DOLLAR GENERAL

13341 Seven Mile E | **Detroit, MI 48205**

DOLLAR GENERAL

Investment Opportunity

Offering Memorandum

MATTHEWS™

EXCLUSIVELY LISTED BY

Edward DeSimone
VP & Associate Director
(646) 216-8570
edward.desimone@matthews.com
License No. 10401386411 (NY)

Matthew Fitzgerald
Broker of Record
Broker Lic. No. 6502432668 (MI)
Firm Lic. No. 6505432273 (MI)

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PROPERTY OVERVIEW

Dollar General
13341 Seven Mile E, Detroit, MI 48205

INVESTMENT HIGHLIGHTS

Property Highlights

- List price of $885,366 yielding an attractive 10.25% cap rate
- ±12,168 square foot building constructed in 1952 with a renovation in 2011, situated on a ±0.89-acre parcel including 38 parking spaces
- Less than one year remaining on the lease with three, 5-year options to extend; tenant has until 11/2/2026 to notify the landlord of intent to renew
- 10% rental increases at the start of each of the three, 5-year option periods
- Strong corporate guaranty from Dollar General Corporation, a Fortune 500 tenant with a BBB credit rating (S&P) and approximately $28 billion market cap
- NN+ lease with landlord responsibilities limited to roof, structure, and parking lot; tenant responsible for all HVAC maintenance and replacement
- Tenant reimburses the landlord in full for all maintenance expenses related to the property and contributes an additional $300 per month toward property upkeep
- The property is located on the corner of Alcoy St and E Seven Mile Rd (4 lanes), seeing over ±15,000 vehicles per day; East Seven Mile Road is a primary east-west commercial artery
- The property is just off Gratiot Ave, a main entryway into downtown Detroit with traffic counts exceeding ±27,000 vehicles per day
- The site is approximately ±10 miles from downtown Detroit, which has a population of 395,030 within a 5-mile radius and remains one of the most affordable major U.S. cities with median home prices roughly 30% below the national average
- Detroit’s combination of low acquisition costs and available tax incentives creates a highly favorable environment for real estate investors, with properties generating strong yields relative to purchase price

13341 Seven Mile E
Detroit, MI 48205

±12,168 SF
GLA

1952/2011
Year Built/Renovated

±15,000
Vehicles Per Day

NN+
Lease Type

±0.89 AC
Lot Size

PROPERTY OVERVIEW

Physical Description

Property Address	13341 Seven Mile E
City	Detroit
State	MI
Zip	48205
GLA (SF)	±12,168
Lot (AC)	±0.89
Lot (SF)	±38,768
Year Built/Renovated	1952/2011
APN	21021065
Zoning	B4/R1
Parking Spaces	38
Parking Ratio (per 1,000)	3
Building Type	Retrofitted
Vehicles Per Day (VPD)	±15,000
Corner	Yes

Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	20,753	146,837	395,030
Households	**1-Mile**	**3-Mile**	**5-Mile**
Current Year Estimate	7,208	52,672	147,357
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$48,801	$55,177	$68,624

