

INVESTMENT OFFERING

DOLLAR GENERAL

DOLLAR GENERAL

1010 Carriage Drive
Deepwater (Outside Kansas City), MO 64740



REPRESENTATIVE PHOTO

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DISCLAIMER

This Marketing Package was prepared by Wertz Real Estate Investment Services and DZ Net Lease Realty, LLC (“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.

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

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WERTZ
REAL ESTATE INVESTMENT SERVICES

FINANCIAL OVERVIEW

OFFERING SUMMARY

PRICE	\$1,740,163
DOWN PAYMENT	100% / \$1,740,163
RENTABLE SQUARE FEET	10,640 SF
CAP RATE	6.75%
YEAR BUILT	2024
LOT SIZE	2.69 +/- Acres
TYPE OF OWNERSHIP	Fee Simple

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	04/30/2024
LEASE EXPIRATION DATE	04/30/2039
TERM REMAINING ON LEASE	Fifteen (15) Years
INCREASES	5.0% Every 5-Years
OPTIONS TO RENEW	(5) 5-Year Options
RIGHT OF FIRST REFUSAL	No



ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1-5	\$117,461.04	\$9,788.42
Years 6-10	\$123,334.09	\$10,277.83
Years 11-15	\$129,500.79	\$10,791.73
Years 16-20 (Option 1)	\$135,975.83	\$11,331.31
Years 21-25 (Option 2)	\$142,774.62	\$11,897.88
Years 26-30 (Option 3)	\$149,913.36	\$12,492.77
Years 31-35 (Option 4)	\$157,409.02	\$13,117.33
Years 36-40 (Option 5)	\$165,279.47	\$13,773.28
NET OPERATING INCOME		\$117,461.04
TOTAL RETURN YR-1	6.75%	\$117,461.04

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 pOpshelf 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	1010 Carriage Drive Deepwater (Outside Kansas City), MO 64740
PROPERTY TYPE	Net Lease Dollar Store
OWNERSHIP	Public
LEASE GUARANTOR	Corporate
STOCK SYMBOL	DG
BOARD	NYSE
ORIGINAL LEASE TERM	Fifteen (15) Years
TERM REMAINING ON LEASE	Fifteen (15) Years
OPTIONS TO RENEW	(5) 5-Year Options
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITY	None
INCREASES	5.0% Every 5-Years
YEAR 1 NET OPERATING INCOME	\$117,461.04
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 newly constructed freestanding Dollar General located in Deepwater (Outside Kansas City), MO. The new 15-year absolute NNN lease includes rare 5% rental increases every 5-years in the primary lease term and in the (5) 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 Carriage Dr, the major thoroughfare through Deepwater, MO. This Dollar General is located only 2 miles to the shores of Truman Lake, one of the most popular lakes in the State of Missouri with over 75,000 annual visitors. The 10-mile population has expected growth of 3.68% over the next 5 years. This site is just 10 miles to downtown Clinton, MO, 81 miles to downtown Springfield, MO, and only 86 miles to downtown Kansas City, MO. This is an excellent opportunity for an investor to purchase a stable, long term corporately guaranteed investment with zero landlord responsibility.

DOLLAR GENERAL

INVESTMENT HIGHLIGHTS

- Brand New 2024 High-Quality Construction
- New 15-Year Absolute NNN Lease (Zero Landlord Responsibilities)
- Rare 5% Rent Increases Every 5-Years in Primary Term & Options
- Dollar General (NYSE: DG) Corporate Guarantee (Investment Grade Credit - S&P Rated BBB)
- Adjacent to Truman Lake (Over 75,000 Annual Visitors)
- 4.0% Expected Population Growth Over Next 5-Yrs (10-Mile Radius)



REPRESENTATIVE PHOTO

AERIAL PHOTO



Clinton, MO
(9 Miles Away)

Deepwater Riding Area

Cooper Creek
Public Use Area
& Boat Ramp

Deepwater Fire Station

UNITED STATES
POSTAL SERVICE



Deepwater City Police Dept

the Craft Lab
The place to explore, create and discover your inner artist.

