



DOLLAR GENERAL

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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 is on a 15 year, NNN lease with four 5-year renewal options. 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 January 31, 2025 revenues of \$40.6 Billion and net worth of \$7.4 Billion.
- This property is located in Byron, Minnesota, a city located approximately 5 miles west of Rochester.
- Rochester is home to Mayo Clinic, a top-ranked hospital in the nation. The clinic cares for approximately 1.4 million patients from around the world each year.
- Strong demographics with a 5-mile average household income of \$136,102 and population of 15,196.
- Solid traffic counts of 20,800 vehicles per day in front of Dollar General on Highway 14.
- Nearby tenants include McDonald's, O'Reilly Auto Parts, Kwik Trip, Dairy Queen, Anytime Fitness, Subway, and more.

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INVESTMENT SUMMARY

PRICE	\$1,415,385
CAP	6.50%
NOI	\$92,000
RENT/SF	\$9.88
PRICE/SF	\$152.00
RENT ADJUSTMENTS: FLAT	
YEARS 1-15:	\$92,000

LEASE INFORMATION

LEASE TYPE	NNN
LEASE TERM	15 Years
RENT COMMENCEMENT	3/1/2020
LEASE EXPIRATION	2/28/2035
RENEWAL OPTIONS	Four 5-Year w/ 10% Increases

LEASE NOTES:



PROPERTY INFORMATION

ADDRESS	715 Frontage Road Byron, MN 55920
BUILDING SIZE	9,312 SQ.FT.
LOT SIZE	0.94 Acres
COUNTY	Olmstead
YEAR BUILT	2020

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2025 POPULATION	3,282	7,485	15,196
2030 POPULATION	3,333	7,690	15,548
2025 MEDIAN HOUSEHOLD INCOME	\$120,876	\$115,635	\$106,335
2025 AVERAGE HOUSEHOLD INCOME	\$141,460	\$146,958	\$136,102

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

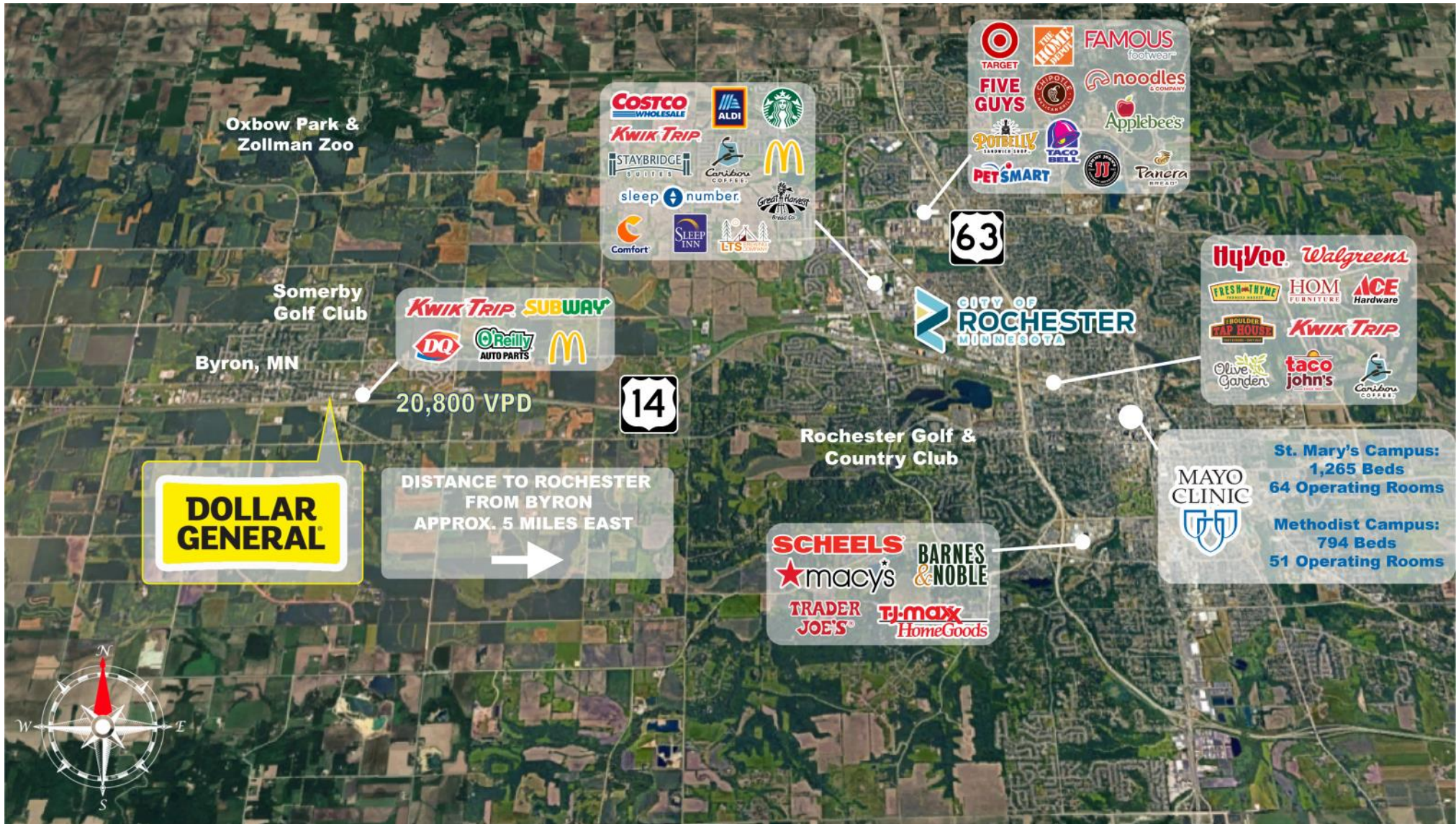
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YEAR END	January 31, 2025
PROPERTY	Dollar General
TENANT	Dollar General Corp.
REVENUES	\$40.6 Billion
NET WORTH	\$7.4 Billion
S&P RATING	BBB
WEBSITE	https://www.dollargeneral.com/

