



RENDERING

**DOLLAR
GENERAL®**

OFFERING MEMORANDUM
DOLLAR GENERAL
WHEATFIELD, IN

Marcus & Millichap

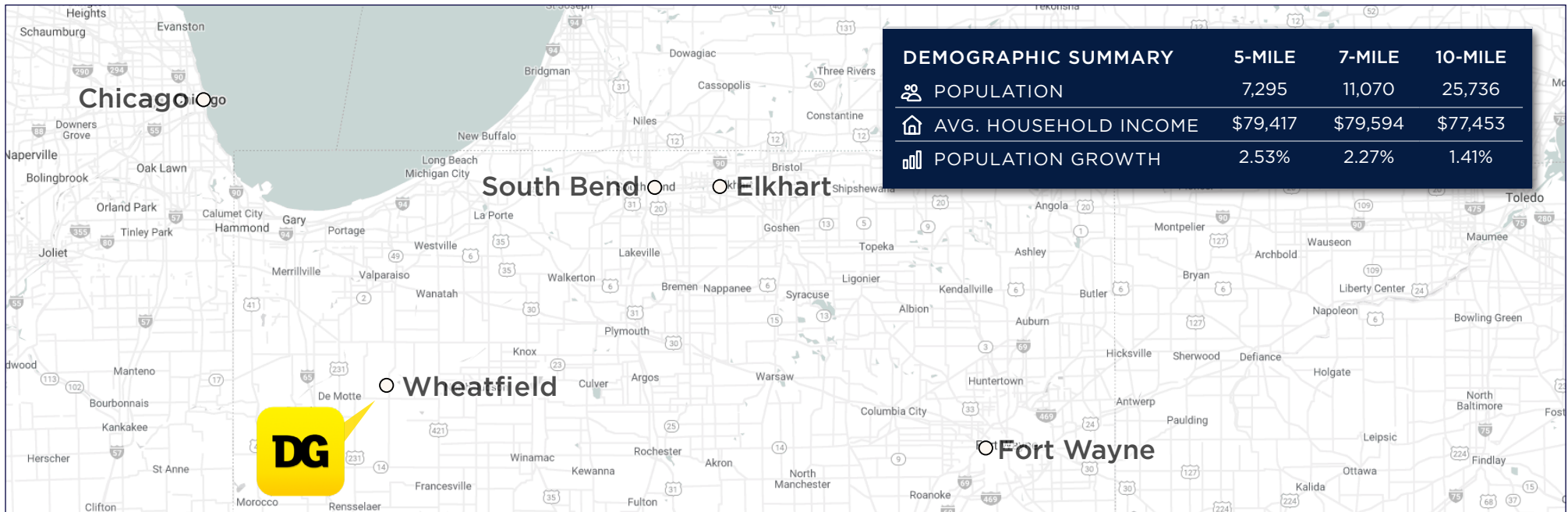
OFFERING SUMMARY

DOLLAR GENERAL®

TBD S Bierma Street, Wheatfield, Indiana 46392

PRICE	\$1,417,000
CAP RATE	6.65%
NOI	\$94,200
RENTABLE SQ FT.	9,100
PRICE/SF	\$156
YEAR BUILT	2020
LOT SIZE	2.5 AC
LEASE GUARANTOR	Corporate
LEASE TYPE	NNN
ROOF & STRUCTURE	Tenant
LEASE TERM	15 Years

RENT COMMENCEMENT DATE			Feb-20
LEASE EXPIRATION DATE			Feb-35
TERM REMAINING ON LEASE			15 Years
INCREASES		10% Increase Each Option	
OPTIONS		Five, 5-Year Options	
BASE RENT		Years 1-15	\$94,200
OPTION RENT	Years 16-20	(Option 1)	\$103,620
	Years 21-25	(Option 2)	\$113,982
	Years 26-30	(Option 3)	\$125,380
	Years 31-35	(Option 4)	\$137,918
	Years 36-40	(Option 5)	\$151,710
TENANT RESPONSIBILITIES		Taxes, Insurance, CAM, Roof & Structure	
LANDLORD RESPONSIBILITIES		No Landlord Responsibilities	



INVESTMENT HIGHLIGHTS

NEW UPGRADED CONSTRUCTION STORE

- Brand New 9,100 SF Build to Suit Dollar General in Wheatfield, IN.
- This store has upgraded construction and is scheduled for delivery late January 2020.

LONG TERM CORPORATE ABSOLUTE NNN LEASE

- Brand new, 15-year corporate guaranteed lease with Dollar General.
- Tenant 100% responsible for all expenses, which include taxes, CAM, insurance, roof and structure.
- 10% rent increase in each of the five, 5-year option periods.

