



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.'

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- **Lease & Term:** 15-year NNN lease with 5% rent increases every 5 years, backed by a Dollar General Corporate Guaranty.
- **Strong Corporate Tenant:** Dollar General is S&P rated BBB, operates over 20,000 stores across the United States and Mexico, with \$40.6 billion in revenue and \$7.4 billion in net worth as of January 31, 2025.
- **Location:** Situated in Wanamingo, MN, approximately 60 miles southeast of Minneapolis, 30 miles northwest of Rochester, and 6 miles from Zumbrota.
- **Demographics:** 5-mile average household income of \$103,168, and population of 2,242.
- **High Visibility & Nearby Amenities:** Positioned along a well-traveled route through Wanamingo, providing high visibility and consistent traffic for retail tenants. Located off Highway 60, near Casey's, Beulke's Greenscape Garden, Zumbro Valley Landscaping, Decker Power Equipment, and other local businesses.
- **Strong Retail Demand:** The area has limited retail options, ensuring Dollar General serves as a primary shopping destination for locals.

**DOLLAR
GENERAL®**



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INVESTMENT SUMMARY

PRICE	\$2,076,700
CAP	6.75%
NOI	\$140,177.28
RENT/SF	\$15.53
PRICE/SF	\$230.08
RENT ADJUSTMENTS: 5% Every 5 Years	
YEARS 1-5:	\$140,177.28
YEARS 6-10:	\$147,186.14
YEARS 10-15:	\$154,545.48

LEASE INFORMATION

LEASE TYPE	NNN
LEASE TERM	15 Years
RENT COMMENCEMENT	Est. 3/10/2026
LEASE EXPIRATION	Est. 3/31/2041
RENEWAL OPTIONS	Five 5-Year w/ 5% Increases



LEASE NOTES:

Estimated Delivery Date of March 3, 2026.

Rent Commencement Earlier Of: 60 days after delivery date or date tenant opens for business. Estimate opening by March 10, 2026.

Exterior signage has not yet been installed. Logo shown on photo is for branding purposes only.

PROPERTY INFORMATION

DOLLAR GENERAL	
ADDRESS	677 3rd Avenue Wanamingo, MN
BUILDING SIZE	9,026 SQ.FT.
LOT SIZE	1.60 Acres
COUNTY	Goodhue
YEAR BUILT	2026

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2025 POPULATION	1,155	1,538	2,242
2030 POPULATION	1,157	1,545	2,259
2025 MEDIAN HOUSEHOLD INCOME	\$78,730	\$82,826	\$87,668
2025 AVERAGE HOUSEHOLD INCOME	\$90,014	\$96,958	\$103,168

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2025 and 2030.

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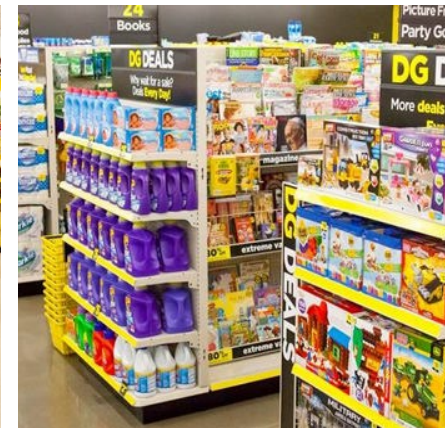
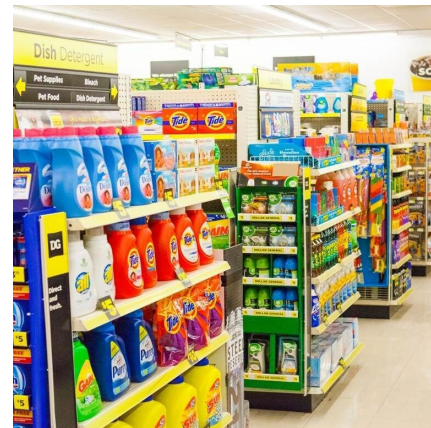
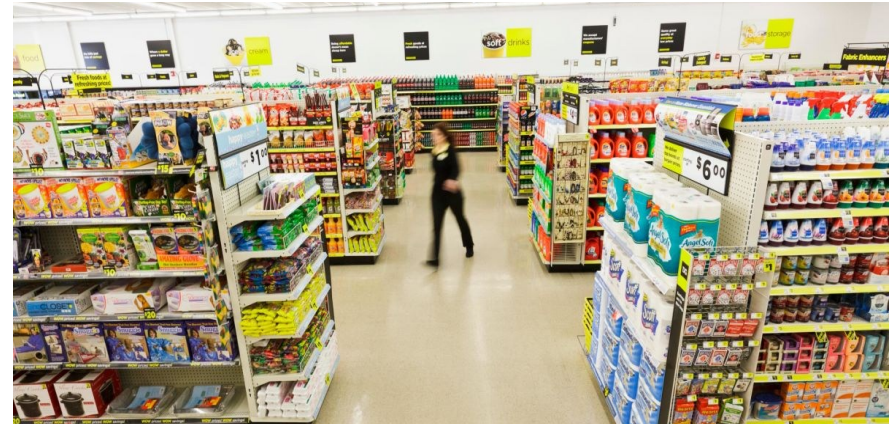
YEAR END	January 31, 2025
PROPERTY	Dollar General
TENANT	DG Retail, LLC
GURANTOR	Dollar General Corporation
REVENUES	\$40.6 Billion
NET WORTH	\$7.4 Billion
S&P RATING	BBB
WEBSITE	https://www.dollargeneral.com/

