



NOT ACTUAL PHOTO

DOLLAR GENERAL MARKET

NWC of Broadway Street South (WI-25) & 22nd Avenue | Menomonie, WI | 54751

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WI BROKER AND PROJECT BROKER OF RECORD



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NET LEASED DISCLAIMER

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

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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 Market is on a 15 Year, NNN Lease with 5% increases every 5 years.
- Dollar General Market and DG Market formats offer expanded produce, refrigerated and frozen food offerings, dairy products and more, in addition to an assortment of fresh meats, alongside the general merchandise customers trust Dollar General to provide. The savings and convenience of a Dollar General, plus the fresh meat, produce and dairy of a neighborhood grocer.
- 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 30, 2026 revenues of \$42.7 Billion and net worth of \$8.5 Billion.
- 5-mile average household income of \$82,699 and population of 21,876.
- Dollar General Market is located along Broadway Street S with traffic counts of 8,600 vehicles per day.
- This property is located blocks from University of Wisconsin-Stout where approximately 6,900+ students are enrolled.
- Menomonie, Wisconsin is located in west-central Wisconsin along Interstate 94, approximately 65 miles east of the Twin Cities and serves as the county seat of Dunn County.



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INVESTMENT SUMMARY

| | |
|--------------------------|------------------|
| PRICE | \$2,204,444 |
| CAP | 6.75% |
| NOI | \$148,800 |
| RENT/SF | \$14.08 |
| PRICE/SF | \$208.63 |
| RENT ADJUSTMENTS: | 5% Every 5 Years |
| YEARS 1-5: | \$148,800 |
| YEARS 6-10: | \$156,240 |
| YEARS 10-15: | \$164,052 |

LEASE INFORMATION

| | |
|--------------------------|-----------------------------|
| LEASE TYPE | NNN |
| LEASE TERM | 15 Years |
| RENT COMMENCEMENT | October 1, 2026 |
| LEASE EXPIRATION | September 30, 2041 |
| RENEWAL OPTIONS | Five 5-Year w/ 5% Increases |



LEASE NOTES:

Delivery Date of 8/3/2026 with Rent commencing the earlier of (i) 60 days after delivery date; or (ii) the date which Tenant shall open for business to the public.

PROPERTY INFORMATION

| | |
|----------------------|---|
| ADDRESS | NWC of Broadway Street South (WI-25) & 22 nd Avenue Menomonie, WI |
| BUILDING SIZE | 10,566 SQ.FT. |
| LOT SIZE | 0.99 Acres |
| COUNTY | Dunn |
| YEAR BUILT | 2026 |

DEMOGRAPHIC INFORMATION

| | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|--------------------------------------|---------------|---------------|---------------|
| 2025 POPULATION | 9,069 | 17,379 | 21,876 |
| 2030 POPULATION | 9,147 | 17,708 | 22,169 |
| 2025 MEDIAN HOUSEHOLD INCOME | \$53,638 | \$64,456 | \$65,038 |
| 2025 AVERAGE HOUSEHOLD INCOME | \$71,075 | \$82,582 | \$82,699 |

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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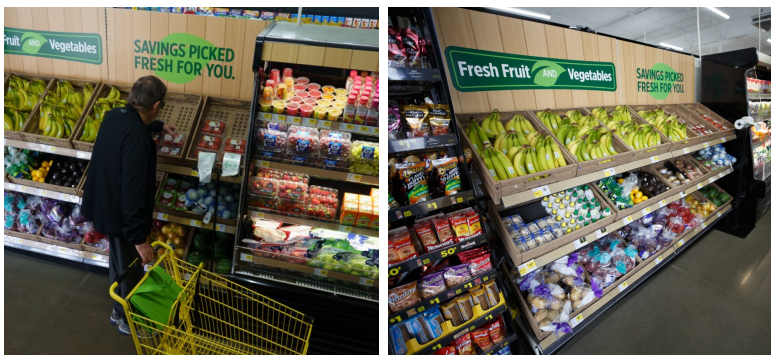


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| | |
|-----------------------|----------------------------|
| YEAR END | January 30, 2026 |
| PROPERTY | DG Market |
| TENANT | Dolgenercorp, LLC |
| GURANTOR | Dollar General Corporation |
| REVENUES | \$42.7 Billion |
| NET WORTH | \$8.5 Billion |
| S&P RATING | BBB |
| WEBSITE | www.dollargeneral.com |



Dollar General, a Fortune 500 company and one of the nation’s leading discount retailers, operates over 20,000 stores across the United States and Mexico.

