

INVESTMENT OFFERING

DOLLAR GENERAL

DOLLAR GENERAL

504 Dakota Ave S

Wessington Springs, SD 57382



REPRESENTATIVE PHOTO

TABLE OF CONTENTS

DOLLAR GENERAL

Financial Overview	3
Tenant Overview	4
Executive Summary	5
Aerial Photo	6
Location Map	7
Area Map	8
Market Overview	9
Demographic Report	10

DISCLAIMER

This Marketing Package was prepared by Wertz Real Estate Investment Services ("Broker") solely for the use of prospective buyer considering the purchase of the Property within (the "Property") and is not to be used for any other purpose. Neither the Broker nor the Owner of the Property make any representation or warranty, expressed or implied, as to the completeness or accuracy of the material contained in the Marketing Package.

Prospective purchasers of the Property are advised that changes may have occurred in the physical or financial condition of the Property since the time this Marketing Package or the financial statements herein were prepared. Prospective purchasers acknowledge that this Marketing Package and the financial statements herein were prepared by Broker, and not by Owner, and are based upon assumptions or events beyond the control of both Broker and Owner, and therefore may be subject to variation. Other than current and historical revenue and operating expense figures for the Property, Owner has not, and will not, provide Broker or any prospective purchaser with any projections regarding the Property. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Marketing Package is a solicitation of interest only and is not an offer to sell the Property. The Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expression of interest or offers to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice.

The Owner shall have no legal commitments or obligations to any entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such offer is approved by Owner pursuant to its Governing Authorities and the signature of the Owner or Owner's representative is affixed to a Real Estate Purchase Agreement prepared by Owner.

This Marketing Package is confidential. By accepting the Marketing Package, you agree (i) that you will hold and treat the Marketing Package and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Marketing Package, (iii) that you will not disclose the Marketing Package or any of its contents to any entity without the prior authorization of the Owner, and (iv) that you will not use the Marketing Package in any fashion or manner detrimental to the Owner or Broker.

Broker has obtained the information contained in this Marketing Package from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example only, and they may not represent current or future performance of the Property. You and your tax and legal advisors should conduct your own investigations of the physical condition of the Property and of the financial performance of its future Ownerships.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT BROKER FOR MORE DETAILS.

For more information contact:

John R. Wertz
Tel: (619) 218-6427
jwertz@wertzrealestate.com
CA Lic No. 01448585

WERTZ
REAL ESTATE INVESTMENT SERVICES

FINANCIAL OVERVIEW

OFFERING SUMMARY

PRICE	\$1,152,503
DOWN PAYMENT	100% / \$1,152,503
RENTABLE SQUARE FEET	9,026 SF
CAP RATE	7.15%
YEAR BUILT	2017
LOT SIZE	0.95 +/- Acres
TYPE OF OWNERSHIP	Fee Simple
PARKING	30 Spaces

TENANT SUMMARY

TENANT TRADE NAME	Dollar General
OWNERSHIP	Public
LEASE GUARANTOR	Corporate
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITIES	None
ORIGINAL LEASE TERM	Fifteen (15) Years
RENT COMMENCEMENT DATE	11/03/2017
LEASE EXPIRATION DATE	11/30/2032
TERM REMAINING ON LEASE	Nine (9) Years
INCREASES	10% Every 5-Yrs in Options & 3% Yr-11
OPTIONS TO RENEW	(4) 5-Year Options
RIGHT OF FIRST REFUSAL	No



ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
11/03/17 to 11/30/27	\$82,404.00	\$6,867.00
12/01/27 to 11/30/32	\$84,876.00	\$7,073.00
12/01/32 to 11/30/37 (Option 1)	\$93,360.00	\$7,780.00
12/01/37 to 11/30/42 (Option 2)	\$102,696.00	\$8,558.00
12/01/42 to 11/30/47 (Option 3)	\$112,968.00	\$9,414.00
12/01/47 to 11/30/52 (Option 4)	\$124,260.00	\$10,355.00
NET OPERATING INCOME		\$82,404.00
TOTAL RETURN YR-1		7.15% \$82,404.00

The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.