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. 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. 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.



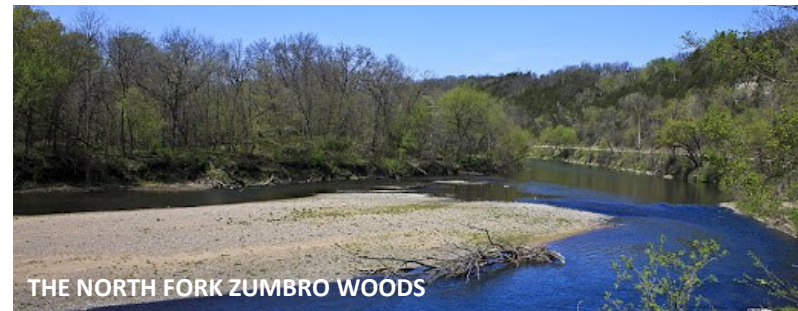
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Dollar General is located in Wanamingo, Minnesota, a small town located approximately 60 miles southeast of Minneapolis, 30 miles northwest of Rochester, and 6 miles from Zumbrota. This property is located off Highway 60 near Casey's, Beulke's Greenscape Garden, Zumbro Valley Landscaping, Decker Power Equipment, etc.

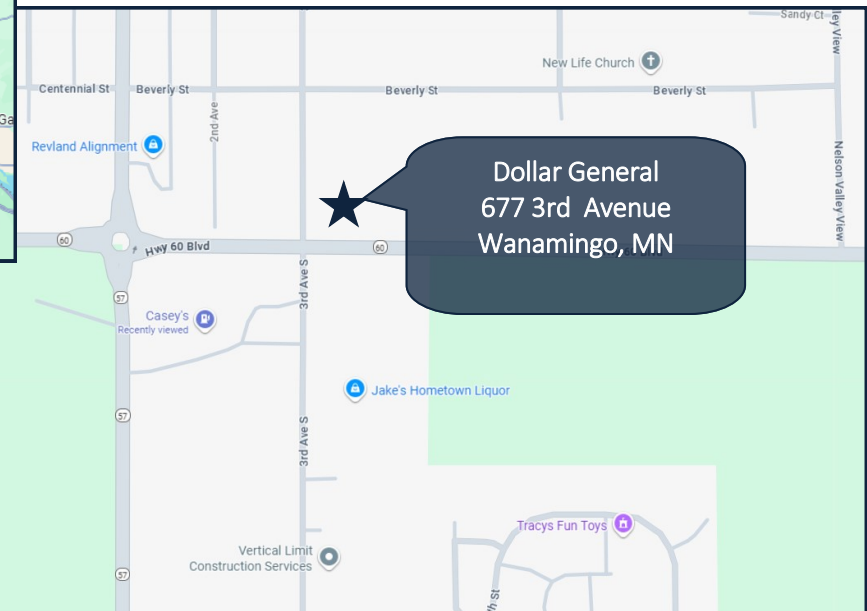
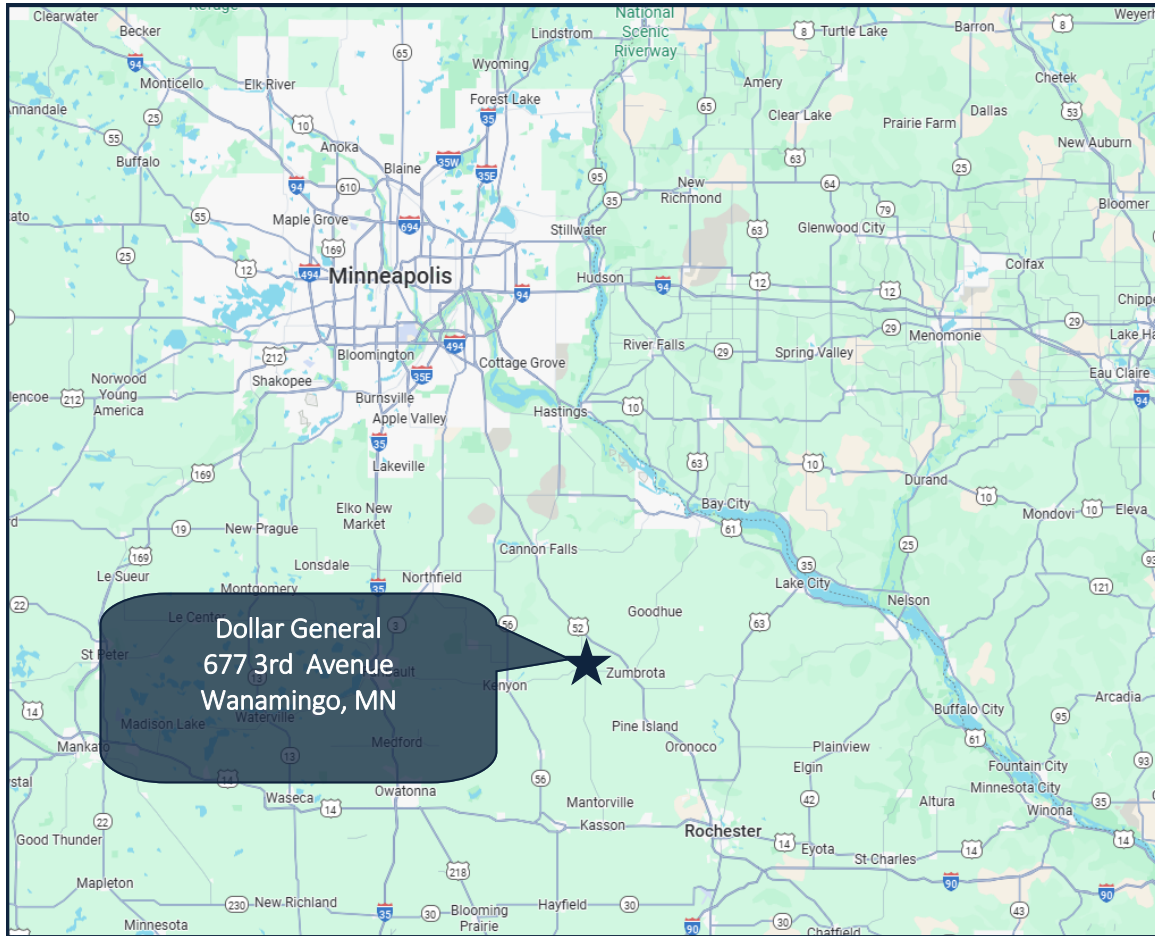
Wanamingo, Minnesota, is a charming small town that makes for a perfect day trip or weekend getaway in southern Minnesota. Surrounded by rolling farmland and peaceful countryside, Wanamingo offers visitors a taste of small-town hospitality with plenty of opportunities to relax and explore. The town's rich Scandinavian heritage and welcoming atmosphere create a unique experience for anyone looking to enjoy authentic rural Minnesota culture.

Visitors can spend the day exploring Wanamingo's local parks, perfect for picnicking, hiking, or simply enjoying the outdoors. Summer brings community celebrations like the Wanamingo Fire Department