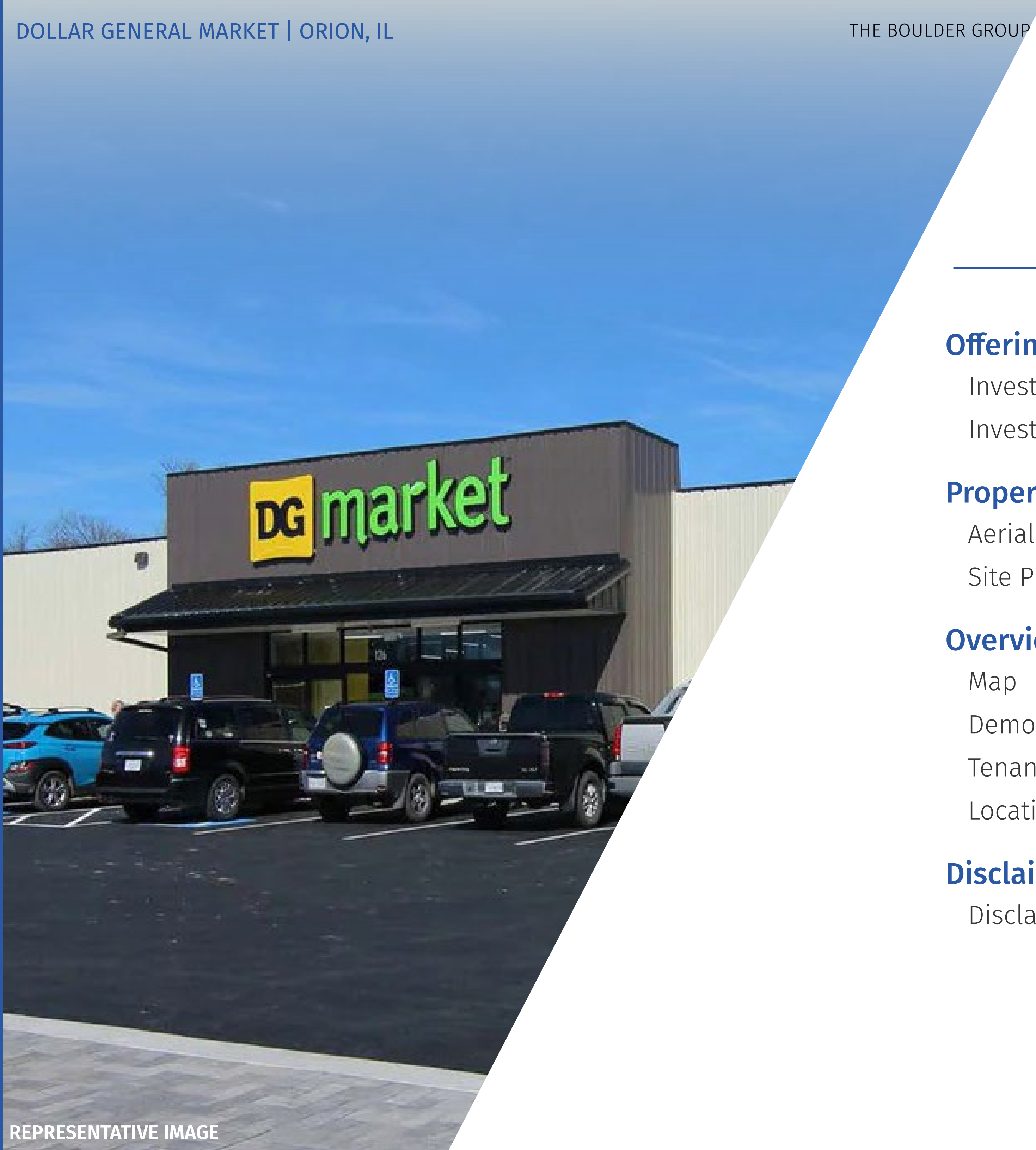
NET LEASE INVESTMENT OFFERING

Dollar General Market

New Construction | Rental Increases | Just Opened | Affluent Area

Orion, IL (Quad Cities MSA)