DOLLAR GENERAL

DOLLAR GENERAL CORPORATION

Dollar General Corporation (NYSE: DG) is proud to serve as America’s neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of March, 3, 2023, the company’s 19,147 Dollar General, DG Market, DGX and pOps shelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world’s most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

DOLLAR GENERAL

PROPERTY NAME	Dollar General
PROPERTY ADDRESS	504 Dakota Ave S Wessington Springs, SD 57382
PROPERTY TYPE	Net Lease Dollar Store
LEASE GUARANTOR	Corporate
ORIGINAL LEASE TERM	Fifteen (15) Years
TERM REMAINING ON LEASE	Nine (9) Years
OPTIONS TO RENEW	(4) 5-Year Options
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITY	None
INCREASES	10% Every 5-Years in Options
YEAR 1 NET OPERATING INCOME	\$82,404.00
NO. OF LOCATIONS	19,100+
HEADQUARTERED	Goodlettsville, TN
WEBSITE	www.dollargeneral.com
YEARS IN THE BUSINESS	Since 1968

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

The subject property is a freestanding, absolute NNN Dollar General located in Wessington Springs, SD. There are over 9 years remaining on an original 15 year absolute NNN lease with a rare 3% rental increase in the initial lease term beginning in year 11 and 10% rental increases in each of the (4) five-year option periods. The lease is corporately guaranteed by Dollar General (NYSE: DG), an investment grade credit tenant, rated BBB by Standard & Poor's.

This location benefits from its excellent visibility and frontage on Dakota Ave S a major thoroughfare through downtown Wessington Springs which connects the downtown district to Hwy 34. This Dollar General acts as a “hub” location and fills a needed gap in town for all-purpose discount goods. There is limited competition as this location is the only dollar store in 25-mile radius. Dollar General strategically positioned themselves in Wessington Springs in order to serve up to 7 surrounding communities, demonstrating their long-term commitment to this site.

This is an excellent opportunity for an investor to purchase a stable, long term corporately guaranteed investment with zero landlord responsibility in a tax-free state.