INVESTMENT GRADE TENANT

- Dollar General is a publicly traded (NYSE: DG) Fortune 500 Company and is BBB investment grade rated.
- There are currently over 16,000 + locations in 45 states and 975 new locations expected to be opened this year.
- Dollar General has been in business for 80 years and has a current net worth of over \$6B.

ATTRACTIVE LOCATION

- The 5 mile Avg household income is \$70,268 which is superior to most Dollar General
- This store is located on US Hwy 10 (5,884 VPD) which connects Wheatfield, Stoutsburg, Kersey and De Motte.
- Surrounded by numerous local and regional retailers

WHEATFIELD

- Wheatfield, IN is located at the eastern end of the State Route 10 growth corridor that runs across northern Jasper County and about 15 miles south of the suburbanized area of NW IN.
- Historically a farming village, today the community functions as more of a bedroom locality for employment centers to the north.
- Wheatfield is growing rapidly and is expected to continue as the trend of suburbanization pushes south from the Valparaiso area in neighboring Porter County.
- Major employers NIPSCO and Georgia-Pacific Gypsum call the community home and the area also boasts outstanding public facilities such as the Wheatfield Library, Centennial Park, and Kankakee Valley High School.
- Wheatfield is also the jumping off point for exploration of the Jasper - Pulaski Fish & Wildlife Area to the southeast, provides access to the nearby Kankakee River and related recreational opportunities, and is at the center of the annual Sandhill Crane Migration