Deepwater City Hall

Truman Lake
(75K Annual Visitors)

Carriage Dr (Hwy 52) 1,000 VPD

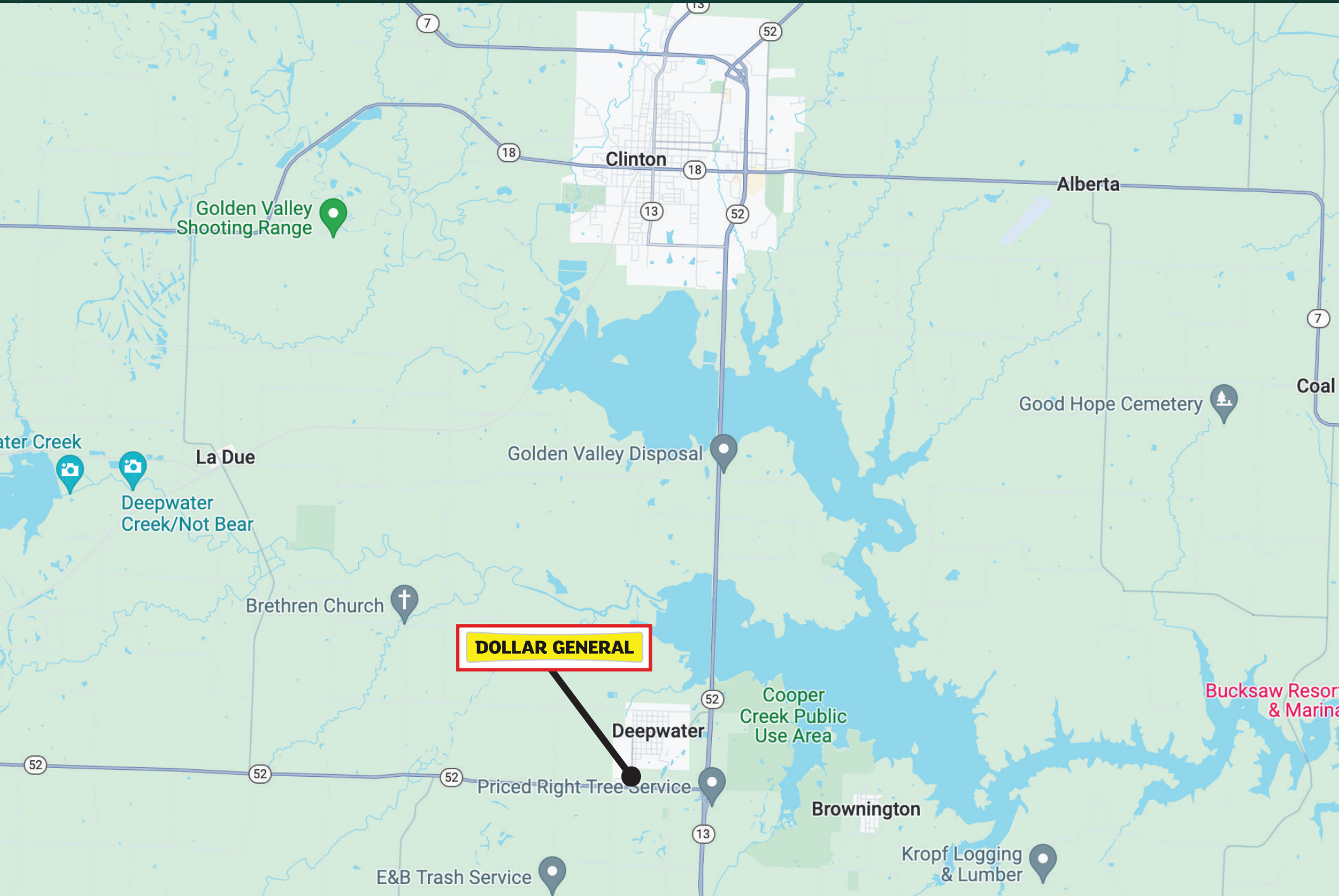
DOLLAR GENERAL

Priced Right Tree Service