DOLLAR GENERAL

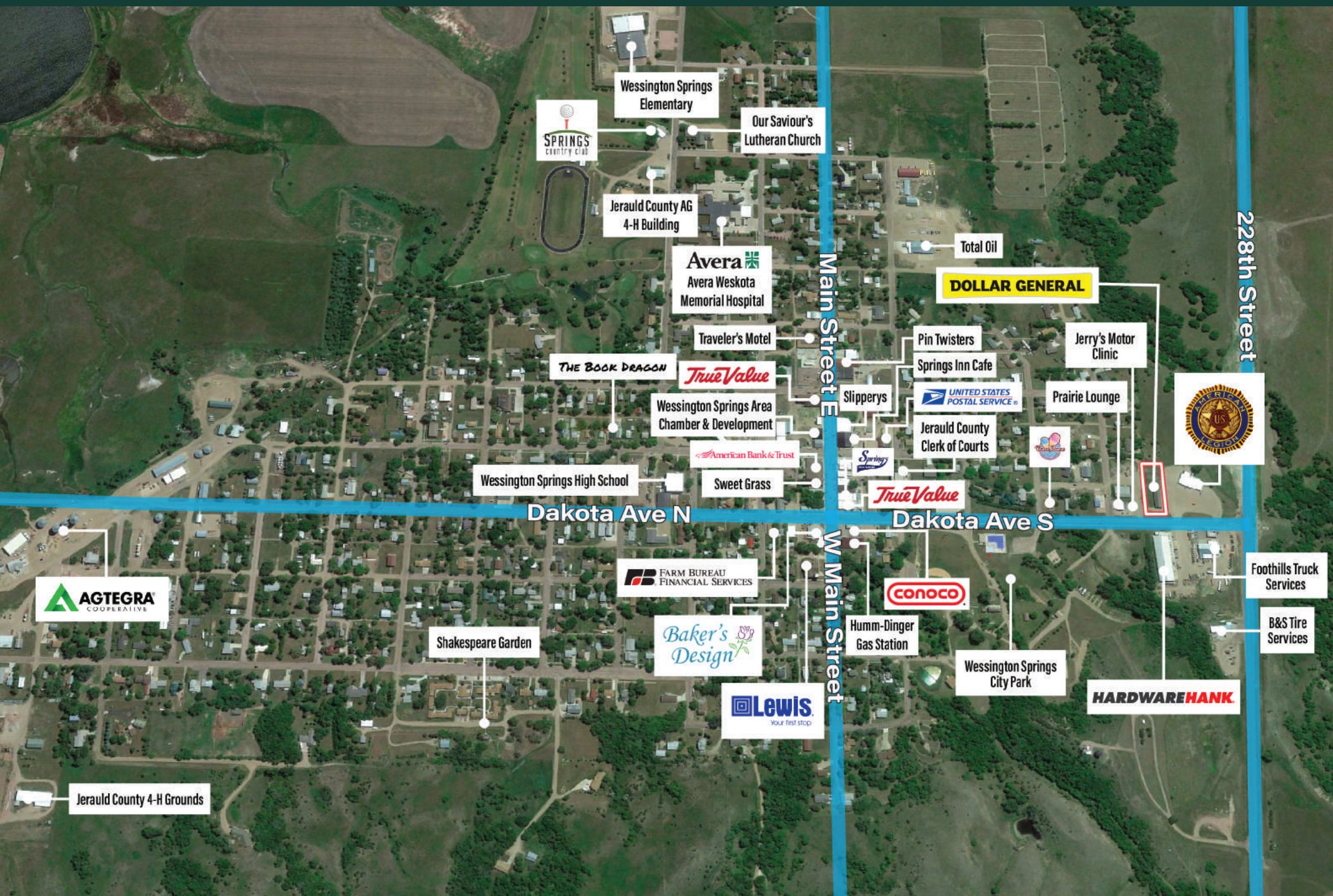
INVESTMENT HIGHLIGHTS

- 9-Years Remaining on a 15-Year Absolute NNN Lease w/ 3% Rent Increase in 2027 & 10% Increases Every 5-Yrs in the Option Periods
- Long-Term Absolute NNN Lease (Zero Landlord Responsibilities)
- Dollar General (NYSE: DG) Corporate Guarantee & Investment Grade Credit (S&P Rated BBB)
- Great Visibility & Access on Dakota Ave S, the Major Thoroughfare Through Downtown Wessington Springs
- Dollar General “Hub” Location (Only Dollar Store in 25-Mile Radius)
- Located in the Income Tax-Free State of South Dakota



REPRESENTATIVE PHOTO

AERIAL PHOTO



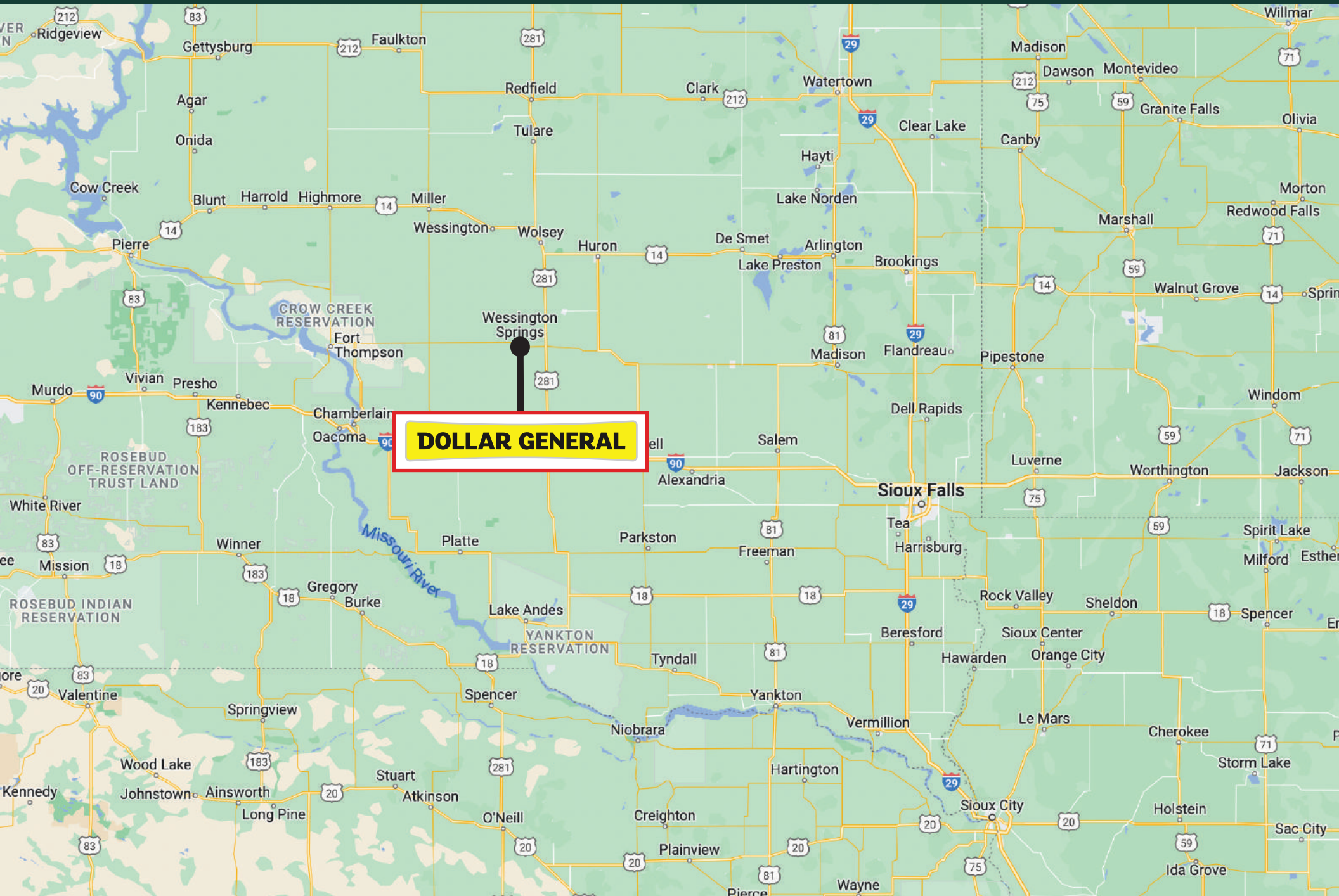
The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.

