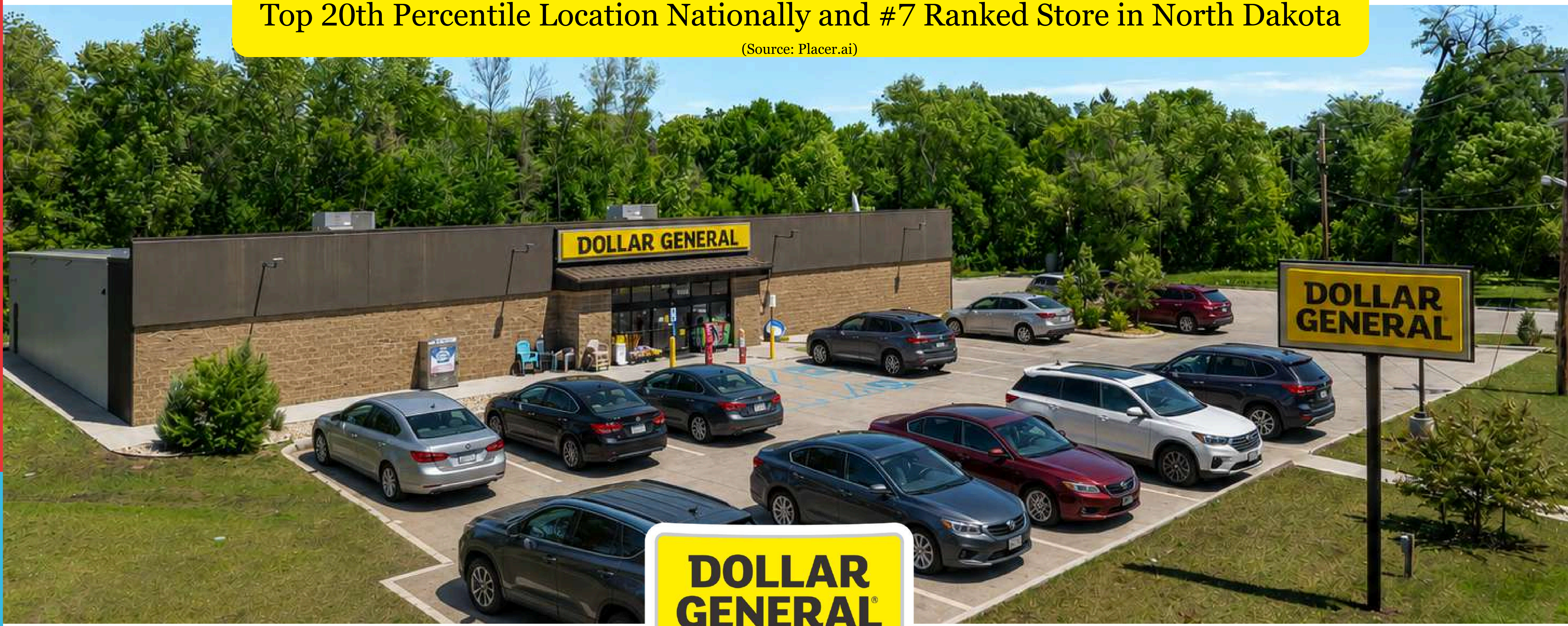
Top 20th Percentile Location Nationally and #7 Ranked Store in North Dakota

(Source: Placer.ai)



CENTURY PARTNERS

In Association with Scott Reid & ParaSell, Inc.
A Licensed North Dakota Broker #3285

Single Tenant Dollar General

Minot, North Dakota

1106 4th Ave NW, Minot, ND 58703 View Map

- Strong Performing Location (Source: Placer.ai)
- Corporate Guaranteed | NNN Lease
- Affluent Surrounding Demographic
- 10% Rent Increases at Each Option Period

Offering Memorandum

Advisory Team

Marc Merchant
Managing Director
MMerchant@centurypartnersre.com
(916) 995-3298 | CA DRE LIC #02117365