Street Dance, where live music, food, and local flavor take center stage. Outdoor enthusiasts can also take advantage of the nearby Zumbrota Golf Club or go fishing and boating at the area's many lakes and rivers.

The North Fork Zumbro Woods Scientific and Natural Area (SNA) is a hidden gem near Wanamingo, Minnesota, offering a glimpse into pristine woodlands and rare plant communities along the North Fork of the Zumbro River. This protected natural area is rich in biodiversity, with towering hardwoods, native wildflowers, and rugged terrain that provides critical habitat for wildlife. Just a short drive away, campers can enjoy the Shades of Sherwood Campground, a family-friendly retreat that blends outdoor adventure with relaxation. The campground features wooded campsites, river access, and amenities such as swimming, tubing, and hiking trails, making it a perfect spot for those looking to explore the natural beauty of the Zumbro River valley while still enjoying modern comforts.



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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.

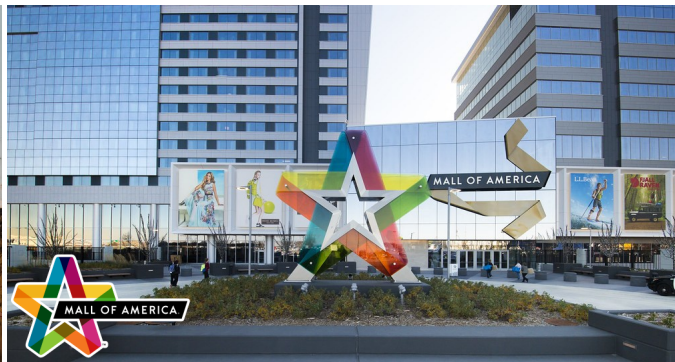


C.H. ROBINSON

Ameriprise
Financial



Minneapolis



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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