

OFFERING MEMORANDUM

NEW DOLLAR GENERAL

DAYTON, WASHINGTON



REPRESENTATIVE PHOTO

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Investment Details & Highlights

\$3,399,200 - 6% Cap Rate

Currently under construction, an approximately 10,640 square foot single-story retail building on 0.83 acre lot that has been leased to Dollar General.

Lease / Tenant

- ☼ **NEW CONSTRUCTION** – Brand New Build-to-Suit for Dollar General
- ☼ **CURRENT STATUS** – Under construction, expected opening and rent commencement is February 2026
- ☼ **LONG-TERM LEASE** – 15 year absolute NNN lease provides secure, long term cash flow with no landlord responsibilities
- ☼ **RENT INCREASES** – Five 5-year options with 5% rental increases every 5 years through the base term plus renewal option periods
- ☼ **INVESTMENT GRADE TENANT** – Dollar General has an S&P rating of “BBB” and maintains over 20,000 stores nationwide
- ☼ **CORPORATE GUARANTEE** – Lease is guaranteed by Dollar General Corporation (NYSE: DG) for 15 years

Location & Area Strengths

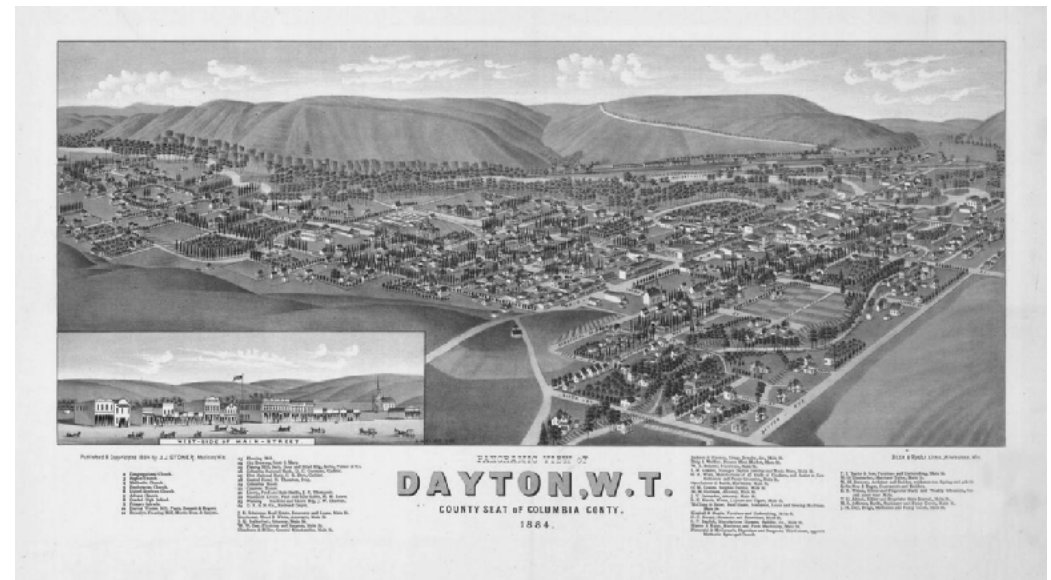
Dayton is located along State Route 12 in Southeast Washington. The property benefits from a stable, needs-driven trade area with minimal retail competition and strong regional connectivity.

The city of Dayton is the primary commercial, governmental, and service center for the surrounding agricultural communities.

Regional tourism contributes year-round visitation due to the Walla Walla Valley wine industry, Bluewood Ski Area, Umatilla National Forest, and scenic outdoor recreation throughout the Touchet River corridor.

Other tenants in the area include Circle K, Chevron, Napa Auto Parts, Subway, along with several other local and regional businesses.

Median household income of \$71,687 and a population of 30,900 with 10 miles.