Matt Kramer
Managing Partner
MKramer@centurypartnersre.com
(818) 601-4595 | CA DRE LIC #01995909

Scott Reid
ParaSell, Inc. - Broker of Record
Scott@parasellinc.com
(949) 942-6578 | ND LIC #9513

Contact Team

CENTURY PARTNERS

Century Partners Real Estate, Inc.
Los Angeles, California
(310) 362-4303 | CA DRE LIC #02235147

In Association with Scott Reid & ParaSell, Inc.
A Licensed North Dakota Broker #3285

Centrally Located in Downtown Minot

Critical Regional Trade Area *in Northern North Dakota*

Price
$1,436,000

Cap Rate
6.75%

NOI
$96,948

Investment Highlights

- #7 Ranked Dollar General in ND and Top 20th Percentile Nationally (Source Placer.ai)
- Corporate guaranteed by Dollar General Corporation, an investment-grade tenant
- Absolute NNN - No Landlord Responsibilities
- Low Basis Property with Below Market Rent at $10 PSF
- Affluent Demographics: $97,217 average household income within 3 miles, supporting $530.8M in annual consumer spending
- Central Location in Downtown Minot

Market Highlights

- Minot is a critical regional trade center for northern North Dakota, anchored by stable military, energy, healthcare, and agricultural employment drivers.
- Minot Air Force Base - one of North Dakotas largest employers and economic anchor for the local trade area
- Limited small box discount competition in the immediate trade area
- Property is strategically positioned right on 4th Avenue NW, the primary east-west thoroughfare linking the residential and university areas directly to the U.S. Highway 83 Bypass

Tenant Highlights

- One of the largest retailers in the U.S., with more than 20,000 stores across 48 states
- Recession-resilient value model gaining visit share, with 12.4% of visits within a half mile of a store (Placer.ai, 2026)

Lease Summary

Tenant Name	Dollar General (DG Retail,LLC)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Guarantor	Dollar General Corporation
Term Remaining	~9 years (as of June 2026)
Increases	10% at each option period
Options	4, 5-Year