REPRESENTATIVE PHOTO

TENANT SUMMARY



DOLLAR GENERAL®



BBB

S&P CREDIT RANKING
INVESTMENT GRADE



DG

PUBLICLY
TRADED COMPANY



\$6+ B

NET
WORTH



80

YEARS
IN BUSINESS



16,000+

STORES IN
45 STATES



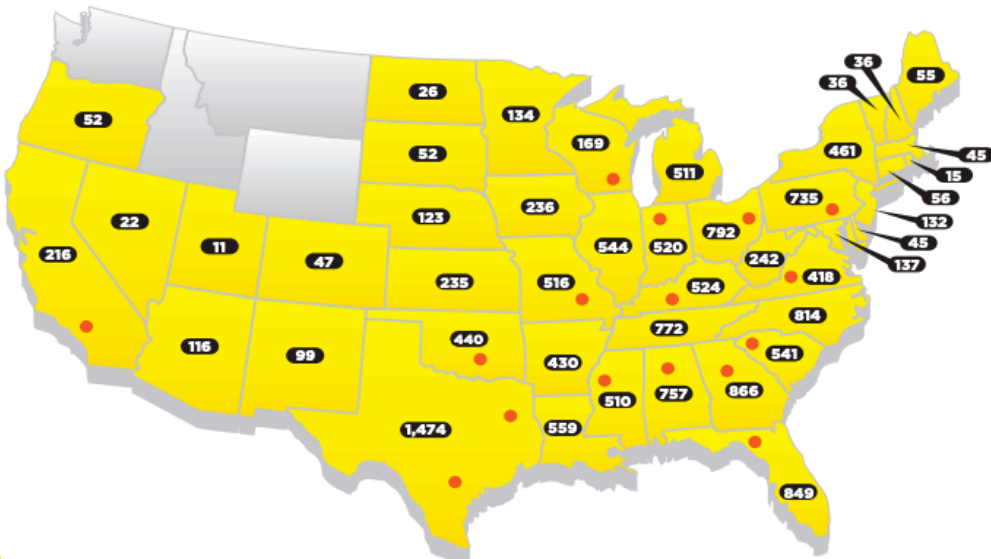
975

NEW STORES
BY YEAR END

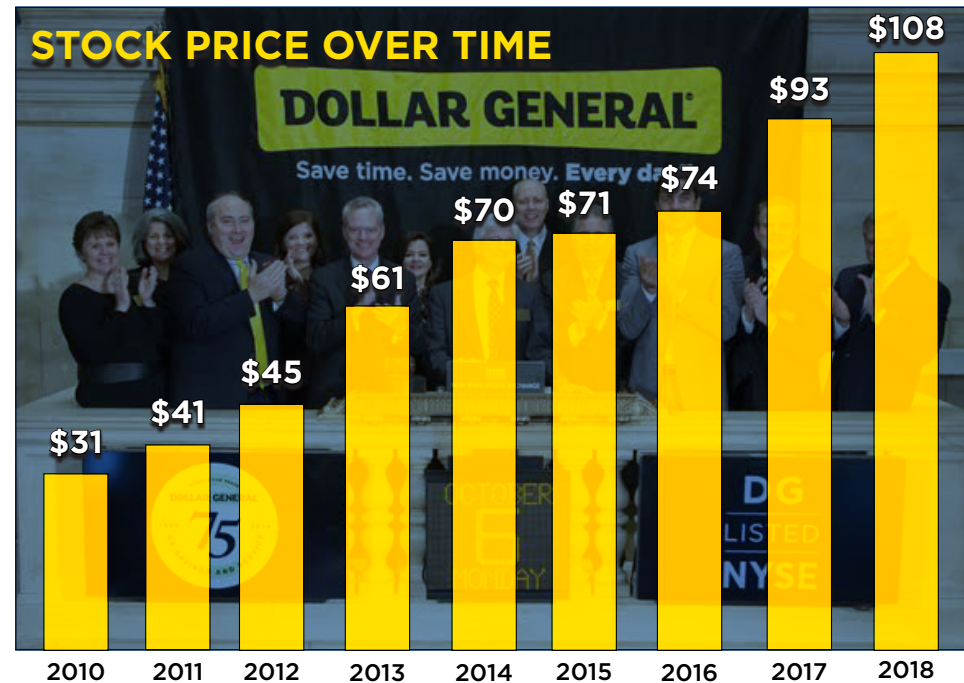
15,597 STORES

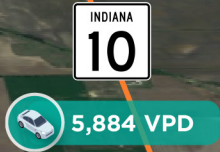
IN 44 STATES
AS OF MAY 3, 2019

● STORES
● DISTRIBUTION CENTER