**DOLLAR
GENERAL®**

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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Dollar General is located in Byron, Minnesota a city nestled about five miles west of Rochester, Minnesota. Byron is known for its welcoming atmosphere and motto, “Where Neighbors Become Family.” This property is located along Highway 14 where traffic counts average 20,800 VPD. Nearby tenants include O’Reilly Auto Parts, Kwik Trip, McDonald’s, Fareway, Dairy Queen, Anytime Fitness, and more.

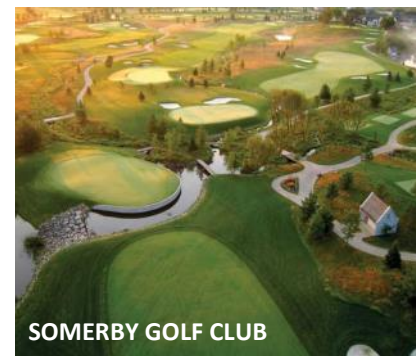
Home to Oxbow Park and Zollman Zoo and Somerby Golf Club, outdoor enthusiasts will find plenty to enjoy in Byron. The Oxbow Park & Zollman Zoo is a 624-acre nature gem just north of Byron . The Oxbow Park spans scenic woodlands, prairies, and bluff landscapes, while the zoo features over 30 native species including bison, river otters, wolves, and bald eagles—mostly rescued, making it a meaningful and educational visit.

For leisure and recreation, Byron features the Somerby Golf Club & Community, a premiere private golf and residential community. Expertly designed, the 18-hole, par-72 championship course stretches from about 5,160 to 7,209 yards. Beyond the course, Somerby is a full lifestyle destination. The 35,000 sq ft clubhouse includes elegant locker rooms, a golf shop, fine dining, and The Chophouse restaurant and lounge—known for live music Fridays and wine tastings Saturdays. Members may also enjoy an outdoor pool with slides, tennis and pickleball courts, and a modern fitness center.

Rochester, located just five miles west, is home to the esteemed Mayo Clinic that employs over 37,000 people and treats over 1.3 million patients annually, Rochester is a thriving city with a population of over 121,000. Consistently rated as one of the best cities to live in the U.S., Rochester is also a welcoming destination for visitors and has over 2 million visitors each year. Distinguished by its culture of caring, spirit of innovation, and fascinating history, Rochester, MN is renowned for its scenic beauty, relaxing pace, and abundant dining, shopping, and entertainment options. It is laced with 100+ parks and 85 miles of weaving bike paths.

