UPLAND
REAL ESTATE GROUP, INC.

KO-LINKS LLC




NOT ACTUAL PHOTO

# DOLLAR GENERAL

US-12 & Water Tower Road | Fall Creek, WI | 54742

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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.

- **New Construction Dollar General:** This will be a newly constructed Dollar General featuring a 15-year triple-net lease with scheduled 5% rent increases every five years.
- **Corporate Lease Guaranty:** Lease backed by a Dollar General corporate guaranty, offering investors the credit support of an established national retailer.
- **Established Investment-Grade Tenant**: Dollar General is S&P rated BBB and operates more than 20,000 stores throughout the United States and Mexico. As of January 30, 2026, the company reported $42.7 billion in annual revenue and $8.5 billion in net worth.
- **Scheduled Rent Commencement:** Estimated rent commencement date of May 1, 2027, offering investors a newly constructed asset with a defined lease commencement timeline.
- **Strong Household Income:** Five-mile average household income of $139,647 and population of 4,208.
- **Accessible Highway Location:** Conveniently located along U.S. Highway 12, providing direct connectivity to Eau Claire and surrounding west-central Wisconsin communities.
- **Proximity to Eau Claire:** Located in Fall Creek, approximately 12 miles southeast of Eau Claire, the region's primary commercial, employment, and retail hub.
- **Big Falls County Park:** Located just north of Fall Creek, Big Falls County Park is a popular destination along the Eau Claire River, offering waterfalls, swimming areas, fishing, picnicking, and scenic views.







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## INVESTMENT SUMMARY

| | |
|---|---|
| **PRICE** | $1,892,014 |
| **CAP** | 6.75% |
| **NOI** | $127,711.00 |
| **RENT PSF** | $14.03 |
| **PRICE PSF** | $207.91 |
| **RENT ADJUSTMENTS: 5% Every 5 Years** | |
| **YEARS 1-5:** | $127,711.00 |
| **YEARS 6-10:** | $134,096.55 |
| **YEARS 10-15:** | $140,801.37 |

## LEASE INFORMATION

| | |
|---|---|
| **LEASE TYPE** | NNN |
| **LEASE TERM** | 15 Years |
| **RENT COMMENCEMENT** | May 1, 2027* |
| **LEASE EXPIRATION** | April 30, 2042 |
| **RENEWAL OPTIONS** | Five 5-Year w/ 5% Increases |




**LEASE NOTES**:

Turnover scheduled for March 2, 2027.

*Rent commences earlier of 60 days from turnover date, or the date Tenant opens for business

## PROPERTY INFORMATION

| | |
|---|---|
| **ADDRESS** | US-12 & Water Tower Road<br>Fall Creek, WI 54742 |
| **BUILDING SIZE** | 9,100 SQ.FT. |
| **LOT SIZE** | 1.95 Acres |
| **COUNTY** | Eau Claire |
| **YEAR BUILT** | 2027 |

