DOLLAR GENERAL

13186 Greenville Rd | Elkton, KY 42220

New 2026 Build-to-Suit | 15 Years Remaining | Investment Grade Credit

Retail
Investment Opportunity
Offering Memorandum

MATTHEWS™

Exclusively Listed By

Brett Beers
Associate
(424) 261-7308
brett.beers@matthews.com
License No. 02216560 (CA)

Kevin Bettinger
Associate Vice President
(310) 579-9692
kevin.bettinger@matthews.com
License No. 02168242 (CA)

Erik Vogelzang
Managing Director
(424) 269-2947
erik.vogelzang@matthews.com
License No. 01995114 (CA)

Kyle Matthews
Broker of Record
Broker Lic. No.: 221925 (KY)
Firm Lic. No.: 239410 (KY)

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Table of Contents

Property Overview

Dollar General
13186 Greenville Rd | Elkton, KY 42220

Investment Highlights

Tenant and Lease Structure

- **Investment Grade Tenant**: The property is anchored by **Dollar General Corp.**, a **Fortune 500 Company** with an **S&P credit rating of BBB.** This underscores the tenant's financial strength and reliability, enhancing the investment's security.

- **Corporate Guarantee**: The lease benefits from a corporate guarantee by **Dollar General Corp.** (**NYSE:DG**), providing an additional layer of financial assurance to investors.

- **Lease Terms**: The lease is an **Absolute NNN (Triple Net)** structure, eliminating landlord expenses for property maintenance and operational expenses. This structure simplifies ownership and maximizes net income.

- **Lease Duration and Options**: Approximately **15 years remain** on the initial lease term, with **Five additional 5-year renewal options.**

- **Rent Increases**: The lease includes a **5% rental increase** every **5 years** in the **initial term and options.**

- **Recent Construction**: The property was constructed as a **Build-To-Suit (BTS)** project in **2026**, ensuring modern facilities that meet the tenant's operational requirements and reducing potential future capital expenditures.

Investment Highlights

Market Dynamics

- **Location and Competition**: The property is situated in a **strong location** with **limited retail competition**, positioning it favorably within the market and supporting sustainable tenant performance.

Tenant Industry and Construction

- **E-Commerce and Recession Resistance**: **Dollar General** operates in an industry sector that is both **e-commerce and recession-proof**, contributing to the property's long-term stability and resilience against economic fluctuations.

N
±25,159 VPD
±1,302 VPD
Lake Malone State Park
State Park
Kirkmansville
Clifty
±6,506 VPD
Christian Way Farm & Mini Golf
Children's farm
DOLLAR GENERAL
Subject Property
UNITED STATES POSTAL SERVICE
USB
Hopkinsville Community College
±2211 Students
North Todd Convenience Center
Government Office
Sunrise Metal Roofing & Construction
Roofing Contractor
Walmart Supercenter
CHEVROLET
TACO BELL
KFC
ALDI
Tri-star Welding Metal Fabrication & Skidloader Attachments
Welder
Western Hills Municipal Golf
Golf Course
North Todd Elementary School
±442 Students
Hopkinsville
Hopkinsville-Christian International Airport
±23 miles
Logan County Public Library
Public Library
Russellville
±5,750 VPD
Rhea Stadium
Stadium
Logan County High School
±956 Students
Walmart Supercenter
TOYOTA
Firestone
Visionworks
Chick-fil-A
Holiday Inn Express
Hopkinsville Golf & Country Club
Golf Course
Google Earth

13186 Greenville Rd
Elkton, KY 42220

±9,026 SF
GLA

2026
Year Built

Absolute NNN
Lease Type

15 Years
Lease Term

Financial Overview

Dollar General
13186 Greenville Rd | Elkton, KY 42220

Financial Summary

$2,027,830
List Price

6.50%
Cap Rate

5% Every 5 Yrs
Rental Increase

Property Details

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Original Lease Term	15 Years
Term Remaining on Lease	±15 Years
Options	Five, 5-Year Options with 5% Increases
Commencement Date	July 28, 2026
Expiration Date	July 31, 2041
Year Built	2026