STOCK PRICE OVER TIME



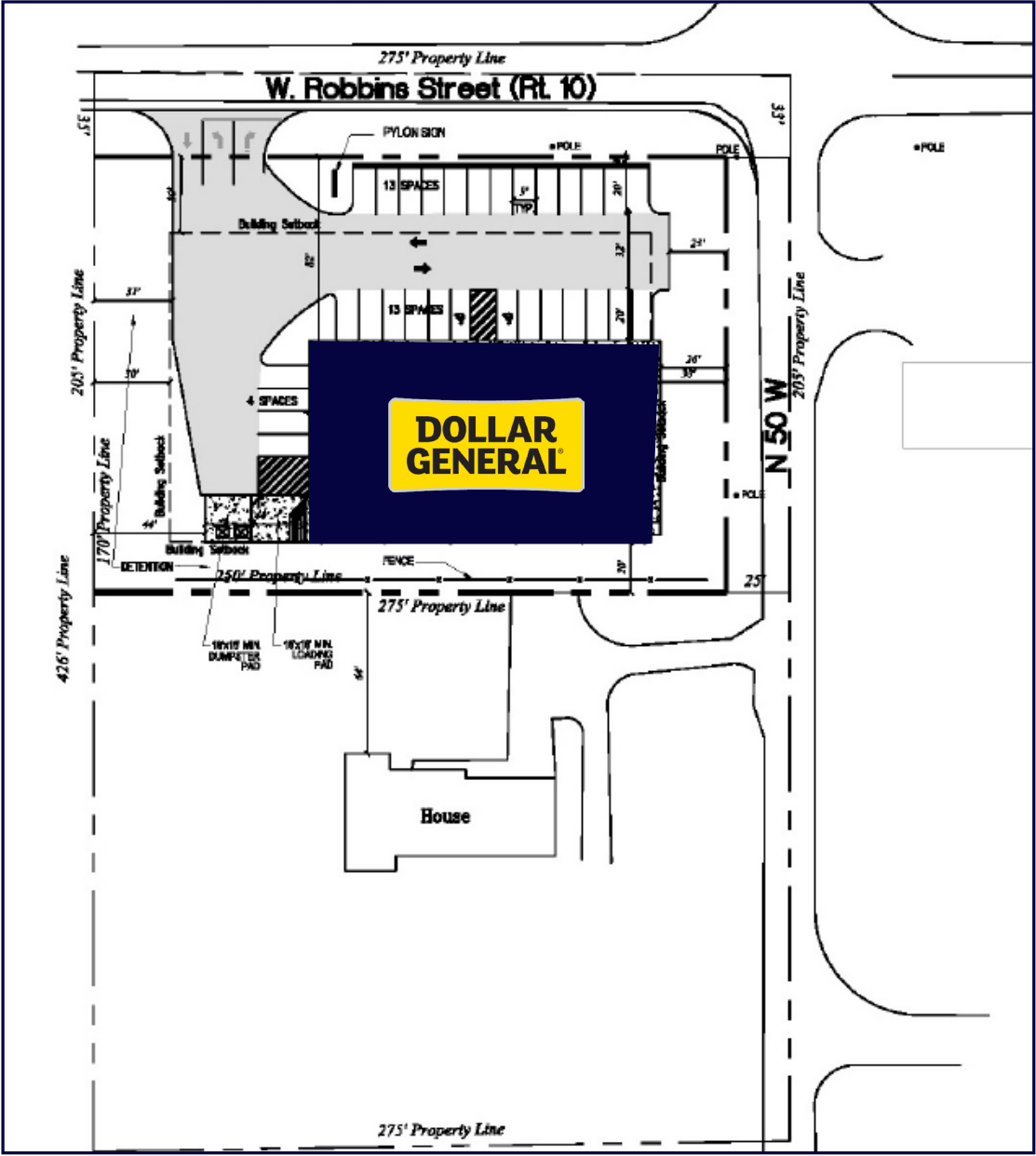


WHEATFIELD

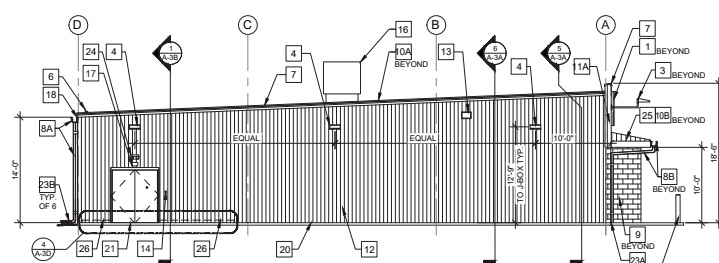


DEMOGRAPHIC SUMMARY			
POPULATION	7,295	11,070	25,736
AVG. HOUSEHOLD INCOME	\$79,417	\$79,594	\$77,453
POPULATION GROWTH	2.53%	2.27%	1.41%

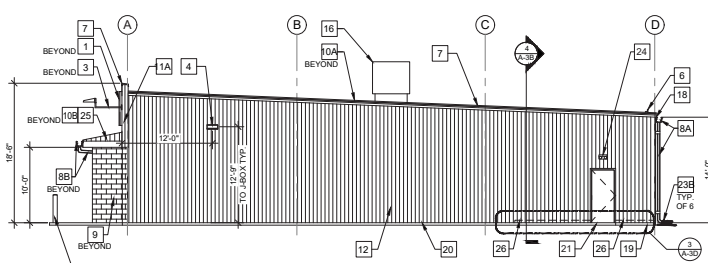
SITE PLAN



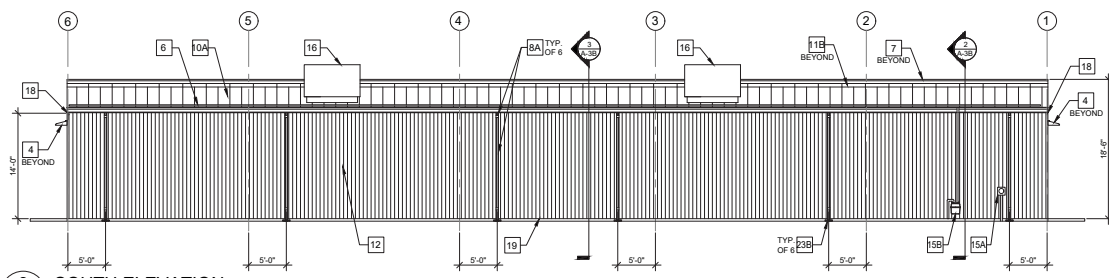
ELEVATION



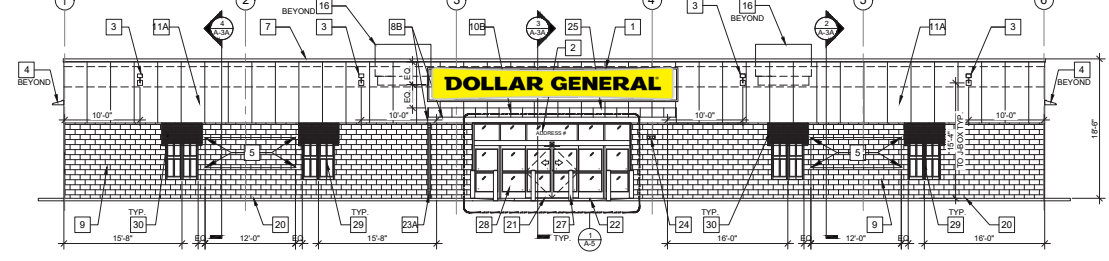
1 EAST (TRUCK SIDE) ELEVATION
A-2 1/8" = 1'-0"