## DEMOGRAPHIC INFORMATION

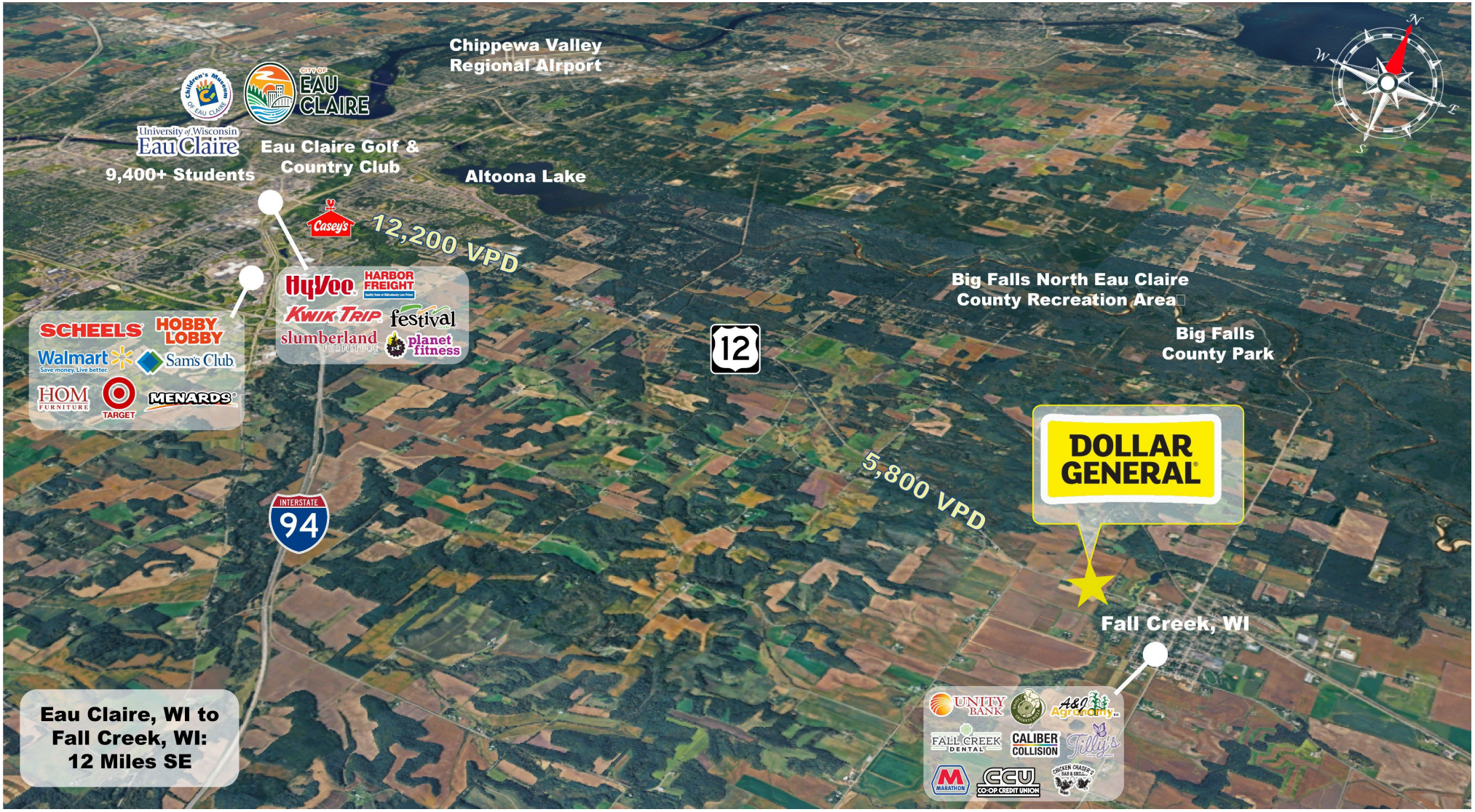
| | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|---|---|---|---|
| **2026 POPULATION** | 1,256 | 2,113 | 4,208 |
| **2031 POPULATION** | 1,260 | 2,117 | 4,252 |
| **2026 MEDIAN HOUSEHOLD INCOME** | $96,473 | $103,984 | $110,504 |
| **2026 AVERAGE HOUSEHOLD INCOME** | $118,707 | $126,754 | $139,647 |

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2026 and 2031.

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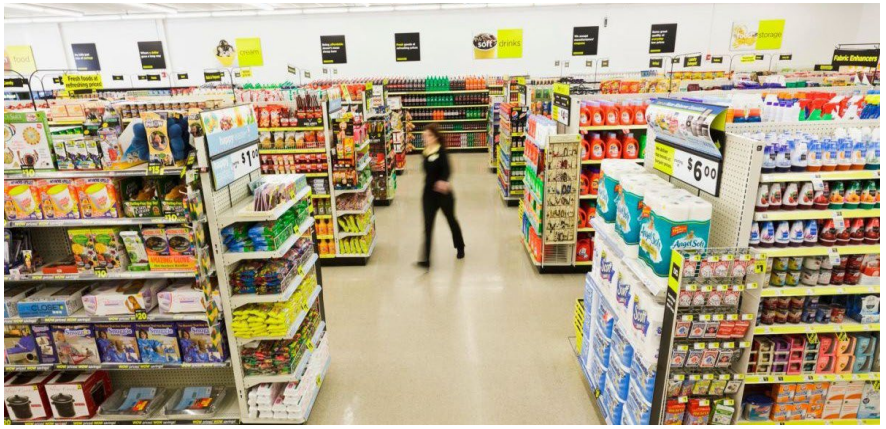



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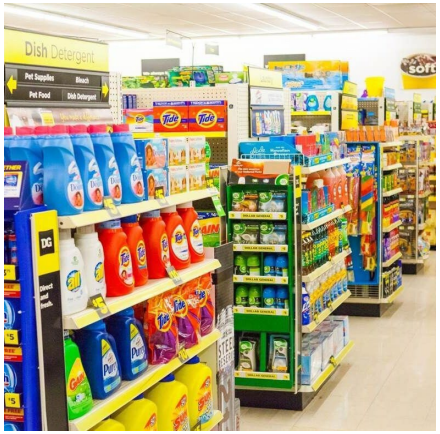



