



REPRESENTATIVE IMAGE

NET LEASE INVESTMENT OFFERING

DOLLAR GENERAL

Dollar General

Extremely Affluent | New Construction | Rental Increases | Just Opened
Albers, IL (St. Louis MSA)



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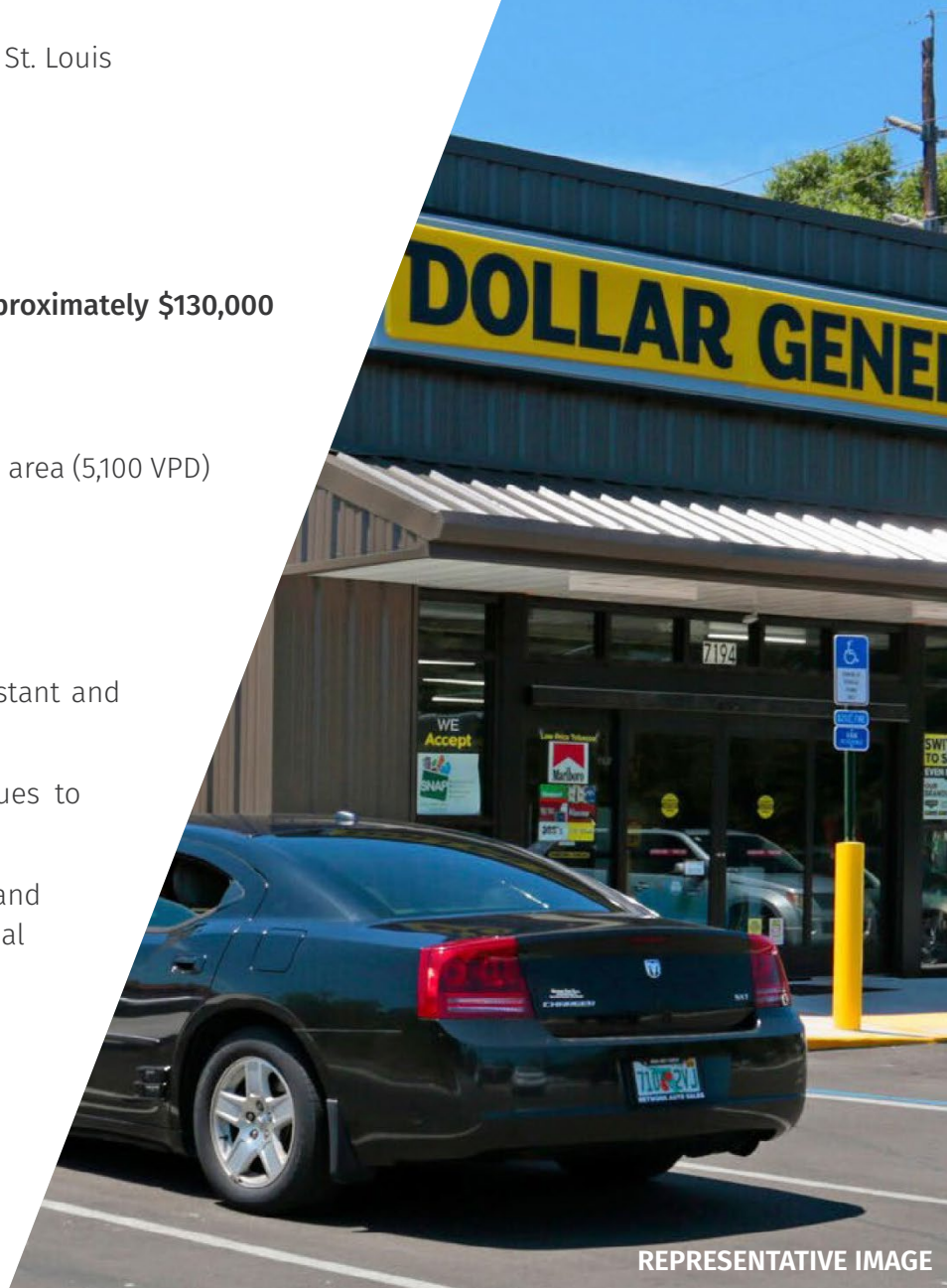
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REPRESENTATIVE IMAGE

Investment Highlights

- » Located in the **St. Louis MSA** approximately thirty miles from Downtown St. Louis
- » Long-term lease with **15 years remaining**
- » **Brand-new construction** store that just opened in July 2026
- » 5% **rental increases** every five years
- » **Extremely affluent area** with average annual household income of **approximately \$130,000** within three miles
- » Absolute triple net lease with **no landlord responsibilities**
- » Located along **Highway 161, the primary east-west** thoroughfare in trade area (5,100 VPD) and approximately 2.5 miles **north of Interstate 64**
- » Over **10,000 people** living within five miles of the property
- » Dollar General is an **investment grade rated company** (S&P: BBB)
- » Dollar General is a **best-in-class operator** that is an e-commerce resistant and recession-proof company
- » Dollar General is **planning to open 450+ stores in 2026** and continues to experience same-store sales growth
- » Located 15 miles east of **Scott Air Force Base (13,000+ employees)** and **MidAmerica St. Louis Airport** (commercial airport with 324K+ annual passengers)
- » Boeing just built a **\$200M and 300K SF drone manufacturing plant** at MidAmerica St. Louis Airport



