



PROTOTYPE PHOTO

DOLLAR GENERAL

811 Parker Avenue West | Dassel, MN | 55325

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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.'

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- 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 along Parker Avenue West where traffic counts average 7,900 vehicles per day and near Highway 15 where traffic counts average 4,624 vehicles per day.
- 5-mile average household income of \$104,948.
- Nearby tenants include Casey's, MN Fitness 24/7, Perennial Bank, Dassel Liquor Store, Red Rooster Foods, Thirsty's Bar & Grill, Vinny's Café, etc.
- Dassel, MN is located 54 miles from Minneapolis, 15 miles from Litchfield, MN, and 44 miles from Wilmar, MN. Well located on Highway 12.
- Dassel is home to "Red Rooster Days" a 3-day event with a Farmer's Market, Bike Rides, Family Fun Day, the Largest Chicken BBQ in the State, and much more.



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INVESTMENT SUMMARY

PRICE	\$2,354,652
CAP	6.25%
NOI	\$147,165.72
RENT/SF	\$13.83
PRICE/SF	\$221.30
RENT ADJUSTMENTS: 5% Every 5 Years	
YEARS 1-5:	\$147,165.72
YEARS 6-10:	\$154,524.00
YEARS 10-15:	\$162,250.32

LEASE INFORMATION

LEASE TYPE	NNN
LEASE TERM	15 Years
RENT COMMENCEMENT	11/10/2024
LEASE EXPIRATION	11/30/2039
RENEWAL OPTIONS	Five 5-Year w/ 5% Increases Every 5 Years



LEASE NOTES:

PROPERTY INFORMATION

DOLLAR GENERAL	
ADDRESS	811 Parker Avenue W Dassel, MN 55325
BUILDING SIZE	10,640 SQ.FT.
LOT SIZE	1.72 Acres
COUNTY	Meeker
YEAR BUILT	2024

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2024 POPULATION	1,679	2,932	4,765
2029 POPULATION	1,747	2,983	4,767
2024 MEDIAN HOUSEHOLD INCOME	\$80,637	\$85,860	\$89,028
2024 AVERAGE HOUSEHOLD INCOME	\$95,942	\$100,676	\$104,948

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2024 and 2029.

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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.

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Dollar General is located in Dassel, MN, a town located approximately 50 miles west of Minneapolis. This property is located along Highway 12 where traffic counts average 7,900 vehicles per day. Other nearby tenants include Casey’s, MN Fitness 24/7, Dassel Liquor Store, Red Rooster Foods, Thirsty’s Bar & Grill, Vinny’s Café, etc.

Dassel is a welcoming community known for its friendly atmosphere and strong sense of community. It offers a peaceful escape from the hustle of city life. While Dassel may be small, it offers a wide variety of activities for residents and visitors.

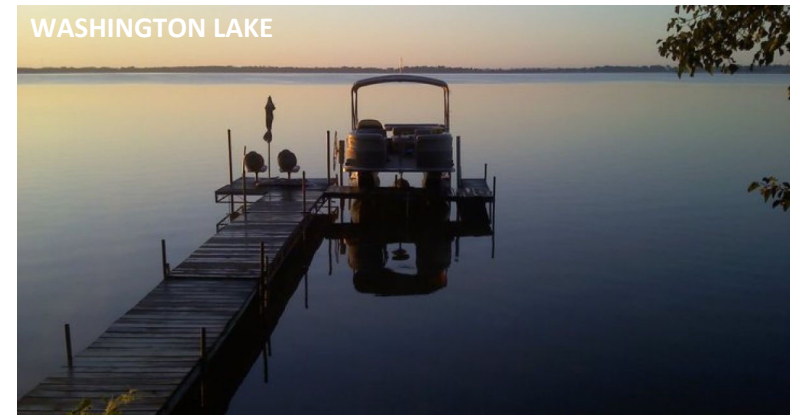
Visitors can enjoy outdoor recreation and take advantage of nearby parks, lakes, and trails for fishing, hiking, and other outdoor activities. Dassel is located near several lakes including Spring Lake, Long Lake, Lake Washington, and Lake Arvilla.

Known for its diverse fish population including bass, crappie, and pike, Lake Arvilla is a popular spot for anglers. Visitors may also enjoy a boat ride, water skiing, tubing, kayaking, paddleboarding, or swimming on Lake Arvilla. Off the water, visitors can enjoy a picnic or soak up the sun on the shore.