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| | |
|---|---|
| **YEAR END** | January 30, 2026 |
| **PROPERTY** | Dollar General |
| **TENANT** | DG Retail, LLC |
| **GUARANTOR** | Dollar General Corporation |
| **REVENUES** | $42.7 Billion |
| **NET WORTH** | $8.5 Billion |
| **S&P RATING** | 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 30, 2026 revenues of $42.7 Billion and net worth of $8.5 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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Fall Creek is a welcoming village in Eau Claire County, Wisconsin, located approximately 12 miles southeast of Eau Claire. Established in 1870, the community was named after the nearby rapids on Fall Creek and has grown into a close-knit village of approximately 1,400 residents. Its convenient location along U.S. Highway 12 provides easy access to the greater Chippewa Valley while maintaining the charm and character of a small Wisconsin community.

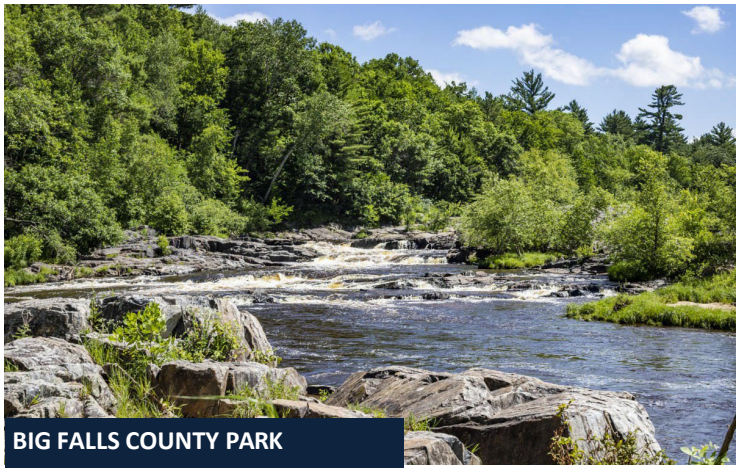
The local economy is supported by agriculture, manufacturing, healthcare, education, and regional service businesses. Many residents commute to nearby Eau Claire for employment while enjoying Fall Creek's quieter setting and strong sense of community. The village continues to attract families and businesses seeking a balance of small-town living with access to the commercial, educational, and healthcare resources of a larger metropolitan area.

Fall Creek offers a high quality of life with excellent schools, well-maintained parks, recreational facilities, and abundant outdoor opportunities. Residents enjoy fishing, hiking, biking, camping, and year-round recreation, with nearby attractions including Beaver Creek Reserve, county parks, and the scenic Chippewa Valley. Combined with its stable residential base, community events, and strategic location near Eau Claire, Fall Creek continues to be an attractive destination for residents, visitors, and commercial investment.

Eau Claire, Wisconsin, is the commercial, healthcare, educational, and cultural hub of west-central Wisconsin, serving a regional population of more than 170,000. Located at the intersection of Interstate 94 and U.S. Highways 12 and 53, the city offers excellent regional connectivity and a diverse economy supported by healthcare, manufacturing, education, technology, and retail. Home to the University of Wisconsin–Eau Claire, major employers such as Mayo Clinic Health System and HSHS Sacred Heart Hospital, and a vibrant downtown district, Eau Claire continues to experience steady economic growth and investment.