The company, S&P rated BBB, reported revenues of \$42.7 billion and a net worth of \$8.5 billion for the fiscal year ending January 30, 2026. For more than 80 years, Dollar General has delivered everyday low prices on America’s most trusted national and private brands. Its stores offer a wide selection of essentials including food, beverages, household goods, seasonal merchandise, apparel, and more.

In addition to its traditional store format, Dollar General has introduced **Dollar General Market, a larger-format concept designed to offer an expanded assortment of fresh produce, meats, and grocery essentials—providing the savings and convenience of Dollar General alongside the fresh options of a neighborhood grocer. This format reinforces the company’s mission to make quality, affordable food more accessible in communities across the country.**

Dollar General Market locations feature fresh fruits, vegetables, dairy, and meats, along with name-brand and private-label essentials, making them a one-stop shop for household and grocery needs. Today, Dollar General proudly offers fresh produce in more than 5,000 stores nationwide—reaching more communities than any other U.S. mass retailer or grocer. Its curated produce selection includes staple items such as tomatoes, apples, salad mixes, strawberries, potatoes, and more, covering approximately 80% of the most popular categories carried by full-service grocery stores.

Through this growing initiative, Dollar General is helping transform the shopping experience in smaller and underserved communities by ensuring families can access nutritious and affordable meal ingredients close to home. The company’s partnership with **Shelf Engine** further strengthens its commitment to quality by improving in-stock levels and delivering the freshest options possible for customers.

Dollar General has earned repeated recognition on Fortune Magazine’s World’s Most Admired Companies List, ranks #106 on the Fortune 500 List, has been named a Top 50 Fastest Growing Retailer, and is consistently recognized among the Most Trusted Retail Brands. With more than 173,000 employees, 28 traditional distribution centers, and DG Fresh facilities supporting its grocery initiatives, the company ensures strong supply chain efficiency. Today, approximately 75% of the U.S. population lives within five miles of a Dollar General or Dollar General Market location.