2 WEST ELEVATION
A-2 1/8" = 1'-0"



3 SOUTH ELEVATION
A-2 1/8" = 1'-0"



4 NORTH ELEVATION
A-2 1/8" = 1'-0"

DOLLAR GENERAL

EXTERIOR FINISHES	PRE-ENGINEERED METAL BUILDING VENDOR		VP BUILDINGS		STAR BUILDING SYSTEMS		NUCOR BUILDING SYSTEMS		BIG BEE STEEL BUILDINGS, INC.		CHIEF BUILDINGS	
	ATTN: DAVID ENGLISH (901) 568-4537 Denglish@vp.com	ATTN: ROONEY BURT (800) 879-7827	ATTN: BOB BARRY (315) 622-4440 (260) 837-7891	ATTN: KEVIN BUSLER (800) 633-3378	ATTN: ERN SULLIVAN (309) 385-4528 (309) 390-8199	ATTN: DAVID ENGLISH (901) 568-4537 Denglish@vp.com	ATTN: ROONEY BURT (800) 879-7827	ATTN: BOB BARRY (315) 622-4440 (260) 837-7891	ATTN: KEVIN BUSLER (800) 633-3378	ATTN: ERN SULLIVAN (309) 385-4528 (309) 390-8199	ATTN: DAVID ENGLISH (901) 568-4537 Denglish@vp.com	ATTN: ROONEY BURT (800) 879-7827
EXTERIOR FINISHES ARE TO MATCH OR BE EQUAL TO VP METAL BUILDING SYSTEMS FINISH SELECTION.												
GUTTERS & DOWNSPOUTS (MAIN)												
GUTTERS & DOWNSPOUTS (CANOPY)												
SIDE AND REAR METAL WALL PANELS & TRIM, RECEIVING & EMERGENCY EXIT DOORS (EXTERIOR OF DOORS TO BE PAINTED, REFER TO DOOR SCHEDULE)												
ARCHITECTURAL BLOCK AT BUILDING FACADE SHOULD BE PRE-FINISHED OR PAINTED (2 COATS-LOXON XP MASONRY COATING ACHW000 SERIES) SEMI-GLOSS SWL2032, BALANCED BEIGE												
FLAT METAL SOFFIT AT STOREFRONT VESTIBULE AREA												
BUILDING FASCIA PANEL (FRONT SIDE OF PARAPET) AND CANOPY METAL PANEL (BACK SIDE OF PARAPET)												
RECORD STOREFRONT SYSTEM												
STANDING SEAM METAL ROOF PANELS (MAIN)												
STANDING SEAM METAL ROOF PANELS (CANOPY)												
LINER PANELS (INTERIOR SALES AND RECEIVING FLOOR)												
CANOPY BY PEBB												
DECORATED RAISED PANEL SHUTTERS (KEYNOTE #29)												
AWNING BY GENERAL CONTRACTOR (KEYNOTE #20)												
	CHOCOLATE CHIP	CHOCOLATE CHIP	CHOCOLATE CHIP	CHOCOLATE CHIP	CHOCOLATE CHIP	CHOCOLATE CHIP	CHOCOLATE CHIP	CHOCOLATE CHIP	CHOCOLATE CHIP	CHOCOLATE CHIP	CHOCOLATE CHIP	CHOCOLATE CHIP
	BLACK	BLACK	BLACK	BLACK	BLACK	BLACK	BLACK	BLACK	BLACK	BLACK	BLACK	BLACK

NOTE:
1. REFER TO SHEET F-1 FOR ADDITIONAL INFORMATION ON RECOMMENDED NATIONAL ACCOUNT VENDORS.
2. NATIONAL ACCOUNT AND CONTACT INFORMATION, SUBJECT TO CHANGE.