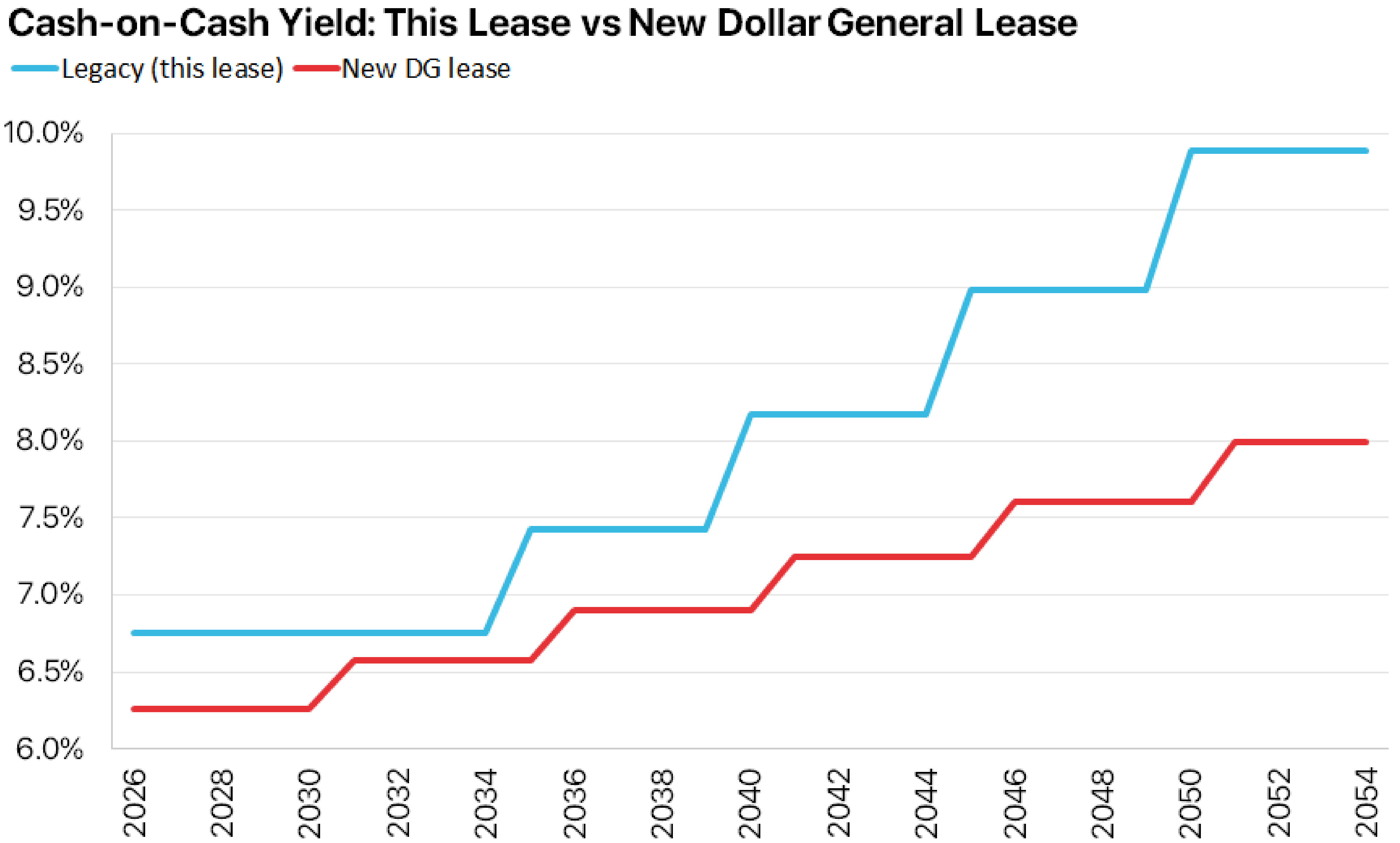
Physical Description

Address	1106 4th Ave NW, Minot, ND 58703
Building Size	9,100 SF
Land Size	0.87 AC
APN	41308
Parking Spaces	37
Year Built / Renovated:	2020

Price	Cap Rate	NOI
$1,436,000	6.75%	$96,948

Period	Rent/Year	Rent/Month	Cap Rate
Present - 2/28/2035	$96,948	$8,079	6.75%
Option 1 (2035-2040)	$106,644	$8,887	7.43%
Option 2 (2040-2045)	$117,312	$9,776	8.17%
Option 3 (2045-2050)	$129,048	$10,754	8.99%
Option 4 (2050-2055)	$141,948	$11,829	9.88%

This legacy lease delivers roughly $286,000 more to the buyer through 2055 than a new Dollar General lease



On a cash-on-cash basis, the legacy Dollar General delivers a higher yield than a comparably timed new Dollar General lease in every year of ownership. It begins 49 basis points ahead on day one, and the advantage widens as the 10% option increases outpace the new lease's 5% structure, exceeding 220 basis points by 2050.

Aerial
noodles & COMPANY
Downtown Minot
UNITED STATES POSTAL SERVICE
BURGER KING
Wendy's
TACO BELL
Pizza Hut
SLIM CHICKENS
Subject Property
MINOT STATE UNIVERSITY
1.2 miles away
MINOT INTERNATIONAL AIRPORT
2 miles away
DOLLAR GENERAL
DOLLAR GENERAL
4th Ave NW – 7,700 VPD
Limited Small Box Competition along Primary East-West Thoroughfare

Aerial

MARKETplace FOODS
DOLLAR GENERAL
Caribou COFFEE
MINOT OPTIMIST CLUB
MINOT INTERNATIONAL AIRPORT
2 miles away
MINOT PUBLIC SCHOOLS
83 27,000+ VPD
MINOT STATE UNIVERSITY
1.2 miles away
PREMIER MOVEMENT
GET AIR TRAMPOLINE PARK
4th Ave NW – 7,700 VPD
Subject Property
MINOT PARK DISTRICT
MINOT Farmer's Market