Brownington State
Wildlife Area

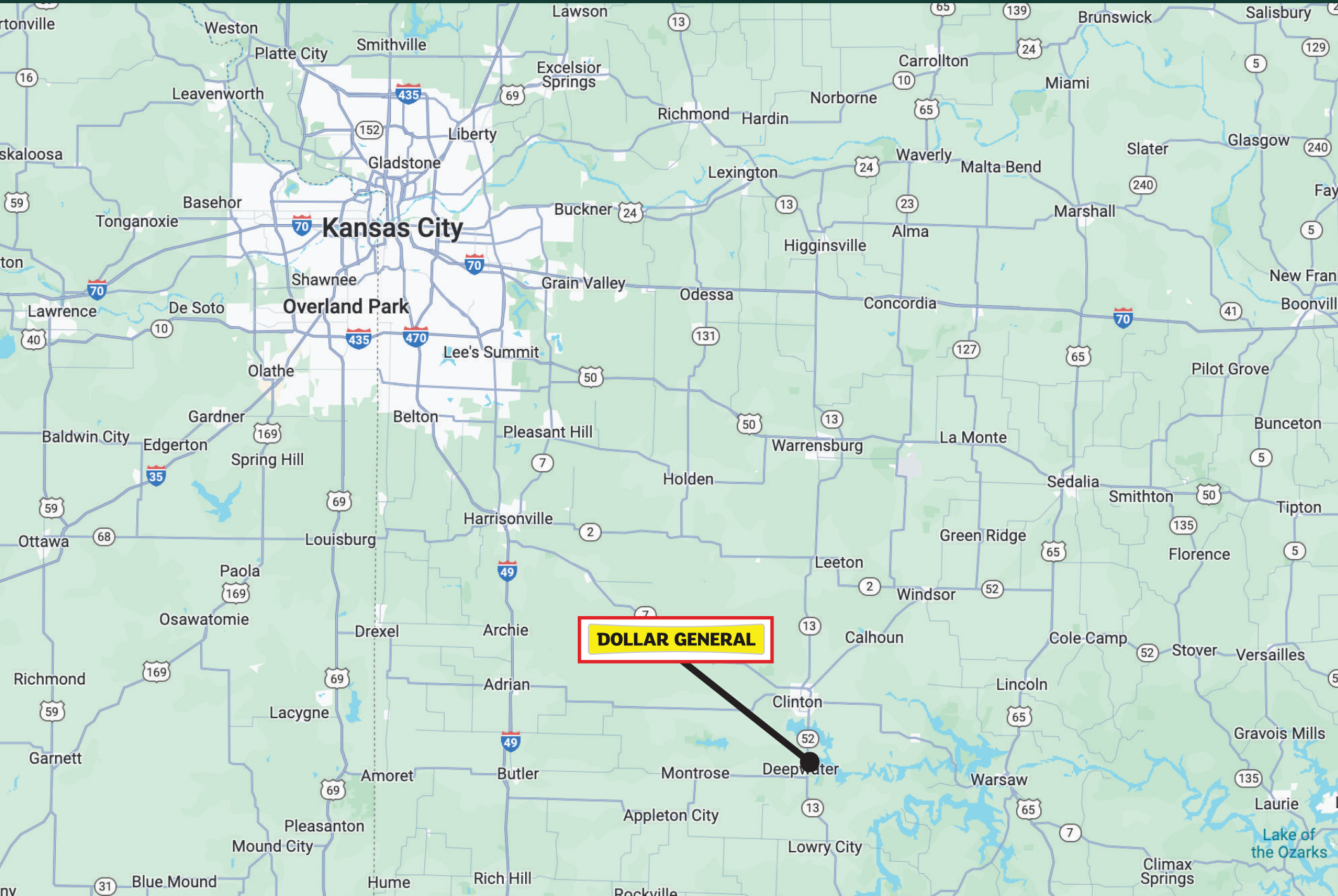
The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.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