ELEVATION KEYED NOTES

- SIGN FURNISHED AND INSTALLED BY DOLLAR GENERAL CORP. WITH CIRCUIT AS NOTED ON ELECTRICAL PLAN. SIGN TO BE CENTERED ON FRONT OF BUILDING. CONTRACTOR IS TO PROVIDE ADEQUATE BLOCKING AS REQUIRED BY SIGN MANUFACTURER TO SUPPORT SIGN WEIGHT OF UP TO 1,400 LBS. EXTERIOR CANOPY SIGN SHALL BE SUPPORTED BY THE FACE OF THE CANOPY. COORDINATE THE PROPER SIGNAGE TO BE USED WITH DOLLAR GENERAL. ADDRESS ABOVE DOOR MOUNTED ON CENTER PANEL OF GLASS. ADDRESS TO BE 10" X 12" VINYL CUT NUMBERS. COLOR: BLACK W/ WHITE OUTLINES.
- ARM-MOUNTED LED FIXTURE. REFER TO E-2 FOR ADDITIONAL INFORMATION.
- LED WALL PACK. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 1/2" DIAMETER X 4" LONG STAINLESS STEEL EYE BOLTS (CLOSED) WITH 1" DIAMETER OPENINGS. DRILL AND EPOXY INTO BLOCK WALL. 4 BOLTS TO BE LOCATED AS SHOWN EACH SIDE OF ENTRY. TOTAL OF 8 BOLTS.
- DYNA-GUARD SNOW RETENTION SYSTEM TO BE INSTALLED BY GENERAL CONTRACTOR. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ADDITIONAL INFORMATION.
- METAL COPING / FLASHING / TRIM. REFER TO EXTERIOR FINISH TABLE ON THIS SHEET FOR COLOR.
- OPEN FACED GUTTER AND DOWNSPOUT (MAIN). PROVIDE ADEQUATE STRAPPING TO STRUCTURE. REFER TO EXTERIOR FINISH TABLE ON THIS SHEET FOR COLOR.
- OPEN FACED GUTTER AND DOWNSPOUT (CANOPY). PROVIDE ADEQUATE STRAPPING TO STRUCTURE. REFER TO EXTERIOR FINISH TABLE ON THIS SHEET FOR COLOR.
- 8" SPLIT FACE CONCRETE MASONRY UNIT. REFER TO EXTERIOR FINISH TABLE ON THIS SHEET FOR COLOR. REFER TO STRUCTURAL SHEETS AND WALL SECTIONS FOR PROPER ANCHORAGE INFORMATION.
- STANDING SEAM METAL ROOF (MAIN). REFER TO EXTERIOR FINISH TABLE ON THIS SHEET FOR COLOR.
- STANDING SEAM METAL ROOF (CANOPY). REFER TO EXTERIOR FINISH TABLE ON THIS SHEET FOR ADDITIONAL INFORMATION.
- METAL FASCIA PANELS. FRONT SIDE OF PARAPET. REFER TO EXTERIOR FINISH TABLE ON THIS SHEET FOR COLOR.
- METAL PANEL. BACK SIDE OF PARAPET. REFER TO EXTERIOR FINISH TABLE ON THIS SHEET FOR COLOR.
- PRE-FINISHED METAL WALL PANELS (BY PEBB). PROVIDE TAMPER-RESISTANT FASTENERS 8" O.A.F.F. AND BELOW. REFER TO EXTERIOR FINISH TABLE ON THIS SHEET FOR COLOR.
- VENT FOR BATHROOM EXHAUST. REFER TO SHEET MECHANICAL SHEETS FOR ADDITIONAL INFORMATION.
- DOOR BUZZER. REFER TO SHEET ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.
- ELECTRIC METER. REFER TO ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.
- GAS METER. REFER TO SHEET P-1 AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- HVAC UNITS MOUNTED ON ROOF. REFER TO MECHANICAL SHEETS FOR ADDITIONAL INFORMATION.
- OUTSIDE AIR TEMP. SENSOR MOUNTED OVER RECEIVING DOORS @ 8'-0" A.F.F.
- MINIMUM EAVE HEIGHT IS 14'-0" A.F.F.
- FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL NON PAVED AREAS.
- HARD SURFACE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 2" BELOW FINISHED FLOOR AT PAVED AREAS.
- SLOPE CONCRETE AT ENTRANCE AND EXIT LOCATION.
- A.D.A. COMPLIANT 1/4" RAMP WITH YELLOW PAINTED SIDES TO 1/4" PARKING STALLS. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- DOWNSPOUT (TIED INTO UNDERGROUND STORM PIPING). DAYLIGHT AT PROPOSED STORM WATER MANAGEMENT AREA. REFER TO CIVIL SHEETS FOR DETAILS AND CONTINUATION.
- 12" X 24" CONCRETE SPLASH BLOCK STRAPPED TO A 5' LONG, 6" PERFORATED LANDSCAPE PIPE.
- EMERGENCY EXIT LIGHT. REFER TO ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.
- METAL CANOPY BY PEBB. REFER TO EXTERIOR FINISH TABLE ON THIS SHEET FOR COLOR.
- 4" TALL X 8" WIDTH X 10'-0" MAX LENGTH INTERIOR CONCRETE CURB. REFER TO SHEET A-3C FOR ADDITIONAL INFORMATION.
- 6" BOLLARDS - CONCRETE FILLED, PAINTED YELLOW & PERMANENT PARKING SIGNAGE FOR HANDICAPPED SPACES AND VAN ACCESSIBLE SPACE. TO COMPLY WITH ADAAG 2010, SECTION 502.8. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- BRONZE STOREFRONT SYSTEM. REFER TO SHEET A-5 FOR ADDITIONAL INFORMATION.
- PAIR OF PERFECT SHUTTER INC. STRAIGHT TOP RAISED PANEL RP-2 25" X 70". DOUBLE WIDE DECORATIVE SHUTTERS. REFER TO EXTERIOR FINISH TABLE ON THIS SHEET FOR COLOR. REFER TO DETAILS ON SHEET A-3C.
- METAL FRAMED AWNING BY GENERAL CONTRACTOR. ALUMINUM FINISH. MODERN FLAT PROFILE. REFER TO EXTERIOR FINISHES TABLE ON THIS SHEET FOR COLOR.

