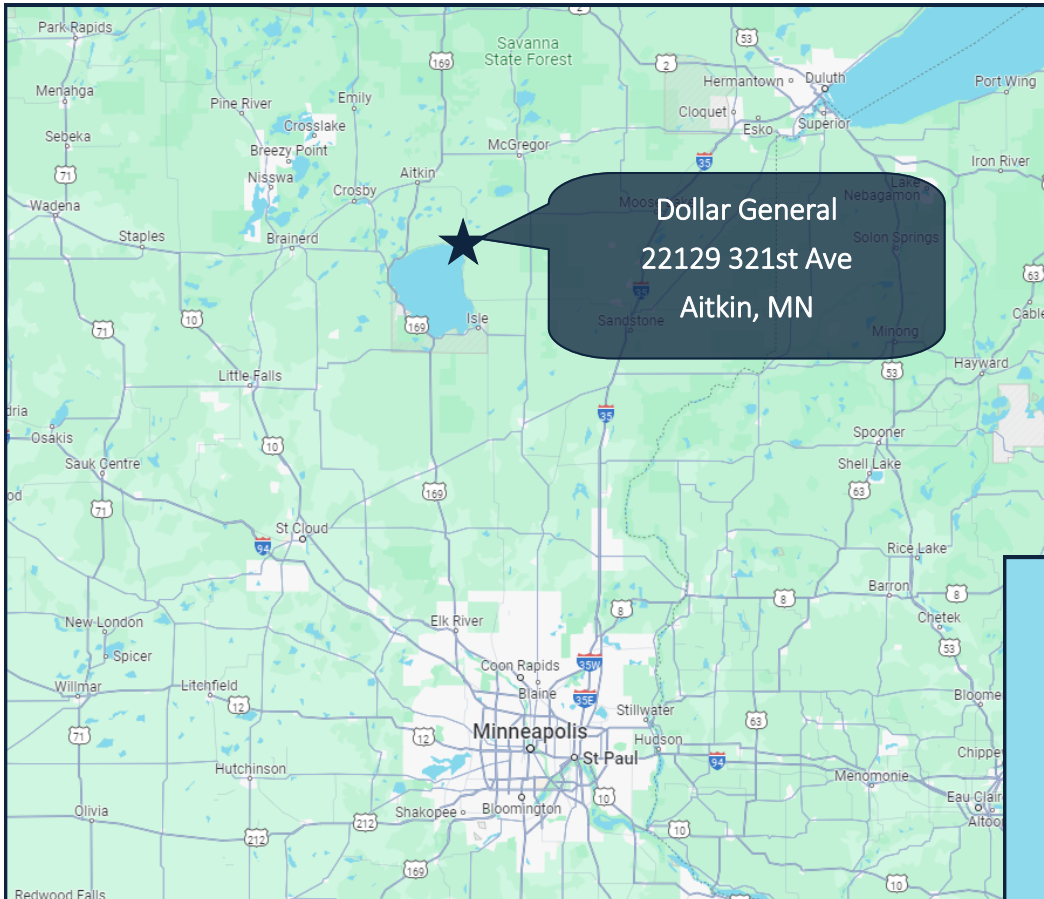
Mille Lacs Lake offers something for everyone! With the nearest grocery store over 15 miles away, this Dollar General will be a much-needed resource for hundreds of seasonal guests staying at nearby resorts and cabins.

Visitors and residents can tee off at Izaty's championship golf course, then test their luck at the Grand Casino Mille Lacs. Izaty's Golf Course is a popular destination for golfers of all skill levels. The course features stunning natural scenery and beautiful views of the lake and surrounding countryside. The Grand Casino Mille Lacs offers 494 rooms, an oversized swimming pool & 20-person jacuzzi, 1,800+ slot machines and 150-seat bingo hall, as well as three restaurants to enjoy.

The Riverwood Healthcare Center, located in Aitkin, currently has 500+ team members, a wide range of specialty care, a level 3 trauma center, and 25 hospital beds.

Mille Lacs is a legendary destination for ice fishing, attracting anglers from all over the country. During the ice fishing season, the lake becomes a winter wonderland for those seeking a chance to catch walleye, pike, etc.

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.



THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.

MINNESOTA MARKET HIGHLIGHTS

- The Minneapolis / St. Paul International Airport Voted #1 Airport in the U.S. by Airports Council International (ACI). It serves 163 nonstop markets (136 domestic and 27 international) and is the headquarters for Sun Country Airlines and Delta Air Lines' second largest hub.
- Each year, 40 million people from around the world visit the Mall of America generating \$2 billion in economic activity for Minnesota.
- Home to the largest continuous system of enclosed, sky ways 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 "2023 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.
- Minnesota is home to 6 professional sports teams, the Twins (MLB), Vikings (NFL), Timberwolves (NBA), Lynx (WNBA), Wild (NHL), and United (MLS).



5.7 Million

MINNESOTA POPULATION

3.0 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

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.

RANKINGS

#1

Friendliest State

(2024 World Population Review)

#2

Best State for Economic Opportunity

(2023 U.S. News & World Report)

#3

Best State to Raise A Family

(2024 WalletHub)

#3

Fortune 500 Companies Per Capita

(MN.Gov)

#5

Overall Best State in America

(2023 U.S. News & World Report)

#10

Best State to Live In

(2023 WalletHub)

HOME TO THE FOLLOWING FORTUNE 500 COMPANY HEADQUARTERS



Xcel Energy™



UNITEDHEALTH GROUP®



POLARIS®



securian FINANCIAL



THRIVENT FINANCIAL®

FASTENAL®

ECOLAB®

PATTERSON COMPANIES, INC.



C.H. ROBINSON

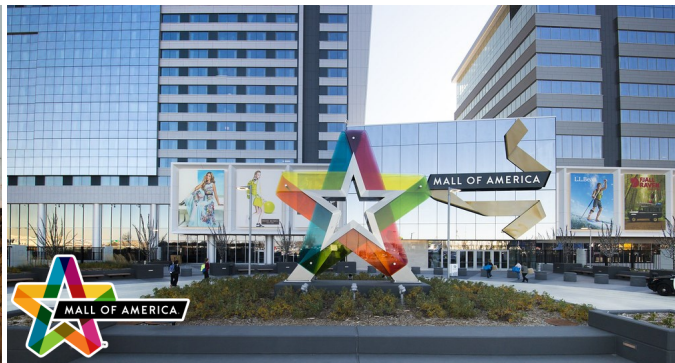
Ameriprise Financial



General Mills



Minneapolis



THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.

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

www.nnnsales.com



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