FINANCIAL OVERVIEW

FINANCIAL SUMMARY

$885,366 List Price	**10.25%** Cap Rate	**$72.76** Price Per SF

Lease Overview

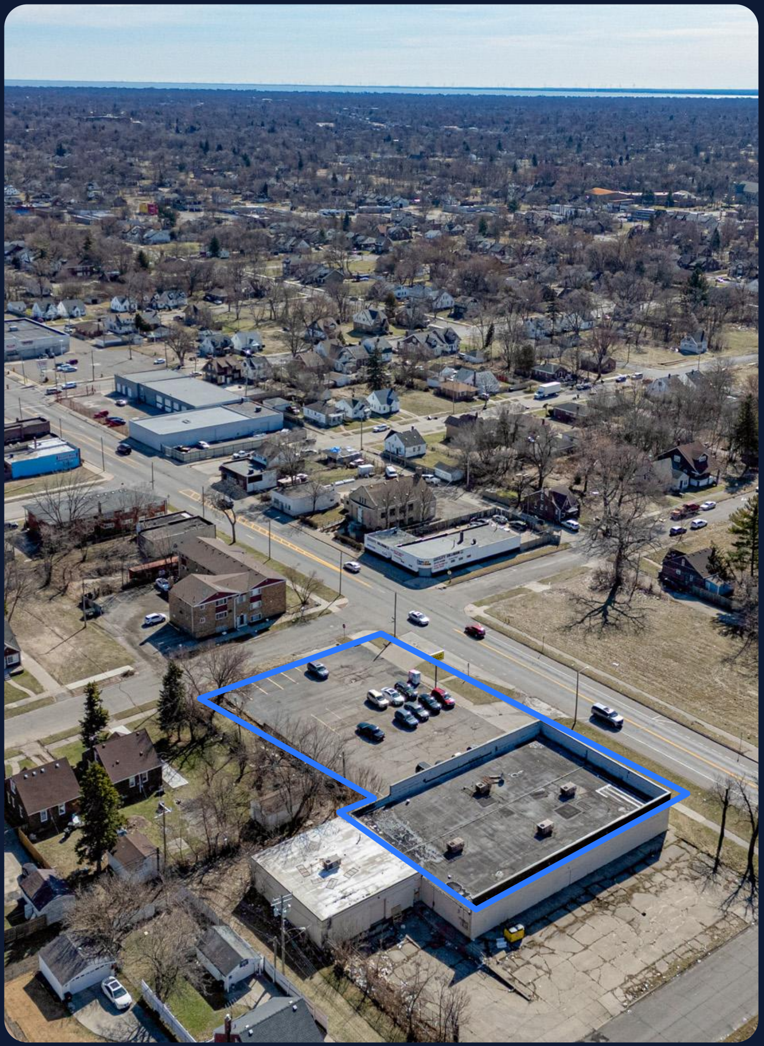
Tenant	DG
Type of Ownership	Fee Simple
Lease Type	NN+
Rent	$90,750
Lease Guarantor	Corporate
Lease Commencement Date	9/27/2011
Lease Expiration Date	1/31/2027
Original Lease Term	10 Years
Term Remaining	±0.88 Years
Options	Three, 5-Year Options
Rent Increases	10% Every 5 Years
LL Responsibilities	Roof, Lot, structure fully reimbursed. HVAC tenant
Parking Lot Maintenance Contribution	$300
Extension Notice	90 Days
Extension Notice Date	11/2/2026

FINANCIAL OVERVIEW

Lease & Return

Term	Start	End	Monthly Rent	Annual Rent	RPSF	Increases	PLM
Primary Term	**2/1/2022**	**1/31/2027**	**$7,563**	**$90,750**	**$7.46**	**10.00%**	**$300**
Option 1	2/1/2027	1/31/2032	$8,319	$99,825	$8.20	10.00%	$300
Option 2	2/1/2032	1/31/2037	$9,151	$109,808	$9.02	10.00%	$300
Option 3	2/1/2037	1/31/2042	$10,066	$120,788	$9.93	10.00%	$300
Averages	-	-	**$8,774**	**$105,293**	**$8.65**	**10.00%**	**$300**

PROPERTY PHOTOS




meijer
DOLLAR GENERAL
Subject Property
THE HOME DEPOT
LOWE'S
N
University of Detroit Mercy
±5,587 Students
Coleman A. Young International Airport
±3 Miles Away
Henry Ford St. John Hospital
±714 Beds
Detroit Golf Club
Golf Course
FLEX N GATE
gm
TRADER JOE'S
Henry Ford Medical Center
Fairlane
Children's Hospital of Michigan
±228 Beds
John D. Dingell VA Medical Center
±109 Beds
Ford
FORD FIELD
Comerica Park
Downtown Detroit
±8.3 Miles Away
Fairlane Town Center
JCPenney
macy's
CHAMPS SPORTS
P.F. CHANG'S
H&M
Windsor International Airport
±20 Miles Away
Google Earth
10
53
75
96
94
39
22
42