Investment Summary

LOCATION/ADDRESS 221 W. Main Street Dayton, Washington 99328

PRICE \$3,399,200

CAP RATE 6%

BUILDING SIZE 10,640 square feet

PRICE/SF \$319.47

LOT SIZE 0.83 acres

ZONING Commercial

YEAR BUILT 2025

Lease Summary

LEASE TYPE Absolute NNN

TENANT Dollar General

LEASE TERM 15 Years

LEASE COMMENCEMENT (ESTIMATED) February 2026

LEASE EXPIRATION (ESTIMATED) February 2041

RENT INCREASES 5% Every Five Years

RENEWAL OPTIONS Five, 5-year renewal options

LANDLORD RESPONSIBILITIES None

TENANT RESPONSIBILITIES All Taxes, Insurance, Common Area Maintenance including roof, structure and parking lot

Rent Schedule

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	RETURN
1 - 5	\$203,952	\$16,996	6%
6 - 10	\$214,152	\$17,846	6.30%
11 - 15	\$224,856	\$18,738	6.61%
16 - 20 (OPTION 1)	\$236,100	\$19,675	6.95%
21 - 25 (OPTION 2)	\$247,908	\$20,659	7.29%
26 - 30 (OPTION 3)	\$260,304	\$21,692	7.66%
31 - 35 (OPTION 4)	\$273,312	\$22,776	8.04%
36 - 40 (OPTION 5)	\$286,980	\$23,915	8.44%