REPRESENTATIVE IMAGE

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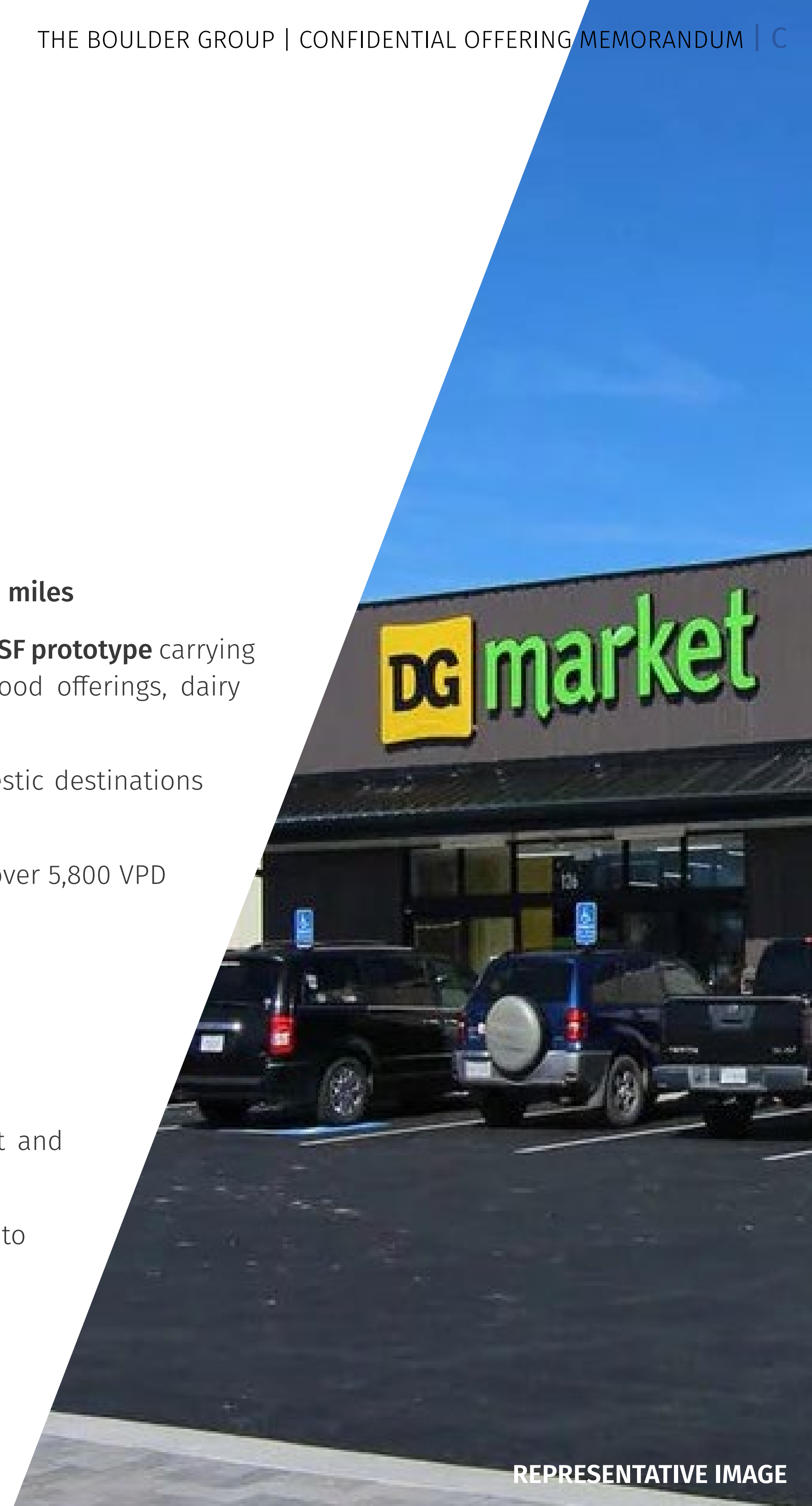
Investment Highlights

- Located in the **Quad Cities MSA,** home to about 470,000 people
- Long-term lease with **15 years remaining**
- **Brand-new construction** store that just opened in July 2026
- 5% **rental increases** every five years
- **Affluent area** with average annual household income of **$117,000 within three miles**
- **Dollar General Market** property featuring the **larger and highly desired 10,566 SF prototype** carrying **additional grocery items** such as fresh produce, refrigerated and frozen food offerings, dairy products, and more
- Less than **10 miles** to **Quad Cities International Airport,** which has 10 domestic destinations and almost 600,000 annual passengers
- **Positioned along U.S. 150,** which is the main north-south thoroughfare with over 5,800 VPD and connects Orion to Quad Cities International Airport
- **Limited competition** in immediate area
- Absolute triple net lease with **no landlord responsibilities**
- 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