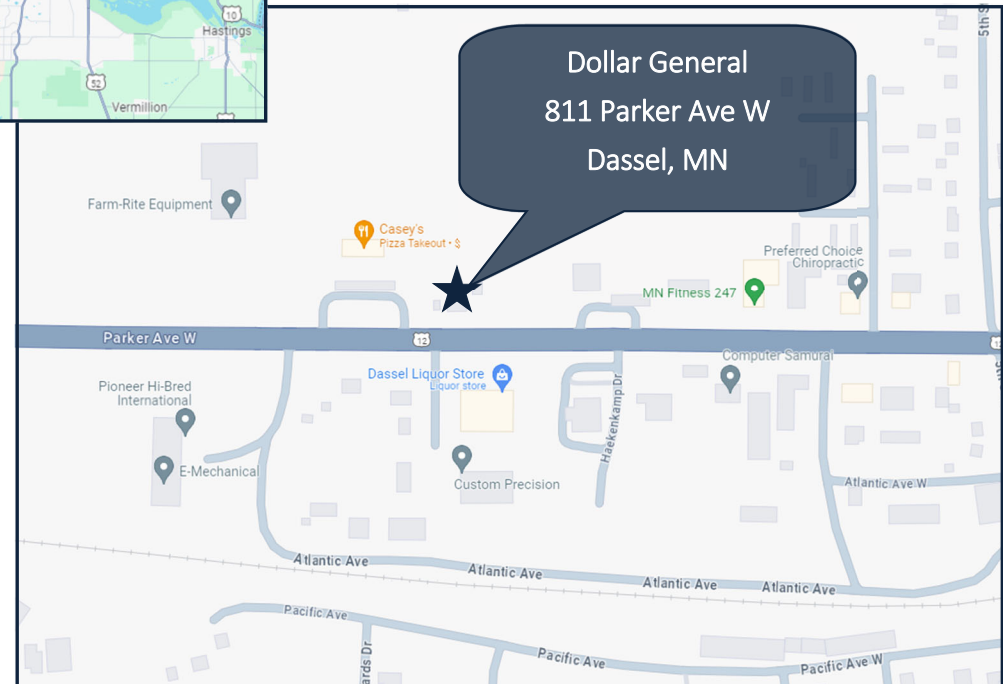
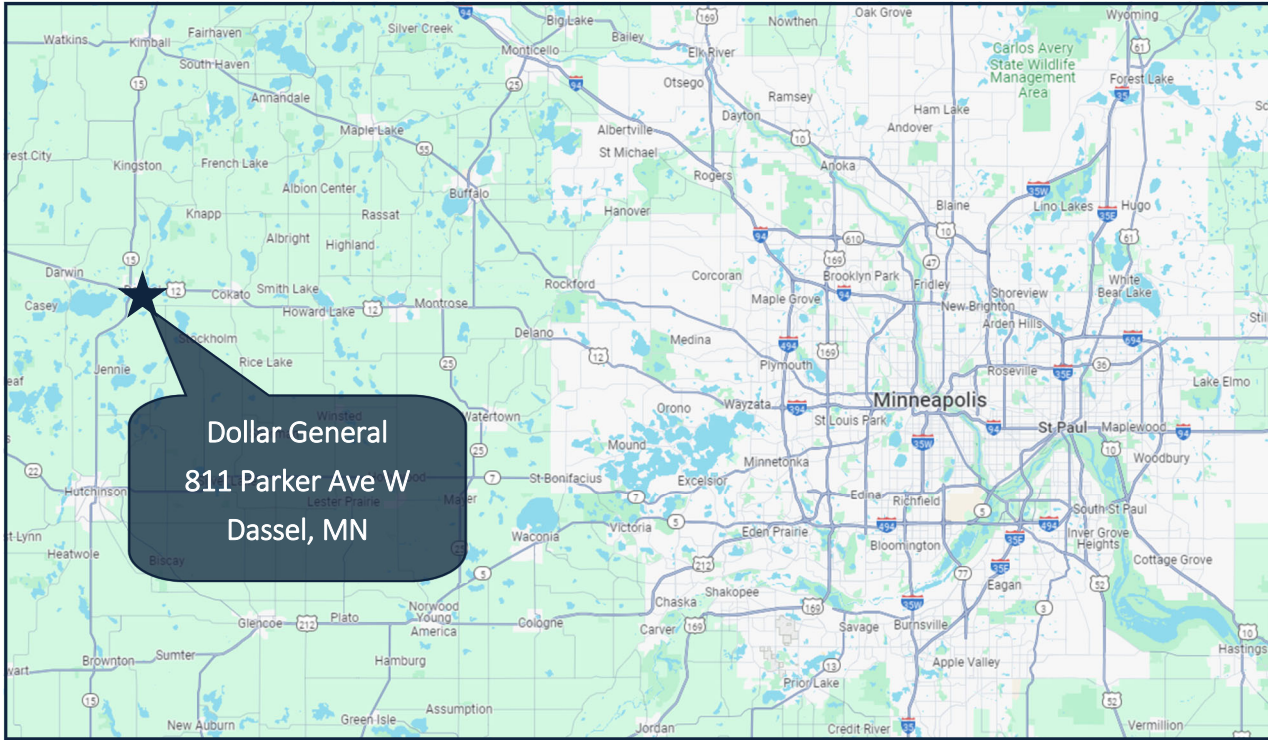
Located just outside of Dassel, the Darwin Winter Recreation Park is a popular outdoor destination known for its diverse range of summer and winter activities and natural beauty. The park spans 160 acres, offering ample space for exploration as well as many opportunities for hiking, cross-country skiing, or horseback riding on the parks 6.5 miles of trails.

Every year, Dassel hosts “Red Rooster Days” which is a 3-day event including a Farmers Market, Bike Rides, a Parade, the largest Chicken BBQ in the state, a car show, Annual Red Rooster Run, and much more.

Visitors may also visit the Dassel History Center and explore the history of ergot production and seed corn development through engaging exhibitions and events.



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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

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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)

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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