TENANT OVERVIEW

Year Founded
1939

Headquarters
Goodlettsville, TN

Type of Ownership
Fee Simple

Employees
194,200+

Locations
21,000+

Credit Rating
BBB (S&P)

Annual Revenue
$40.61 Billion

DOLLAR GENERAL®

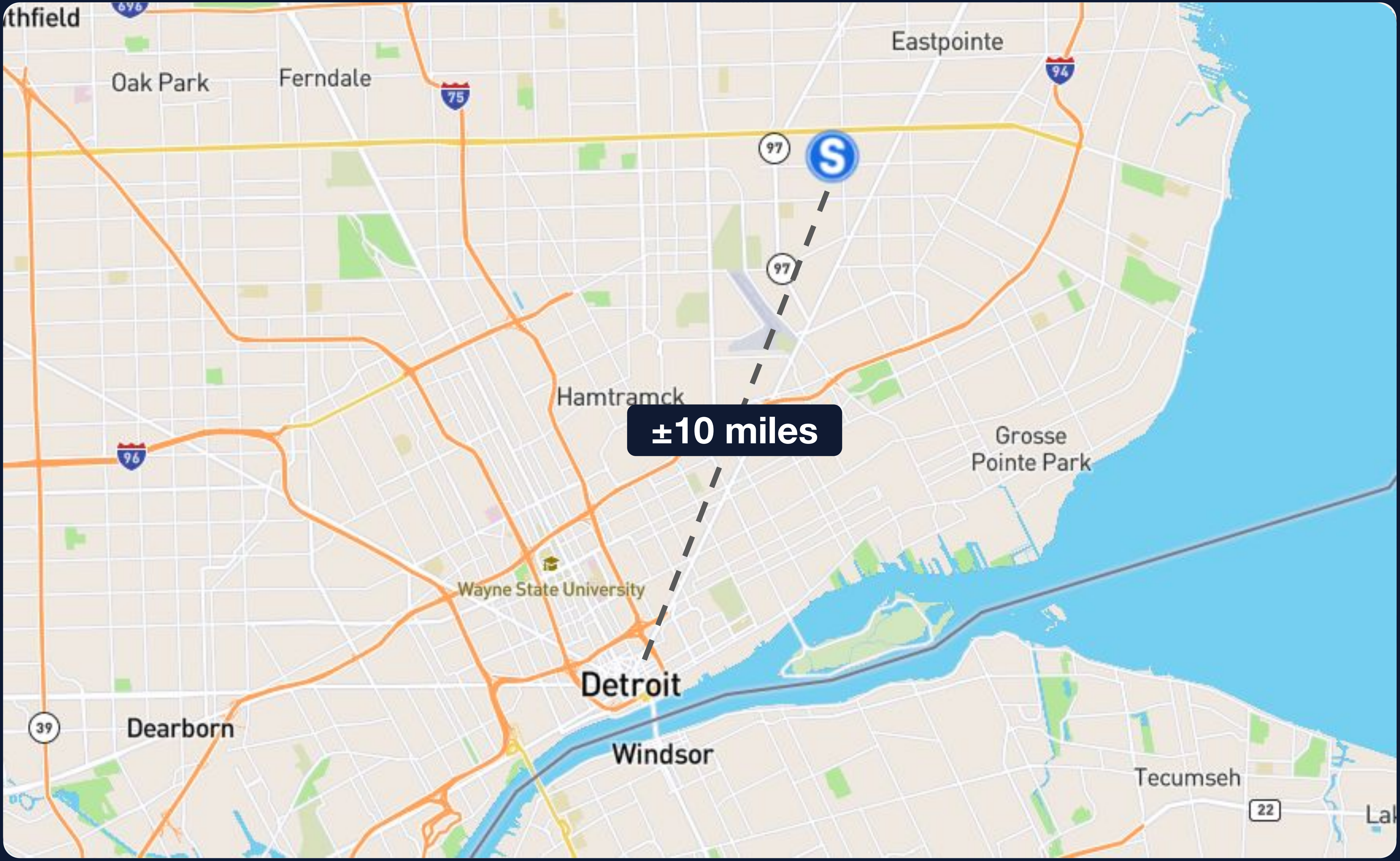
Tenant Overview
Dollar General Corporation is the largest small-box discount retailer in the United States, operating more than 21,000+ locations across 48+ states. Founded in 1939 and headquartered in Goodlettsville, Tennessee, the company provides convenient access to low-priced everyday essentials including consumables, household goods, health and beauty products, apparel, and seasonal items. Dollar General's strategic focus on rural, suburban, and underserved markets allows it to maintain a loyal customer base while facing limited direct competition.