Aerial

Xcel Energy
MARKETplace FOODS
ACE Hardware
MINOT PARK DISTRICT
MINOT Farmer's Market
83 27,000+ VPD
4th Ave NW – 7,700 VPD
DQ
OAK PARK THEATER
Little B's DAYCARE
PREMIER MOVEMENT
GET AIR TRAMPOLINE PARK
MINOT PUBLIC SCHOOLS
Subject Property

Tenant Summary

About Dollar General

Dollar General Corporation is a Fortune 500 discount retailer founded in 1939 and headquartered in Goodlettsville, Tennessee. Originally J.L. Turner & Son, Inc., the company took the Dollar General name in 1968. It operates 20,662 stores across 48 states, one of the largest retail footprints in the United States by store count.

The chain sells consumable everyday goods (packaged food, paper and cleaning products, perishables, health and beauty, pet, and tobacco) alongside seasonal merchandise, home and apparel, and basic hardware supplies, from small-format stores built for hyper-local fill-in trips.

Dollar General continues to expand. It opened 575 new stores in 2025 and plans roughly 450 more in 2026, following a 2024 program of 800 new stores, 1,500 remodels, and 85 relocations.

The tenant carries an investment-grade credit rating, and this location is backed by a corporate guaranty from Dollar General Corporation.

The model is gaining visit share. Per Placer.ai (2026), Dollar General grew same-store visits faster than a competing national discount chain in early 2026, helped by a closer footprint: 12.4% of its visits start within a half mile of a store, versus 7.3% for that chain.

Baa3 / BBB *Credit Rating*	DG *NYSE Ticker Symbol*	$42.7B *Total Revenue*
$29.6B *Market Cap*	20,893 *Total Locations*	194K+ *Total Employees*

About Minot, North Dakota

Minot is the commercial hub of north-central North Dakota and the state's fourth-largest city. It serves a trade area that reaches far beyond its roughly 48,000 residents into the surrounding rural counties. Nicknamed the Magic City for how fast it rose along the Great Northern Railway, Minot remains a rail, agriculture, and energy center for the region.

The local economy rests on a stable, non-cyclical base anchored by Minot Air Force Base. BNSF Railway operates a major division point in the city, the Bakken oil fields drive energy activity to the west, and Trinity Health and Minot State University anchor the healthcare and education sectors. The mix gives Minot a diversified employment base that holds up through market cycles.

The strength shows up in spending power, with a 1-mile average household income of $99,404, high for a tertiary market. Three U.S. highways converge here, and the city hosts the North Dakota State Fair, the state's largest annual event.

Demographic Highlights

$100,000+
Average Household Income (5-mile)

51,424
5-Mile Population

Demographics	1-Mile	3-Mile	5-Mile
2025 Population	10,956	40,898	51,424
2025 Households	4,435	17,799	22,042
Avg Household Income	$99,404	$97,217	$100,444
Median Household Income	$77,414	$73,772	$74,591

Major Employers in Minot

Trinity Health

BNSF RAILWAY

MINOT STATE UNIVERSITY

Advisory Team

Marc Merchant
Managing Director
MMerchant@centurypartnersre.com
(916) 995-3298 | CA DRE LIC #02117365

Matt Kramer
Managing Partner
MKramer@centurypartnersre.com
(818) 601-4595 | CA DRE LIC #01995909

Scott Reid
ParaSell, Inc. - Broker of Record
Scott@parasellinc.com
(949) 942-6578 | ND LIC #9513

Contact Team

CENTURY PARTNERS

Century Partners Real Estate, Inc.
Los Angeles, California
(310) 362-4303 | CA DRE LIC #02235147

In Association with Scott Reid & ParaSell, Inc.
A Licensed North Dakota Broker #3285