BYRON *Minnesota*

Where Neighbors Become Family. Welcome Home.



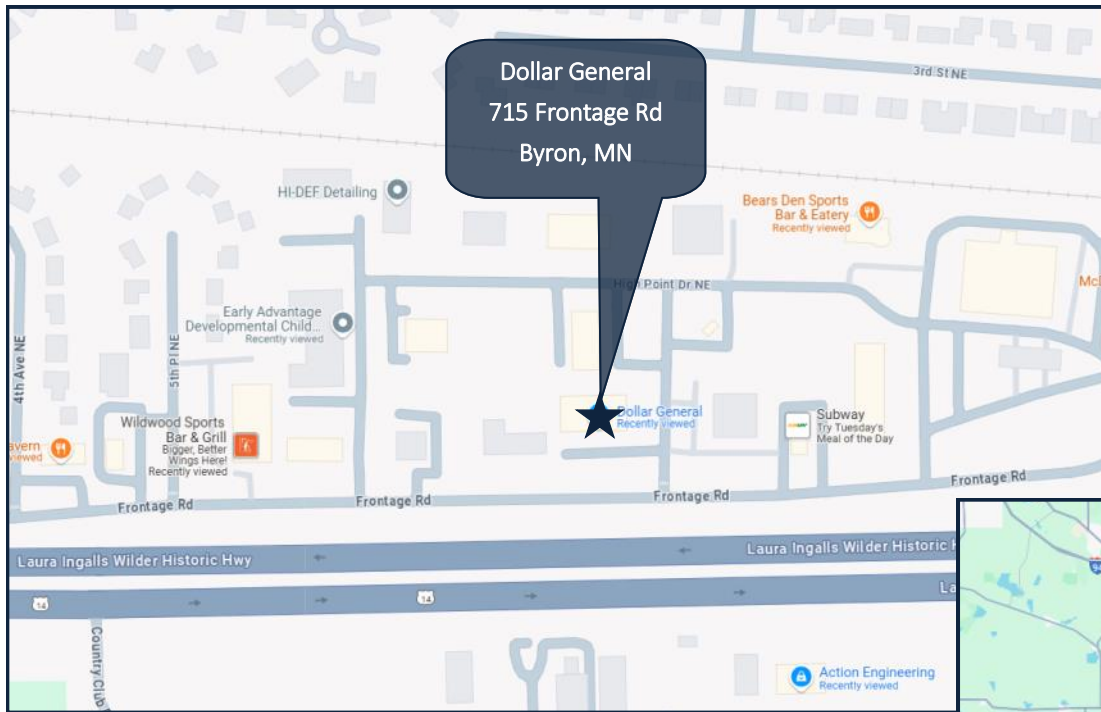
SOMERBY GOLF CLUB



OXBOW PARK & ZOLLMAN ZOO



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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)

HOME TO THE FOLLOWING FORTUNE 500 COMPANY HEADQUARTERS



Xcel Energy



UNITEDHEALTH GROUP



POLARIS



securian
FINANCIAL



THRIVENT
FINANCIAL

FASTENAL

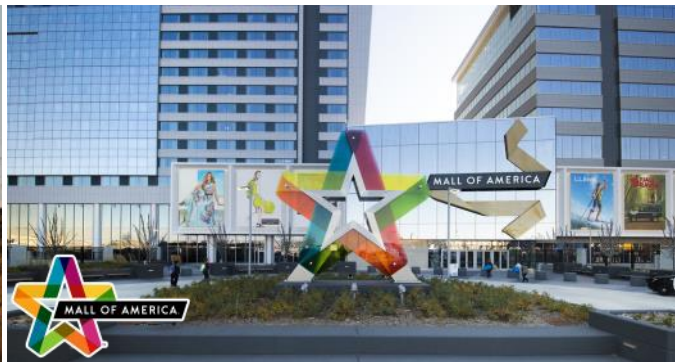
ECOLAB

PATTERSON
COMPANIES, INC.



C.H. ROBINSON

Ameriprise
Financial



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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: Brier Swing; Deb Vannelli, CCIM; Taylor McManemy; Keith Sturm, CCIM; Shaylin Schares; Amanda Leathers