REPRESENTATIVE PHOTO

Aerial



Chevron

BW Best Western

NAPA AUTO PARTS

TOUCHET VALLEY GOLF COURSE

COLUMBIA COUNTY FAIR GROUNDS

Dayton

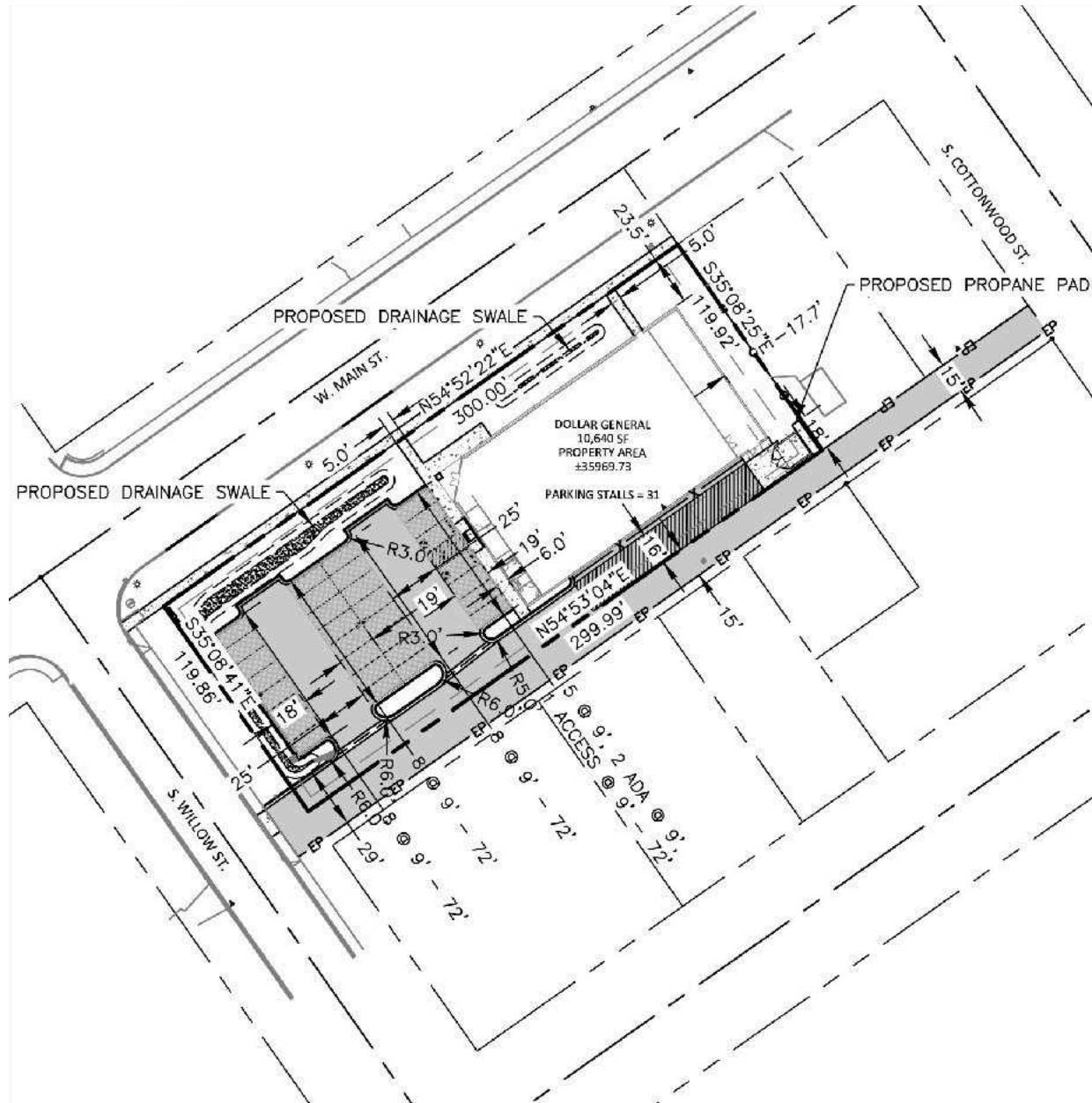
ANNER BANK

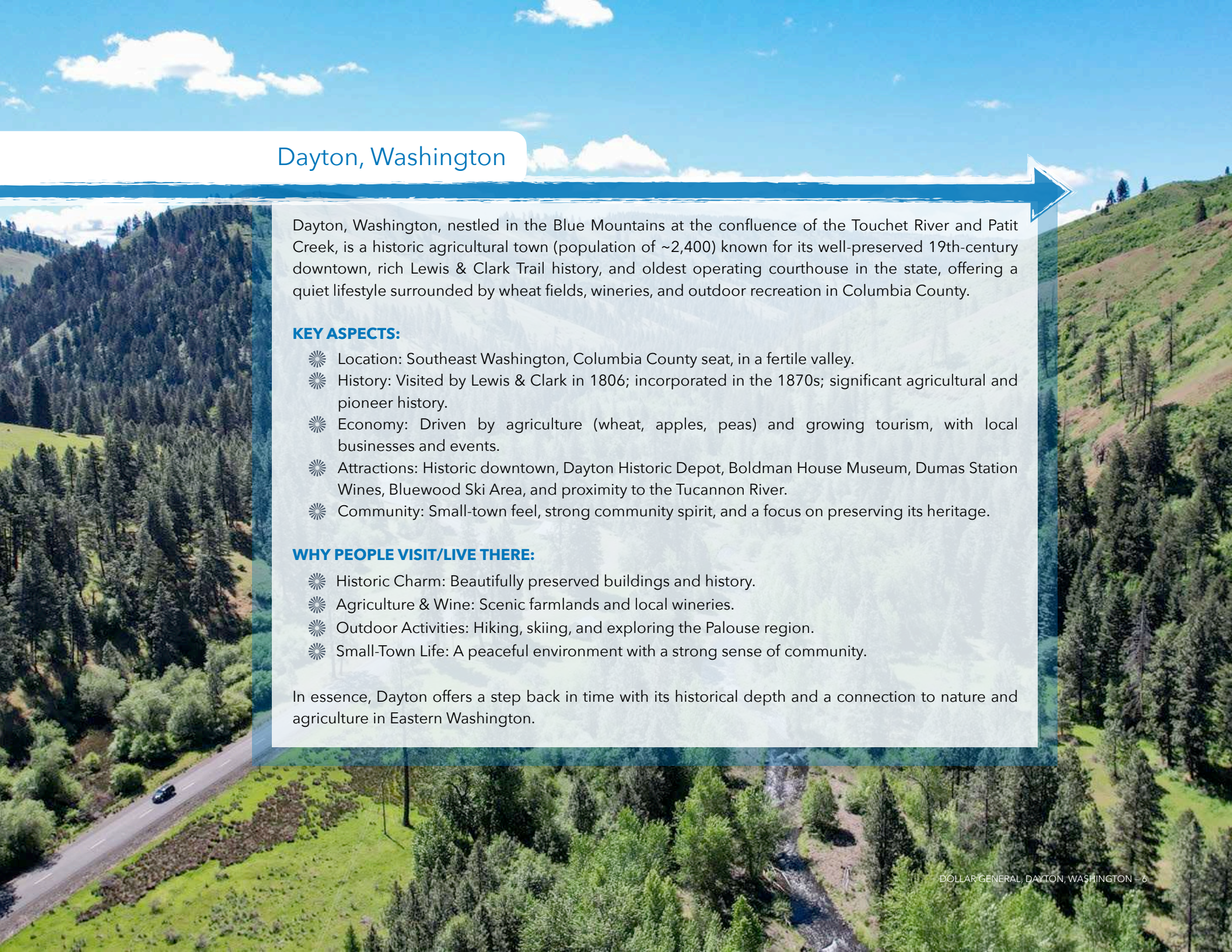
CAR WASH

DOLLAR GENERAL

COLEMAN OIL COMPANY

Site Plan



An aerial photograph of a lush green mountain valley. A paved road with a white dashed line runs diagonally from the bottom left towards the center. A small dark car is visible on the road. The surrounding landscape is covered in dense evergreen and deciduous trees. In the background, more forested hills rise under a bright blue sky with scattered white clouds. A large blue arrow graphic points from the left towards the right, partially overlapping the text area.

Dayton, Washington