REPRESENTATIVE IMAGE

Investment Overview

PRICE
$1,829,000

CAP RATE
6.55%

NOI
$119,800

ADDRESS
1200 Division Street
Orion, IL 61273

RENT COMMENCEMENT:	July 13, 2026
LEASE EXPIRATION:	July 31, 2041
RENTAL ESCALATIONS:	5% Every 5 Years
RENEWAL OPTIONS:	Three 5-Year
TENANT:	Dollar General
CREDIT RATING:	Investment Grade (S&P: BBB)
LEASE TYPE:	Absolute Triple Net
LANDLORD RESPONSIBILITIES:	None
BUILDING SIZE:	10,566 SF
LAND SIZE:	1+/- Acres
YEAR BUILT:	2026

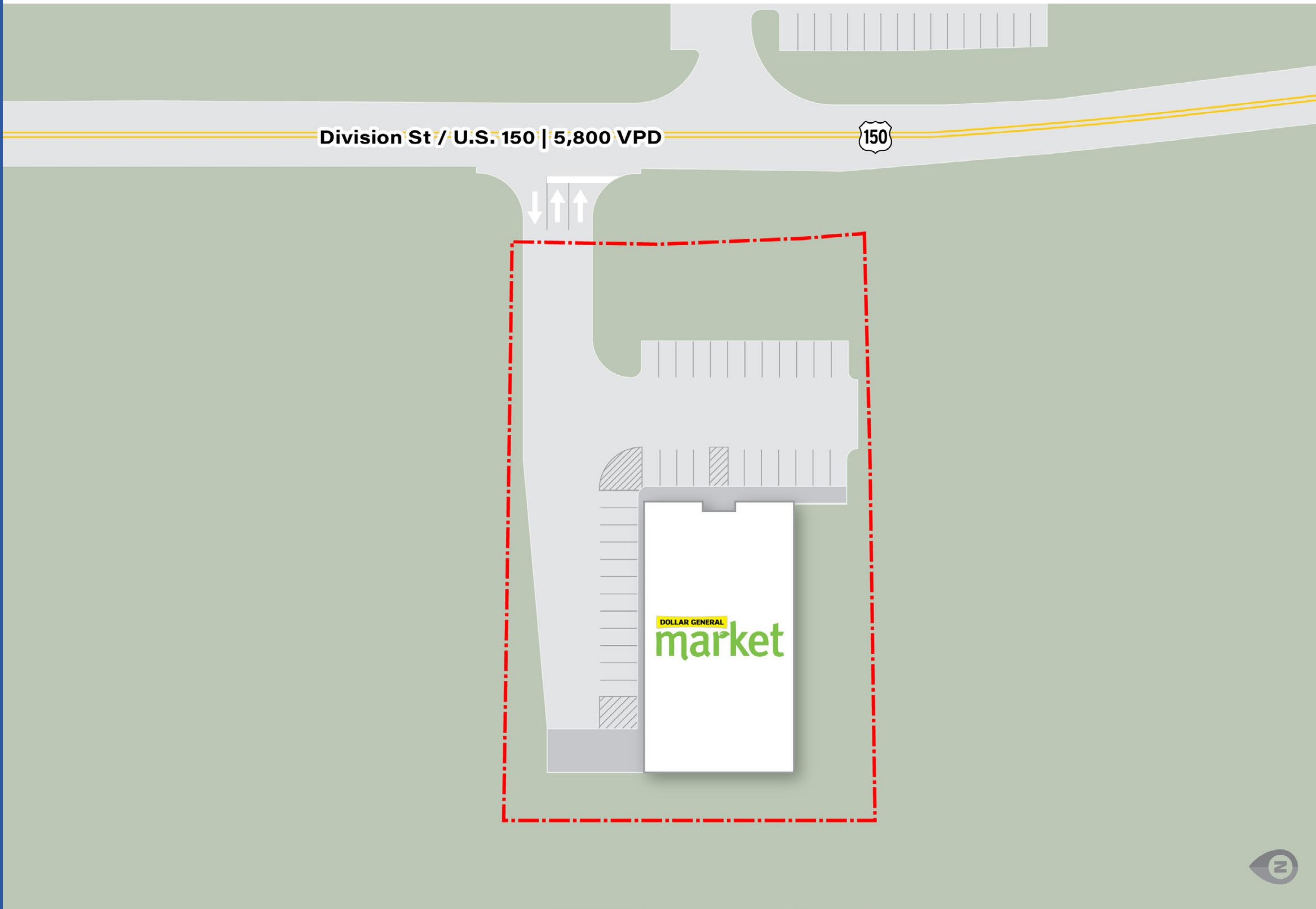
NOI SCHEDULE:

NOI	Date	Period	Increase	Cap Rate
$119,800	Current	Primary Term	-	6.55%
$125,790	8/1/2031	Primary Term	5%	6.88%
$132,080	8/1/2036	Primary Term	5%	7.22%
$138,684	8/1/2041	Option 1	5%	7.58%
$145,618	8/1/2046	Option 2	5%	7.96%
$152,898	8/1/2051	Option 3	5%	8.36%

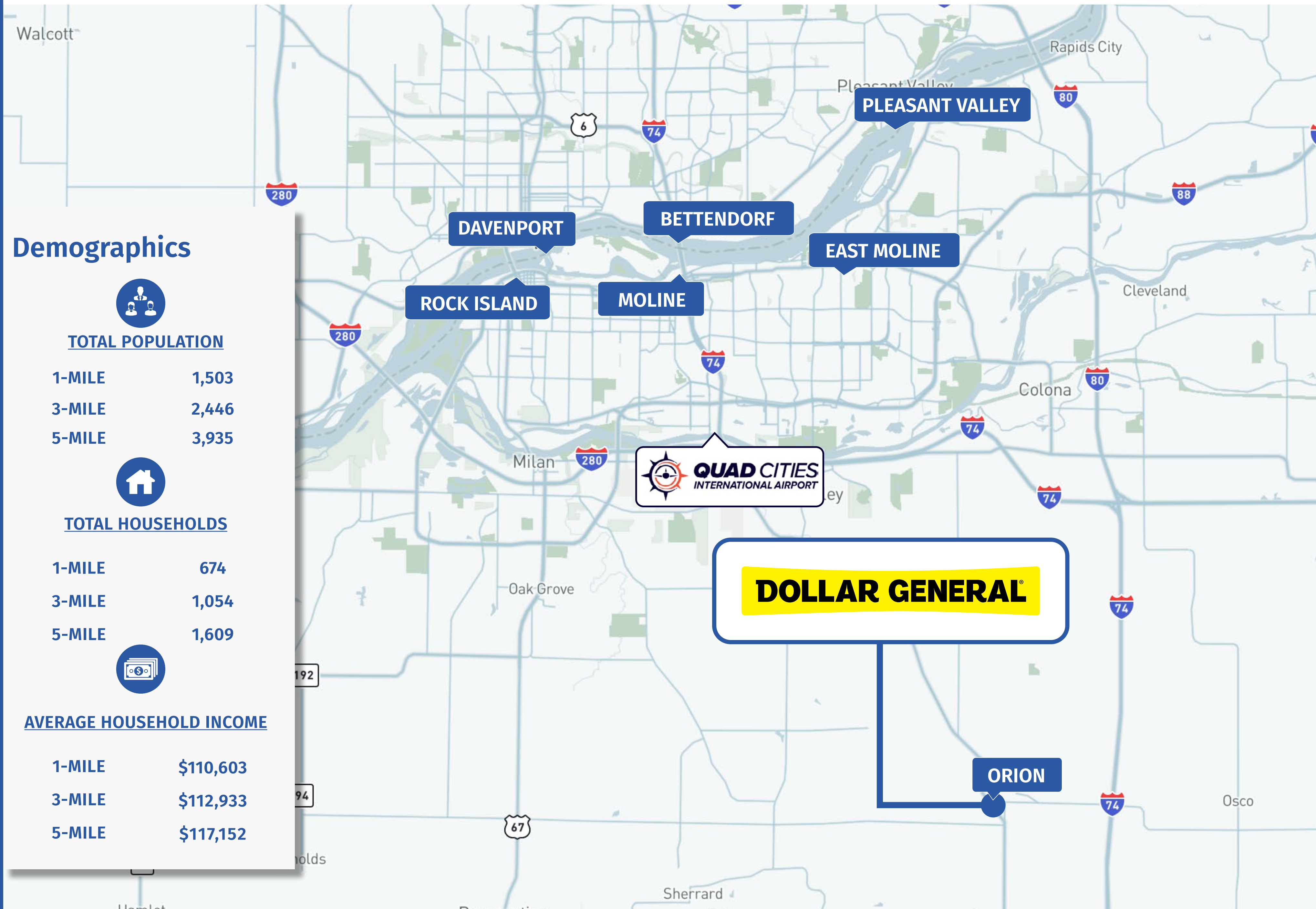
Primary Term Avg: 6.88%

Location Aerial

Site Plan



Map



Demographics

TOTAL POPULATION

1-MILE	1,503
3-MILE	2,446
5-MILE	3,935

TOTAL HOUSEHOLDS

1-MILE	674
3-MILE	1,054
5-MILE	1,609

AVERAGE HOUSEHOLD INCOME

1-MILE	$110,603
3-MILE	$112,933
5-MILE	$117,152

Tenant Overview

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 over 20,400 stores in 43 states. Dollar General is headquarted 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

ORION, ILLINOIS

Orion, Illinois is a thriving village of approximately 1,750 residents in Henry County. It is a part of the Quad Cities MSA, a bi-state metropolitan region of nearly 470,000 people encompassing Davenport and Bettendorf in Iowa, and Rock Island and Moline in Illinois. Positioned along the US-150 corridor with convenient access to Interstate 80 to the north, Orion offers residents and businesses the advantages of a vibrant regional economy while preserving the welcoming character and stability of a close-knit community.

The Quad Cities International Airport is approximately ten minutes away, providing commercial air service and business travel convenience. This accessibility supports both residential appeal and long-term economic opportunity within the region. The area's economic resilience is supported by a strong agricultural base, established industrial employers in neighboring communities, and access to workforce development and higher education through institutions such as Black Hawk College and regional technical training programs.

Residents benefit from the highly regarded Orion Community Unit School District, nearby healthcare providers, community parks, and recreational opportunities throughout Henry County. Local events, civic engagement, and a family-friendly environment contribute to a welcoming and connected community atmosphere.

MSA Overview

QUAD CITIES MSA