Annualized Operating Data

	Annual Rent	Monthly Rent	Increases
Years 1-5	$131,808.96	$10,984.08	
Years 6-10	$138,399.48	$11,533.29	5%
Years 11-15	$145,319.40	$12,109.95	5%
Option 1	$152,585.40	$12,715.45	5%
Option 2	$160,214.64	$13,351.22	5%
Option 3	$168,225.36	$14,018.78	5%
Option 4	$176,636.64	$14,719.72	5%
Option 5	$185,468.52	$15,455.71	5%

Tenant Summary

Year Founded
1939

Headquarters
Goodlettsville, TN

Type of Ownership
Fee Simple

Employees
194,200+

Locations
20,600+

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 20,600+ 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 20,600 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

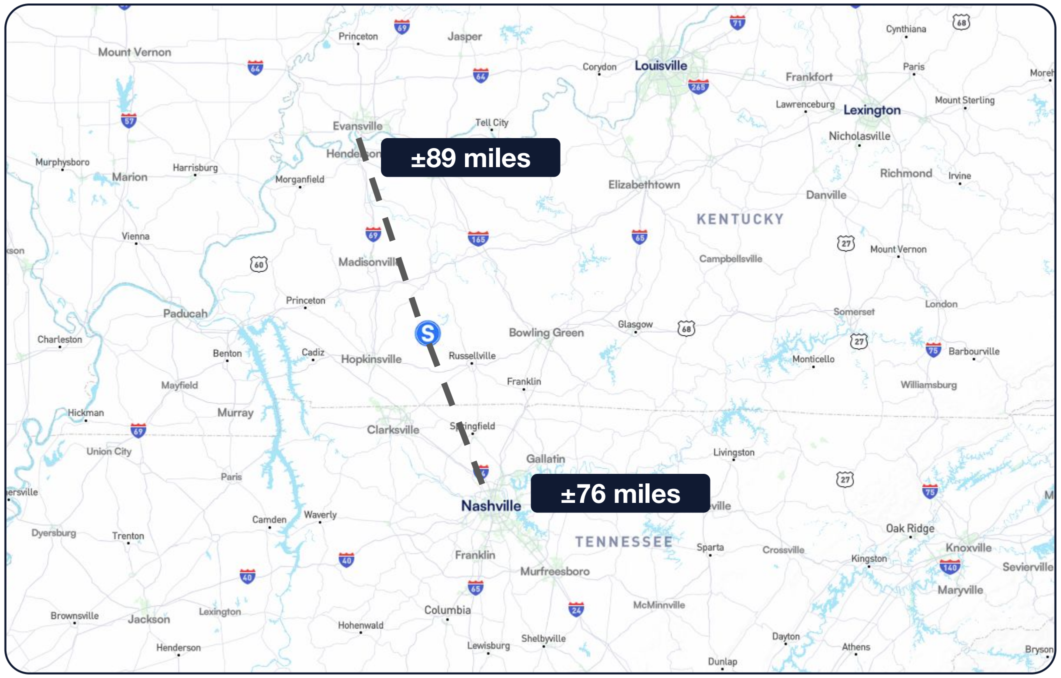
Dollar General
13186 Greenville Rd | Elkton, KY 42220

Elkton, KY

Local Market Overview

Elkton serves as the county seat of **Todd County** in south-central Kentucky and functions as the primary governmental, commercial, and service center for the surrounding rural communities. Situated near the Tennessee border and approximately one hour from both Clarksville, Tennessee and Bowling Green, Kentucky, Elkton benefits from a diverse regional economy supported by manufacturing, agriculture, healthcare, education, and government services. The community offers affordable housing, a low cost of living, and stable economic fundamentals that continue to support long-term residential demand.

Elkton also benefits from its proximity to the larger employment centers of **Clarksville and Hopkinsville**, expanding access to major employers, higher education, healthcare, and retail amenities. Nearby Fort Campbell, one of the nation's largest military installations, serves as a significant regional economic driver, supporting thousands of military personnel, civilian employees, and contractors. Combined with convenient access to U.S. Highway 68 and regional transportation corridors, these factors strengthen the area's economic stability and support continued demand for housing and commercial real estate throughout Todd County.



Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	2,019	5,527	17,618

Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	863	2,179	6,763

Income	3-Mile	5-Mile	10-Mile
Average Household Income	$68,445	$74,892	$82,167

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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 13186 Greenville Rd | Elkton, KY 42220 (“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:

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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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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.

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