LOCATION MAP



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AREA MAP



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MARKET OVERVIEW

KANSAS CITY MSA

The Kansas City Metropolitan Statistical Area (MSA) is an economic powerhouse nestled in the heart of the Midwest. As the 30th largest MSA in the United States, Kansas City MSA offers a compelling blend of economic opportunity, strategic location, and quality of life that makes it a prime destination for commercial real estate investment and development. Strategically positioned at the crossroads of America, the Kansas City MSA spans counties in both Kansas and Missouri, serving as a vital link between the East and West Coasts. Its central location and robust transportation infrastructure, including major highways like Interstates 70, 35, and 435, as well as Kansas City International Airport, facilitate seamless connectivity for businesses and travelers alike. Kansas City features a world-class performing arts center, home to the city's symphony and ballet. The city features many crowd-pleasers like award-winning barbecues, art museums, jazz, and more. The MSA is also home to The Truman Sports Complex, at the junction of I-70 and I-435 (east of downtown Kansas City, MO), which hosts several professional sports attractions. It is anchored by Arrowhead Stadium, home of the Kansas City Chiefs (NFL); and Kauffman Stadium, home of the Kansas City Royals (MLB).

With a Gross Metropolitan Product (GMP) exceeding \$150 billion, the Kansas City MSA boasts a diverse economy supported by key sectors such as advanced manufacturing, logistics, healthcare, finance, technology, and agriculture. Home to several Fortune 500 companies and a burgeoning startup ecosystem, the region offers ample opportunities for businesses to thrive and expand. The top employers in the Kansas City Metropolitan Statistical Area (MSA) include: Cerner Corporation (27,000 employees), Sprint Corporation (28,000 employees), Hallmark Cards, Inc, (20,000 employees), University of Kansas Health System (10,000 employees), Saint Luke's Health System (12,000 employees), Garmin International (13,000 employees), and H&R Block, (2,500 employees).



The Truman Sports Complex

is Home to Several Professional Sports Attractions --- It is anchored by Arrowhead Stadium, Home of the Kansas City Chiefs (NFL) and Kauffman Stadium, Home of the Kansas City Royals (MLB)



The Kansas City MSA

is the 30th Largest Metro in the United States



Top Employers in the Kansas City MSA

Include Cerner Corporation (27,000 employees), Sprint Corporation (28,000 employees), Hallmark Cards, Inc, (20,000 employees), University of Kansas Health System (10,000 employees), Saint Luke's Health System (12,000 employees), & Garmin International (13,000 employees)



DEMOGRAPHIC REPORT

REPRESENTATIVE PHOTO



POPULATION	5 MILES	10 MILES	15 MILES
2029 Projection	1,283	14,263	21,550
2024 Estimate	1,273	13,757	20,901
2020 Census	1,258	13,274	20,246
Percent Change 2020-2024	1.19%	3.64%	3.23%
Percent Change 2024-2029	0.79%	3.68%	3.10%
Median Age	52.75	45.72	46.90

HOUSEHOLDS	5 MILES	10 MILES	15 MILES
2024 Est. Avg. HH Income	\$73,946	\$74,108	\$75,278
2029 Projection	544	6,195	9,255
2024 Est. Households	541	5,968	8,973
2020 Census	536	5,754	8,697
Percent Change 2020-2024	0.93%	3.72%	3.17%
Percent Change 2024-2029	0.56%	3.80%	3.14%

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WERTZ

REAL ESTATE INVESTMENT SERVICES

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MISSOURI BROKER DISCLOSURE FORM



This disclosure is to enable you, a prospective buyer, seller, tenant or landlord of real estate, to make an informed choice BEFORE working with a real estate licensee.

Missouri law allows licensees to work for the interest of one or both of the parties to the transaction. The law also allows the licensee to work in a neutral position. How the licensee works depends on the type of brokerage service agreements involved. Since the sale or lease of real estate can involve several licensees it is important that you understand what options are available to you regarding representation and to understand the relationships among the parties to any transaction in which you are involved.