Quad Cities MSA is a dynamic bi-state metropolitan region straddling the Illinois-Iowa border along the Mississippi River, encompassing Davenport and Bettendorf in Iowa and Rock Island and Moline in Illinois, along with the surrounding communities of Henry and Rock Island counties. With a population of nearly 470,000, the Quad Cities MSA represents one of the Midwest's most strategically positioned and economically diverse metropolitan markets.

The region's economy is anchored by a deep concentration of major employers across defense, manufacturing, agriculture, and healthcare. Rock Island Arsenal, the largest government-owned weapons manufacturing arsenal in the United States, employs over 6,000 and serves as a cornerstone of the regional defense economy. John Deere, with deep roots in the Quad Cities, maintains a major manufacturing and corporate presence in the region with approximately 6,000 employees. Additional top employers include Genesis Health System, UnityPoint Health–Trinity, Arconic, HNI Corporation, Tyson Fresh Meats, and Amazon, reflecting the region's diversity across healthcare, advanced manufacturing, food processing, and logistics.

The Quad Cities offers residents a notably high quality of life relative to its cost of living. The region ranks approximately 10% below the national average cost of living and has been recognized among the most affordable metropolitan areas for the American middle class by Newsweek and among the most affordable small cities to purchase a home by WalletHub. Cultural amenities, riverfront development, regional parks, and a growing dining and entertainment scene contribute to a vibrant and livable urban environment.

From a transportation standpoint, the Quad Cities is well-connected regionally and nationally. Interstate 80, one of the nation's primary east-west freight corridors, runs directly through the region, while Interstate 74 and US-6 provide additional connectivity throughout the bi-state area. The Quad Cities International Airport offers commercial air service to major hub airports, and Chicago's O'Hare International Airport is approximately two hours away—providing convenient access to national and international air travel for both residents and businesses.

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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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