GENERAL NOTES

- G. C. TO CALK AND SEAL ALL PENETRATIONS.
- G. C. TO CALK ALL DISSIMILAR MATERIALS AND GAPS.
- G. C. TO INSTALL ADDRESS NUMBERS ON TRANSOM GLASS ABOVE MAIN DOOR.
- G. C. TO INSTALL KNOX BOX PER LOCAL JURISDICTIONAL REQUIREMENTS. SURFACE OR FLUSH MOUNT.

PRE-ENGINEERED METAL BUILDING NOTES

- METAL BUILDING NOTES:**
- THE PRE-MANUFACTURED METAL BUILDING STRUCTURE, CONCRETE FOUNDATION, AND INTERIOR CONCRETE SLAB SHALL BE DESIGNED, DETAILED, FABRICATED, AND CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CODES, STANDARDS AND REGULATIONS. THE MOST STRINGENT REQUIREMENTS APPLY WHERE RECOMMENDATIONS OCCUR. THE APPLICABLE STANDARDS, IN THE ABSENCE OF OTHER CRITERIA, LOADINGS SHALL CONFORM TO THE 2014 EDITION OF THE INDIANA BUILDING CODE (IBC, 2012 EDITION).
 - THE SCOPE OF THE PRE-MANUFACTURED METAL BUILDING STRUCTURE SHALL INCLUDE THE DESIGN, ENGINEERING, FABRICATION, DELIVERY AND ERECTION OF THE COMPLETE STRUCTURAL STEEL FRAMING AND EXTERIOR SKIN PACKAGE. THE METAL BUILDING MANUFACTURER SHALL BE CERTIFIED BY AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) METAL BUILDING CERTIFICATION PROGRAM.
 - THE FRONT FASCIA SHALL HAVE (3) 12" PURLINS MOUNTED VERTICALLY SO THE 12" FASCIA IS AGAINST THE BUILDING METAL SIDING. THESE PURLINS SHALL BE CENTERED OVER THE ENTRANCE AND SPACED 86" APART TO PROVIDE ADEQUATE SUPPORT FOR SIGNAGE WHICH MAY WEIGH UP TO 1,400 LBS.
 - G.C. TO VERIFY THAT ALL MATERIALS FOR PEBB, INCLUDING DOORS, INSULATION ETC. PROVIDED BY OWNERS ARE ON SITE WITHIN 48 HOURS OF DELIVERY. IF G.C. DOES NOT PROVIDE NOTICE WITHIN 48 HOURS OF MISSING MATERIALS, THEY CAN BE RESPONSIBLE FOR MISSING/SHORTED ITEMS AND/OR MATERIALS.
- ROOF NOTES:**
- METAL ROOF MUST BE A STRUCTURAL, STANDING SEAM METAL ROOF WITH MECHANICALLY ROLLED SEAMS. SEAMS TO BE A MINIMUM 1 1/2" HIGH. ALL FASTENERS TO BE CONCEALED.
 - ROOF PANELS TO BE A MINIMUM 24 GAUGE.
 - METAL ROOF SYSTEM TO BE EQUAL TO VP BUILDING SLR 1 ROOF.
 - CONDENSATE FROM HVAC UNITS TO BE PIPED TO GUTTERS.

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MARCUS & MILLICHAP REAL ESTATE INVESTMENT SERVICES, INC.