LOCATION MAP



The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.

AREA MAP



The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.

MARKET OVERVIEW

WESSINGTON SPRINGS, SOUTH DAKOTA

Nestled in amongst the scenic Wessington Hills off of Hwy 34 in Jerauld County, one will find the strong and resilient community of Wessington Springs. Located in the southeast corner of South Dakota, the city of Wessington Springs is only 6 miles west of the 281/34 junction, 40 miles southwest of Huron, and 46 miles from the Missouri River. This strong agricultural community also boasts a full business district with public transportation, Avera Weskota Medical Center, a 16-bed critical access hospital which serves the subject community as well as several of the surrounding cities, emergency services, long-term care and wellness center, and a senior community center.

A town of many talents, there is always something to do. From taking the edge off a stressful day with a walk through the Shakespeare Garden to taking a hike down the historic Old Grade Trail and exploring nature at its finest. The large city park is home to the local (soon to be renovated) swimming pool, ice skating pond, and a sledding hill with a one-of-a-kind Rube Goldberg lift. The city also offers golf, bowling, a library, excellent restaurants, live entertainment, local business and shopping, or one of the many special events one can find throughout the seasons.

The Wessington Springs Area Growth Chamber and Development provides the community and surrounding area aid in business retention, expansion and attraction, promoting tourism and improving the quality of life. Wessington Springs is also known for prime pheasant hunting and nearby fishing on the Missouri River, a golf course, a ballpark, and a nationally accredited K-12 school system with advanced technology.



Limited Competition: Only Dollar Store in 25-Mile Radius



Home to a nationally accredited K-12 school system with advanced technology



Home to Avera Weskota Medical Center



The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.

DEMOGRAPHIC REPORT

REPRESENTATIVE PHOTO



2023 SUMMARY	1 MILE	3 MILES	5 MILES
Population	693	768	832
Owner Occupied Housing Units	245	271	292
Renter Occupied Housing Units	98	106	111
Median Age	55.93	54.73	53.72

2023 SUMMARY	1 MILE	3 MILES	5 MILES
Average Household Income	\$62,103	\$64,487	\$67,241
Households	344	377	403
Families	197	219	238
Average Household Size	1.90	1.90	2.00

The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.

WERTZ

REAL ESTATE INVESTMENT SERVICES

Wertz Real Estate Investment Services
3138 Roosevelt Street, Suite L
Carlsbad, CA 92008
Tel: (619) 218-6427
Fax: (858) 408-1830
www.wertzrealestate.com