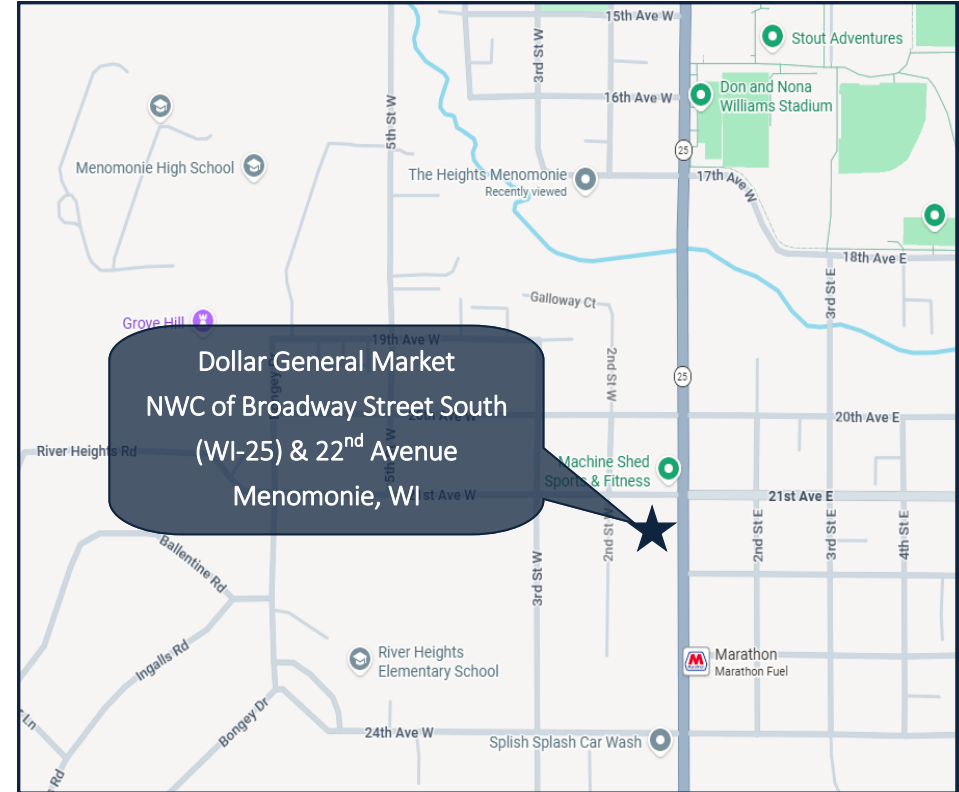
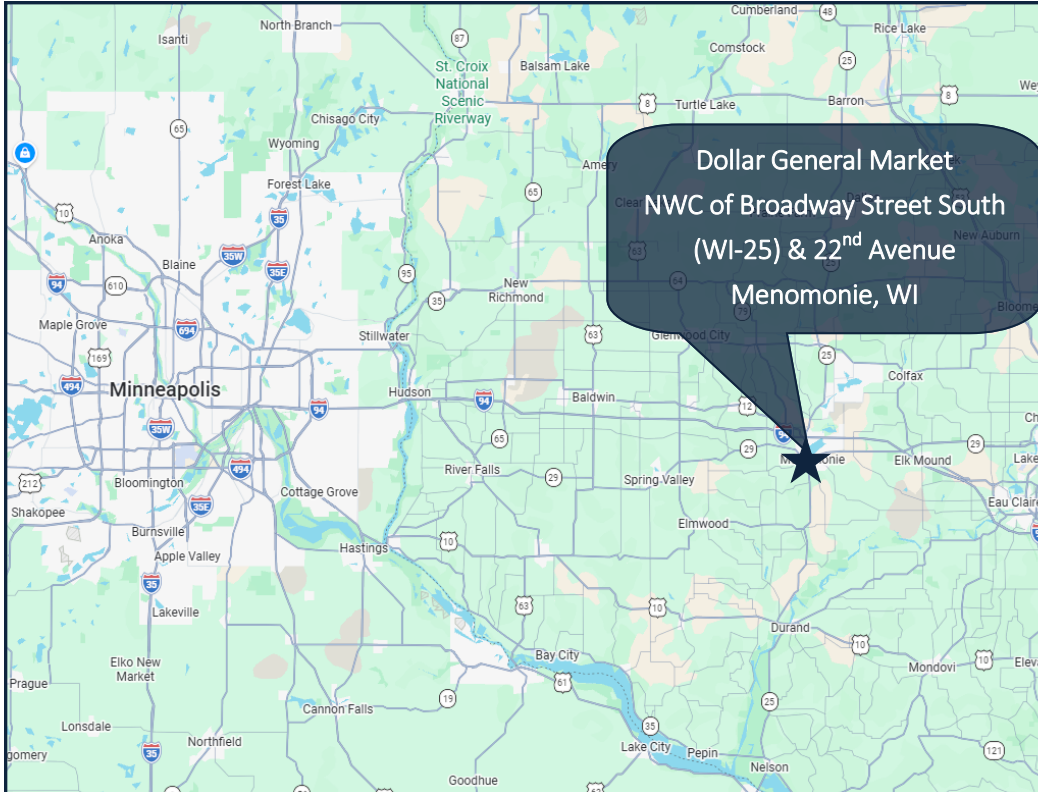
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Located in west-central Wisconsin, Menomonie is a vibrant riverfront community about an hour east of Minneapolis along I-94. Menomonie is home to Lake Menomin, Red Cedar State Trail, Hoffman Hills, Devils Punch Bowl, ideal fishing spots and much more. For over 150 years downtown Menomonie has been the center of the community. Today, its rich historic architecture is home to the world-class Mabel Tainter Center for the Arts, first-rate restaurants, and a large selection of independent locally owned shops, restaurants, cafes, breweries, and much more.

Outdoor recreation is a major draw, with the Red Cedar State Trail providing miles of biking and walking paths that connect to the broader Chippewa Valley trail system. Lake Menomin is a centerpiece for boating, fishing, and kayaking, while nearby Wakanda Park offers beaches, picnic areas, and scenic overlooks. In the warmer months, residents and visitors enjoy waterfront dining, farmers markets, and community events that take full advantage of the area’s natural beauty.

Downtown Menomonie features a mix of locally owned shops, restaurants, and entertainment venues, creating a lively yet approachable atmosphere. Cultural attractions like the Mabel Tainter Center for the Arts host concerts, theater performances, and community events year-round. The city is also home to several breweries and coffee shops, making it easy to spend an afternoon exploring. With its strong sense of community, access to outdoor amenities, and proximity to the Twin Cities, Menomonie continues to be an attractive destination for visitors and residents alike.





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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 1,000 net leased sales transactions totaling over \$3 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