JOSH CARUANA | BROKER OF RECORD | RB14034355 | 317-218-5300 | JOSH.CARUANA@MARCUSMILLICHAP.COM

Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP

Dated:

Don McMinn
Marcus & Millichap
1100 Abernathy Road, NE, Suite 600
Atlanta, GA 30328

Phone: (678) 808-2762
Fax: (815) 550-1286
don.mcminn@marcusmillichap.com

Re: TBD S Bierma Street , Wheatfield, IN 46392 (Dollar General)

Dear Don:

Please accept this offer to purchase the above referenced Property. This letter expresses Purchaser's interest in purchasing the Property under the following terms and conditions:

Purchaser _____

**Purchaser's
Address** _____

**Purchaser's
Phone/Fax** _____

**Purchaser's
Email Address** _____

Offer Price _____

Earnest Money \$25,000 earnest money deposit due within forty-eight (48) hours of the Effective Date of the Contract. The Earnest Money shall be increased to \$50,000 at the expiration of the Inspection Period and shall become non-refundable barring any other listed contingencies.

Inspection Period 21 Calendar Days from the Effective Date, which shall mean the date on which the latter of the parties executes a Contract. All available Due Diligence Documents ("Documents") will be forwarded immediately upon the Effective Date of the Contract.

Purchaser's Initials _____ Seller's Initials _____

Financing Period
(Please Check One)

☐ **All Cash** (No Financing Period)

☐ **Financing:** Purchaser shall have ten (10) days from the Effective Date of the Contract to apply for and obtain a financing commitment. In addition, Purchaser shall have 30 days from the effective date of the contract to complete loan processing. Purchaser shall use its best efforts to secure and obtain a new first mortgage loan in the amount of \$_____ on terms which are acceptable to Purchaser.

Closing Date
(Please Check One)

☐ **New Property:** Within 10 Calendar Days after rent commencement and receipt of tenant estoppel.

☐ **Existing Property** Within 10 Calendar Days after the expiration of the Inspection Period (or Financing Period if applicable).

Closing Costs

Seller shall pay for the transfer tax. Buyer shall pay for Title. Purchaser and Seller shall each bear its own attorneys expenses. All other Closing Costs shall be split 50-50 between Buyer and Seller.

Property Condition

Property is being sold "AS IS" with Seller making representations or warranties concerning the property.

**Contract within
10 days:**

Within Ten (10) Calendar Days of the Effective Date of this Letter of Intent, Purchaser and Seller shall enter into a binding Contract (the "Contract"). Seller will Draft the Contract and Failure to reach an agreement will allow the Seller to consider this agreement void and accept offers from other parties.

Broker Commission

Purchaser acknowledges that Purchaser has employed _____, ("Purchaser's Brokers") to represent them in this transaction. Any commissions due the Purchaser's broker (if applicable) shall be paid by the Seller directly.

1031 Exchange

Purchaser ☐ is / ☐ is not (check one) completing an IRS 1031 Tax Deferred Exchange, to which the Seller agrees to cooperate providing there is no cost or expense to Seller. Purchaser has \$_____ in an exchange account from a transaction which closed escrow on _____. Purchaser will provide Seller, upon request, proof of such funds.

Confidentiality

Purchaser and Purchaser's agents and representatives hereby covenant with Seller that Purchaser and Purchaser's agents and representatives shall not, without the prior written consent of Seller (which consent may be withheld in Seller's sole and absolute discretion), disclose to any other person (other than Purchaser's

Purchaser's Initials _____ Seller's Initials _____

accountants and attorneys) or entity by any means whatsoever: (i) any information pertaining to the Documents; (ii) any information pertaining to the Contract; or (iii) any information or documentation (written or oral) provided by Seller or Seller's agents and representatives concerning Seller, Seller's business, Tenant, Tenant's business or the Property.

This Letter of Intent is contingent upon the prospective Purchaser's willingness to execute Seller's standard Purchase Agreement as well as review and approval of the details of the transaction proposed above by the appropriate principal parties of the Seller.

It is understood and agreed that the foregoing constitutes a *Letter of Intent* setting forth the major business points from our discussions. It is further understood that neither party intends to create any contractual rights or obligations as a result of entering into this *Letter of Intent*. No binding agreement or rights or obligations shall arise as the result of executing this letter or with respect to the proposed transactions, unless and until we execute definitive documentation incorporating the above provisions and other appropriate terms.

If the foregoing accurately reflects our discussions, please acknowledge same by returning a signed copy of this letter. Execution of this Letter of Intent by the undersigned agent in no way binds or obligates the Seller or any of its principals.

Agreed and Accepted | Purchaser

By: _____

Printed: _____

Dated: _____

Agreed and Accepted | Seller

By: _____

Printed: _____

Dated: _____

Purchaser's Initials _____ Seller's Initials _____