REPRESENTATIVE IMAGE

Investment Overview



PRICE
\$1,872,000



CAP RATE
6.50%



NOI
\$121,675



ADDRESS
SEC of Hwy 161 & N Bertha St.
Albers, IL 62215

RENT COMMENCEMENT:

July 2026

LEASE EXPIRATION:

July 2041

RENTAL ESCALATIONS:

5% Every 5 Years

RENEWAL OPTIONS:

Five 5-Year

TENANT:

Dollar General

CREDIT RATING:

Investment Grade (S&P: BBB)

LEASE TYPE:

Absolute Triple Net

LANDLORD RESPONSIBILITIES:

None

BUILDING SIZE:

9,026 SF

LAND SIZE:

1.19 Acres

YEAR BUILT:

2026

NOI SCHEDULE:

NOI	Years	Period	Increase	Cap Rate
\$121,675	Current	Primary Term	-	6.50%
\$127,759	8/1/2031	Primary Term	5%	6.82%
\$134,147	8/1/2036	Primary Term	5%	7.17%
\$140,854	8/1/2041	Option 1	5%	7.52%
\$147,897	8/1/2046	Option 2	5%	7.90%
\$155,292	8/1/2051	Option 3	5%	8.30%
\$163,056	8/1/2056	Option 4	5%	8.71%
\$171,209	8/1/2061	Option 5	5%	9.15%