Dayton, Washington, nestled in the Blue Mountains at the confluence of the Touchet River and Patit Creek, is a historic agricultural town (population of ~2,400) known for its well-preserved 19th-century downtown, rich Lewis & Clark Trail history, and oldest operating courthouse in the state, offering a quiet lifestyle surrounded by wheat fields, wineries, and outdoor recreation in Columbia County.

KEY ASPECTS:

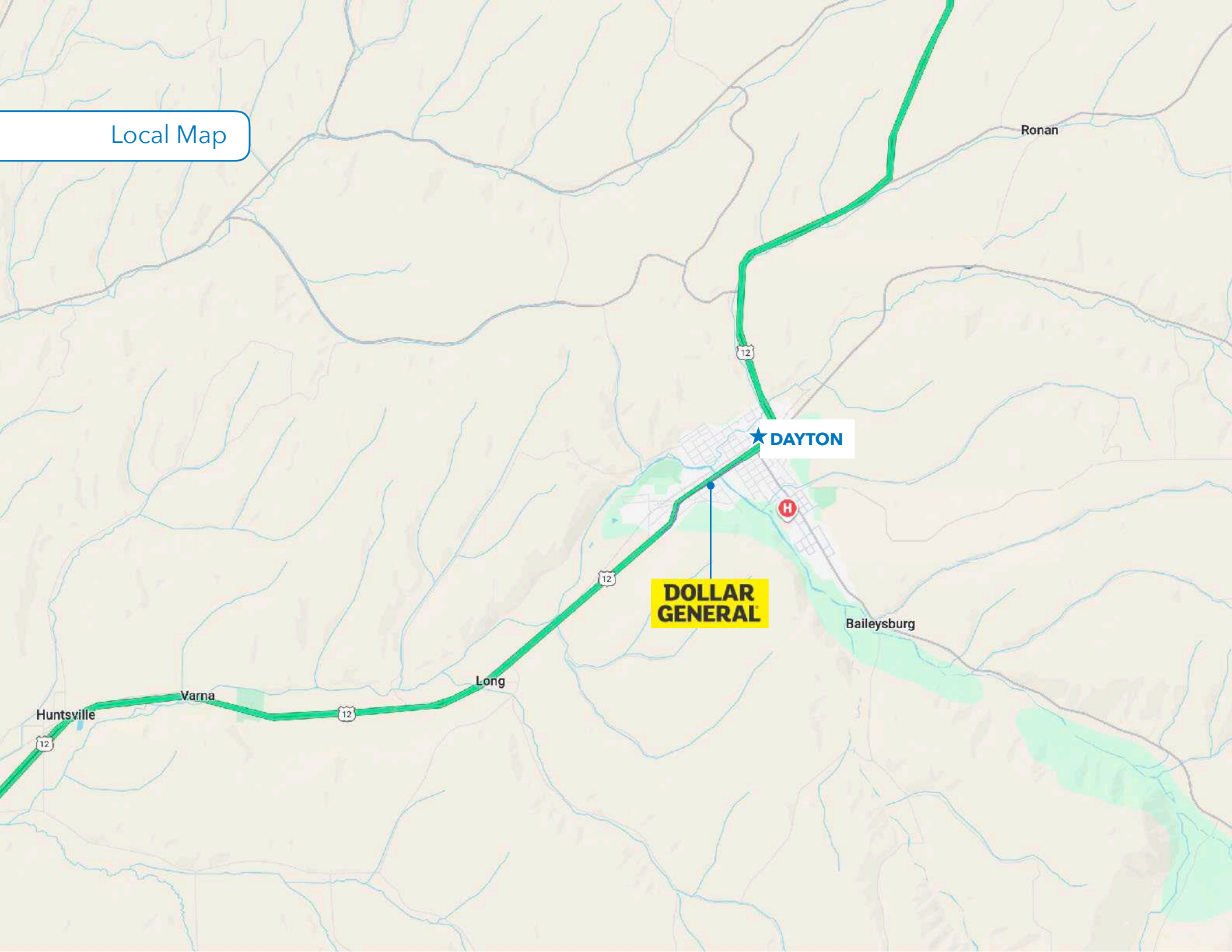
- ☼ Location: Southeast Washington, Columbia County seat, in a fertile valley.
- ☼ History: Visited by Lewis & Clark in 1806; incorporated in the 1870s; significant agricultural and pioneer history.
- ☼ Economy: Driven by agriculture (wheat, apples, peas) and growing tourism, with local businesses and events.
- ☼ Attractions: Historic downtown, Dayton Historic Depot, Boldman House Museum, Dumas Station Wines, Bluewood Ski Area, and proximity to the Tucannon River.
- ☼ Community: Small-town feel, strong community spirit, and a focus on preserving its heritage.