Why Invest in Dollar General?

- Extensive geographic footprint in 48 states with over 21,000 stores provides diversification and resilience across markets.
- Because a large portion of its merchandise is consumables (grocery, household, personal care), Dollar General benefits from recurring demand even in softer retail cycles.
- Approximately 80% of revenue is derived from consumables such as household goods, groceries, and personal care items, providing consistent foot traffic and recurring sales.
- Targets rural and low-competition trade areas, creating a strong moat against larger retailers and e-commerce disruption.
- Management is actively prioritizing debt reduction and capital discipline to stabilize leverage and preserve long-term financial flexibility.
- In periods of economic uncertainty or consumer trade-down behavior, Dollar General benefits from increased value-conscious shopping, supporting demand stability.

MARKET OVERVIEW

Dollar General
13341 Seven Mile E, Detroit, MI 48205



DETROIT, MI

Market Demographics

395,030
Total Population (5-Mi)

$36,000
Median HH Income

147,357
# of Households (5-Mi)

47%
Homeownership Rate

Local Market Overview

Detroit, Michigan is a major Midwestern economic center anchored by its legacy in automotive manufacturing and its ongoing transformation into a diversified urban economy. The city has experienced renewed investment in its downtown and surrounding neighborhoods, driven by both public and private capital focused on infrastructure, housing redevelopment, and commercial revitalization. Detroit's affordability relative to other major U.S. metros continues to attract residents and businesses, supporting gradual population stabilization and increased economic activity. Its strategic location along the U.S.–Canada border also enhances its importance as a trade and logistics hub.

The local economy is supported by a broadening base that now includes healthcare, technology, advanced manufacturing, and education, alongside its traditional automotive dominance. Major employers such as General Motors, Ford, and Stellantis continue to anchor the region, while growing sectors like mobility innovation and fintech are contributing to long-term diversification. With a cost of living well below the national average and continued institutional investment, Detroit is positioned as a high-yield, value-driven market with improving fundamentals and increasing investor interest.

DETROIT ECONOMIC DRIVERS

Detroit's economy is anchored by its global leadership in automotive manufacturing and advanced mobility innovation. Strategically positioned along the U.S.–Canada border with access to major interstate, rail, and international trade routes.

Detroit serves as the historic center of the U.S. automotive industry and continues to evolve as a hub for advanced manufacturing, mobility technology, and logistics. The presence of major automakers, coupled with a growing ecosystem of suppliers and tech firms, drives sustained economic activity across the region. The city benefits from direct international access via the Ambassador Bridge and Detroit-Windsor Tunnel, supporting one of the busiest trade corridors in North America. Additionally, ongoing investment in downtown redevelopment, infrastructure modernization, and mixed-use projects continues to enhance the city's economic outlook and attract new business activity.

Major Employers:

Blue Cross Blue Shield Blue Care Network of Michigan
WAYNE STATE College of Education
gm
DTE Energy
HENRY FORD HEALTH
DMC DETROIT MEDICAL CENTER
ROCKET Companies
Ford
STELLANTIS

Total Population	Annual Visitors	Tourism Economic Impact	GDP
4.34 Million	**19 Million**	**$6 Billion**	**$331.33 Billion**

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **13341 Seven Mile E, Detroit, MI, 48205** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;

2. You will hold it and treat it in the strictest of confidence; and

3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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