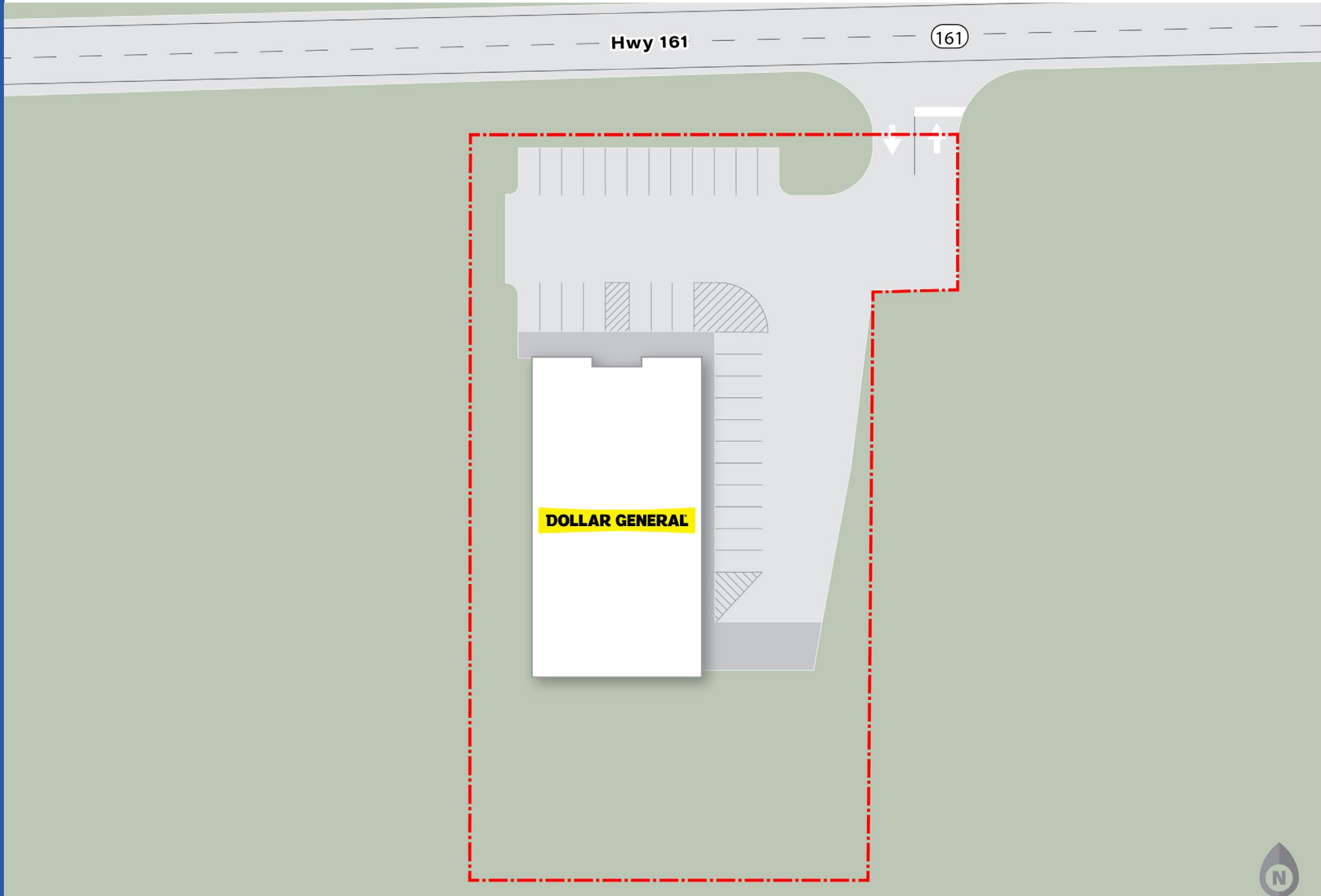
Primary Term Avg: 6.75%

DOLLAR GENERAL®

Aerial



Site Plan



Map



Demographics



TOTAL POPULATION

1-MILE	1,179
3-MILE	2,514
5-MILE	10,260



TOTAL HOUSEHOLDS

1-MILE	432
3-MILE	907
5-MILE	3,949



AVERAGE HOUSEHOLD INCOME

1-MILE	\$130,069
3-MILE	\$129,227
5-MILE	\$119,077

Tenant Overview

DOLLAR GENERAL®

DOLLAR GENERAL

Dollar General is a discount retailer that provides everyday low prices on name-brand products that are frequently used and replenished, such as food, snacks, health and beauty aids, as well as cleaning supplies, family apparel, housewares and seasonal items. Dollar General offers both name brand and generic merchandise — including off-brand goods and closeouts of name-brand items — in the same store, often on the same shelf. Although it has the word “dollar” in the name, Dollar General is not a dollar store by the strict definition of that term as most of its products are priced at more than \$1.00. However, goods are usually sold at set price points in the range of .50 to 60 dollars, excluding articles such as phone cards and loadable store gift cards.

Dollar General was originally founded in 1939 by Cal Turner Sr. and his father J.L. Turner in Scottsville, Kentucky as J.L. Turner & Son, Inc. The company changed its name to Dollar General Corporation in 1968. Today, Dollar General operates 21,000 stores in 43 states. Dollar General is headquartered in Goodlettsville, TN.

Dollar General is an investment grade rated company with a Standard & Poor’s rating of BBB. Dollar General is publicly traded on the New York Stock Exchange as DG with a market capitalization of approximately \$25 billion.

Website:	www.dollargeneral.com
Credit Rating:	Investment Grade (S&P: BBB)
Stock Symbol:	NYSE: DG
Market Capitalization:	\$25 billion
Number of Locations:	21,000
Headquarters:	Goodlettsville, TN





Location Overview

ALBERS, ILLINOIS

Albers is a growing community located in Clinton County in Southern Illinois, approximately 35 miles east of Downtown St. Louis. The village is part of the broader St. Louis MSA which has a population exceeding 2.8 million people while there are approximately 1,200 people in Albers. Albers offers residents and businesses the benefits of a small-town environment while maintaining convenient access to one of the Midwest's largest metropolitan economies.

Strategically positioned along Illinois Route 161 and in immediately proximity to Interstate 64, Albers provides direct regional connectivity throughout Southern Illinois and the greater St. Louis MSA. The community is approximately 15 miles from Scott Air Force Base, one of the region's largest employers, and within commuting distance of major employment centers throughout the Metro East and St. Louis markets.

Albers and the surrounding Clinton County area are known for their strong community atmosphere, quality schools, and affordable cost of living. The region also benefits from a variety of recreational amenities including Carlyle Lake, the largest man-made lake in Illinois, which attracts visitors for boating, fishing, camping, and other outdoor activities.



VILLAGE OF ALBERS, ILLINOIS



Location Overview

ST, LOUIS, MISSOURI

St. Louis is known as the Gateway to the West and is the second-largest city in Missouri. It sits near the confluence of the Mississippi and the Missouri Rivers, on the western bank of the latter. As of 2020, the city proper had a population of around 301,500, while the bi-state metropolitan area, which extends into Illinois, had an estimated population of over 2.8 million, making it the largest metropolitan area in Missouri, the second largest in Illinois, the seventh largest in the Great Lakes Megalopolis, and the 20th-largest in the United States.

St. Louis has a diverse economy with strengths in the service, manufacturing, trade, transportation, and tourism industries. It is home to nine of the ten Fortune 500 companies based in Missouri. Major companies headquartered or with significant operations in the city include Enterprise Rent-A-Car, Ameren Corporation, Peabody Energy, Nestlé Purina PetCare, Anheuser-Busch, Wells Fargo Advisors, Stifel Financial, Square, Inc., U.S. Bank, Anthem BlueCross and Blue Shield, Federal Reserve Bank of St. Louis, U.S. Department of Agriculture, Centene Corporation, and Express Scripts.

Major research universities located in St. Louis include Saint Louis University and Washington University in St. Louis, which is the fourteenth highest ranked university by US News. The Washington University Medical Center in the Central West End host an agglomeration of medical and pharmaceutical institutions, including Barnes-Jewish Hospital.

St. Louis is home to two professional sports teams, the world champion St. Louis Blues and world champion St. Louis Cardinals. Among the city's notable sights is the 630-foot Gateway Arch. St. Louis is also home to the St. Louis Zoo and the Missouri Botanical Garden, which has the second-largest herbarium in North America.



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The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group 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.



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