WHY PEOPLE VISIT/LIVE THERE:

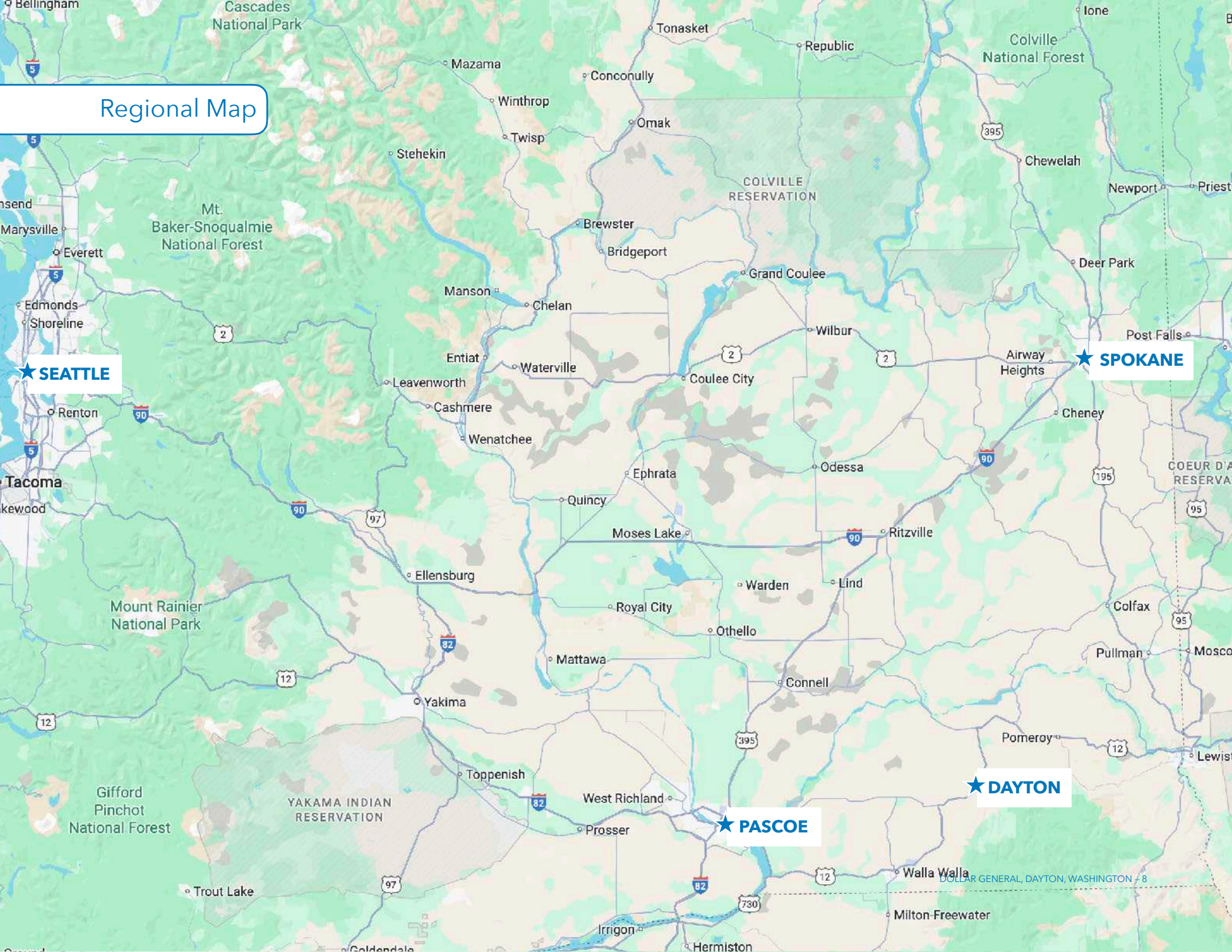
- ☼ Historic Charm: Beautifully preserved buildings and history.
- ☼ Agriculture & Wine: Scenic farmlands and local wineries.
- ☼ Outdoor Activities: Hiking, skiing, and exploring the Palouse region.
- ☼ Small-Town Life: A peaceful environment with a strong sense of community.