Missouri laws require that if you want representation, you must enter into a written agreement. This may or may not require you to pay a commission. You do not need to enter into a written agreement with a transaction broker unless you intend to compensate this licensee. These agreements vary and you may also want to consider an exclusive or nonexclusive type of relationship.

If you choose not to be represented by an agent, the licensee working with you may be working for the other party to the transaction.

CHOICES AVAILABLE TO YOU IN MISSOURI

Seller's or Landlord's Limited Agent

Duty to perform the terms of the written agreement made with the seller or landlord, **to exercise reasonable skill and care for the seller or landlord, and to promote the interests of the seller or landlord** with the utmost good faith, loyalty and fidelity in the sale, lease, or management of property.

Information given by the buyer/tenant to a licensee acting as a Seller's or Landlord's Limited Agent will be disclosed to the seller/landlord.

Buyer's or Tenant's Limited Agent

Duty to perform the terms of the written agreement made with the buyer or tenant, **to exercise reasonable skill and care for the buyer or tenant and to promote the interests of the buyer or tenant** with the utmost good faith, loyalty and fidelity in the purchase or lease of property.

Information given by the seller/landlord to a licensee acting as a Buyer's or Tenant's Limited Agent will be disclosed to the buyer/tenant.

Sub-Agent (Agent of the Agent)

Owes the same obligations and responsibilities as the Seller's or Landlord's Limited Agent, or Buyer's or Tenant's Limited Agent.

Disclosed Dual Agent

With the written consent of all parties, represents both the seller and the buyer or the landlord and the tenant.

A Disclosed Dual Agent may disclose any information to either party that the licensee gains that is material to the transaction.

A dual agent may not disclose information that is considered confidential, such as:

- Buyer/Tenant will pay more than the purchase price or lease rate
- Seller/Landlord will accept less than the asking price or lease rate
- Either party will agree to financing terms other than those offered
- Motivating factors for any person buying, selling or leasing the property
- Terms of any prior offers or counter offers made by any party.

Designated Agent

Acts as your specific agent, whether you are a buyer or tenant, or seller or landlord. When the broker makes this appointment, the other real estate licensees in the company do not represent you.

There are two exceptions with both resulting in dual agency or transaction brokerage:

1. The agent representing you as a buyer or tenant is also the agent who listed the property you may want to buy or lease.
2. The supervising broker of two designated agents becomes involved in the transaction.

Transaction Broker

Does not represent either party, therefore, does not advocate the interest of either party.

A transaction broker is responsible for performing the following:

- Protect the confidences of both parties
- Exercise reasonable skill and care
- Present all written offers in a timely manner
- Keep the parties fully informed
- Account for all money and property received
- Assist the parties in complying with the terms and conditions of the contract
- Disclose to each party of the transaction any adverse material facts known by the licensee
- Suggest that the parties obtain expert advice.

A transaction broker shall not disclose:

- Buyer/Tenant will pay more than the purchase or lease price
- Seller/Landlord will accept less than the asking or lease price
- Motivating factors of the parties
- Seller/Buyer will accept financing terms other than those offered.

A transaction broker has no duty to:

- Conduct an independent inspection of, or discover any defects in, the property for the benefit of either party
- Conduct an independent investigation of the buyer's financial condition.

Other Agency Relationships

Missouri law does not prohibit written agency agreements which provide for duties exceeding that of a limited agent described in this pamphlet.

This brokerage authorizes the following relationships:

- Seller's Limited Agent
- Landlord's Limited Agent
- Buyer's Limited Agent
- Tenant's Limited Agent
- Sub-Agent
- Disclosed Dual Agent
- Designated Agent
- Transaction Broker
- Other Agency Relationship

Broker or Entity Name and Address

David B Zacharia, Missouri broker
DZ Net Lease Realty, LLC
6130 Elton Ave
Las Vegas, NV 89107

Prescribed by the Missouri Real Estate Commission as of January, 2005. This additional format prescribed October 2007 and April 2018.

Acknowledged and accepted by signature and dating below:

Landlord/Seller

Date

Tenant/Buyer

Date