FALL CREEK, WI

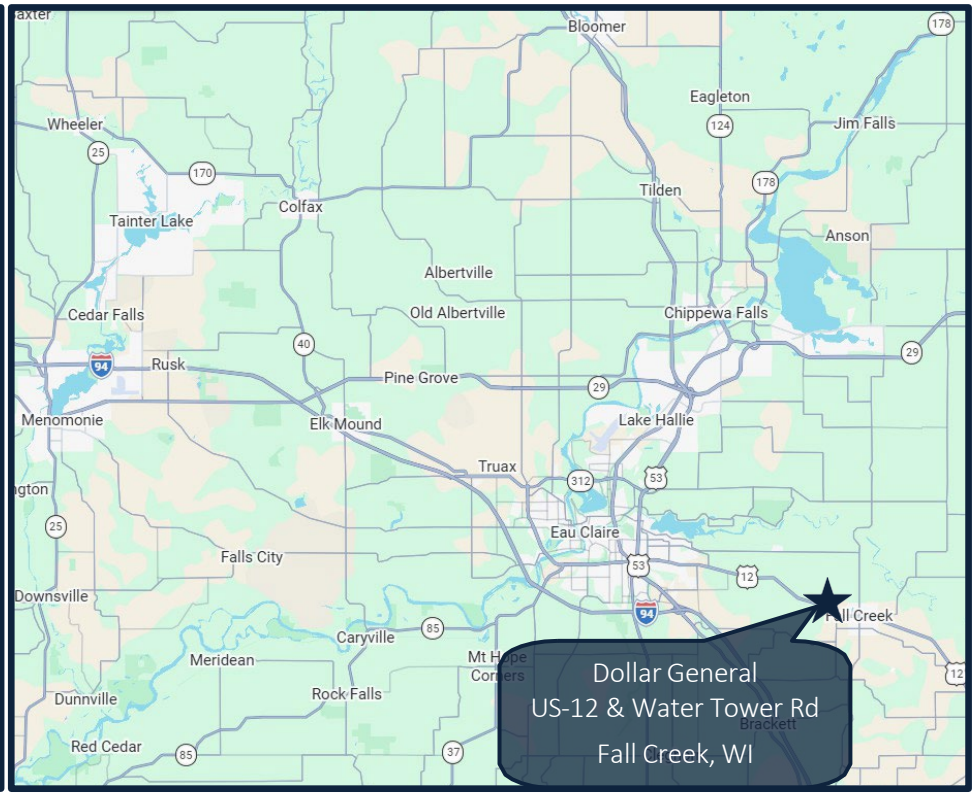


BIG FALLS COUNTY PARK




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## THE UPLAND ADVANTAGE

Founded in 1995, Upland Real Estate Group, Inc. is a Minneapolis-based commercial real estate investment sales and brokerage firm specializing in passive real estate investments, 1031 exchange solutions, portfolio diversification, and long-term wealth preservation.

We combine the resources and expertise of a larger firm with the personalized attention of a boutique company. Our extensive network of buyers and sellers allows us to efficiently connect investors with opportunities that align with their goals.

With decades of experience in net-leased, credit-quality investment properties, our team works closely with investors and 1031 exchange buyers to help them navigate the market and identify potential opportunities.

## BENEFITS OF WORKING WITH UPLAND

- Nationally recognized CCIM accredited sales team
- Comprehensive and searchable online database
- Excellent reputation 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 1,000 net leased sales transactions totaling over $3 Billion nationally.
- Specialized in NNN investment market for more than 30 years.

Upland's 1031 investment specialist have successfully completed net lease sales transactions with tenant including, but not limited to:

7-Eleven
Advance Auto
Aldi
Allina Health
Applebee's
Arby's
Aspen Dental
Bank of America
BJ's Wholesale Club
Buffalo Wild Wings
Burger King
Caliber Collision
Campling World
Caribou Coffee
Chase Bank
Chick-fil-A
Chipotle
Circle K
CVS Pharmacy
Dollar General
Dollar Tree
Duluth Trading Co.
Fairview Health
Family Dollar
Fresenius
Gander Mountain
Goodwill
Grease Monkey
Jack in the Box
Jiffy Lube
KinderCare
Kohl's
Kum & Go
LA Fitness
Mattress Firm
McDonald's
Michael's
National Tire & Battery
Northern Tool & Equipment
Office Depot
O'Reilly Auto Parts
Perkins
Petco
Pizza Hut
Royal Farms
Sherwin Williams
Starbucks
Sunoco
Super America
Taco Bell
Tires Plus
Top Golf
Tractor Supply
Trader Joe's
United Healthcare
US Bank
Valvoline
Walgreens
Wawa
Wells Fargo Bank



*L to R: Brier Swing, Deb Vannelli, Taylor Massman, Keith Sturm, Shaylin Schares, Amanda Leathers*

**DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS**

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

DISCLOSURE TO CUSTOMERS You are a customer of the brokerage firm (Upland Real Estate Group). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals is an objective and unbiased manner and disclosure the advantages a nd disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional property inspection, contact an attorney, tax advisor, or business inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133 (1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

**The following information is required to be disclosed by law:**

Material Adverse Facts, as defined in Wisconsin State 452.01(5g)

Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with their Information you consider to be confidential.

CONFIDENTIAL INFORMATION:

_____

_____.

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by the Firm and its Agents):

_____

_____.

**DEFINITION OF MATERIAL ADVERSE FACTS**

A "Material Adverse Fact" is defined in Wisconsin State 452.01 (5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wisconsin State 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants and the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

NOTICE ABOUT SEX OFFENDER REGISTRY

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at http://www.doc.wi.gov or telephone at 608-240-5830.

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