In essence, Dayton offers a step back in time with its historical depth and a connection to nature and agriculture in Eastern Washington.

Local Map



Regional Map



Tenant Information

Dollar General Corporation is a leading U.S. discount retailer focused on providing everyday low prices on essential household goods. Founded in 1939 and headquartered in Goodlettsville, Tennessee, the company operates over 20,000 stores across 48 states and Mexico, primarily serving rural and suburban communities.

Dollar General offers a broad assortment of products, including food, health and personal care items, cleaning supplies, and basic apparel, with consumables representing the majority of sales. In addition to its private-label brands, Dollar General carries products from many of America's most trusted manufacturers, including Procter & Gamble, Coca-Cola, PepsiCo, Clorox, Energizer, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Mars, Unilever, and Hanes, supporting consistent customer traffic and repeat visits.

The company follows a small-box, low-cost operating model that enables convenient neighborhood locations and strong unit-level economics. Dollar General is known for its disciplined real estate strategy, typically utilizing long-term triple-net leases with minimal landlord responsibilities.

As a publicly traded company (NYSE: DG), Dollar General has demonstrated consistent revenue growth and resilience across economic cycles, benefiting from its value-oriented customer base and non-discretionary product mix. With an S&P credit rating of BBB, Dollar General offers corporate credit backing and financial transparency. For the fiscal year ending January 31, 2025, the company reported \$40.6 billion in revenue, \$1.13 billion in net income, and \$7.41 billion in stockholders' equity. For the six months ending July 31, 2025, Dollar General reported \$21.1 billion in revenue and \$803 million in net income, reflecting the company's continued scale and operating strength. Recognized as a Fortune 500 company, Dollar General ranked #128 in 2024 and remains one of the most profitable retailers serving rural America. For additional information visit: www.dollargeneral.com

DOLLAR GENERAL®

FOUNDED IN

1939

HEADQUARTERED IN
**GOODLETTSVILLE
TENNESSEE**

20,000+
LOCATIONS



S&P RATING

BBB

PUBLICLY TRADED
NYSE: DG

\$40.6 BILLION
ANNUAL REVENUE IN 2024

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