



NET LEASE INVESTMENT OFFERING

DOLLAR GENERAL

DOLLAR GENERAL (CHICAGO MSA)
426 E MISSISSIPPI AVENUE
ELWOOD, IL 60421

THE
Boulder
GROUP

TABLE OF CONTENTS

OFFERING SUMMARY

Executive Summary	1
Investment Highlights	2
Property Overview	3

LOCATION OVERVIEW

Photographs	4
Location Aerial	5
Site Plan	6
Location Map	7

MARKET OVERVIEW

Demographics	8
Market Overviews	9

TENANT SUMMARY

Tenant Profile	11
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EXECUTIVE SUMMARY

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Dollar General property located within the Chicago MSA in Elwood, Illinois. Dollar General has over 10 years remaining on the primary lease term. The lease features five 5-year renewal options. There is a 3% rental escalation in year 11 and 10% escalations at the start of every option. The lease is absolute triple net and features zero landlord responsibilities. The site was constructed in 2016 and features upgraded materials and finishes.

The 9,026 square foot property is strategically located off of State Route 53, which is a primary north/south thoroughfare. Dollar General serves as a primary convenience shopping destination for residents in the area with limited competition. The property is positioned in close proximity to CenterPoint Intermodal Center with industrial tenants such as Walmart Distribution Center, Clearwater Paper Corporation, Georgia Pacific, Samsung, Simos Insourcing solution, and DSG Logistics. There are over 27,000 people living within seven miles of the property with an average annual household income of \$94,000.

Dollar General offers both name-brand and generic merchandise including off-brand goods and closeouts of name-brand items. Although it has the word dollar in the name, Dollar General is not a dollar store. Many of its offerings are priced at more than one dollar. Dollar General is an investment grade rated company with a Standard & Poor's rating of BBB. Dollar General is publicly traded on the New York Stock Exchange (Symbol: DG) with a market capitalization in excess of \$40 billion. Dollar General operates more than 15,000 stores located in 45 states.



INVESTMENT HIGHLIGHTS

- Located within the Chicago MSA – Ranked #3 in the United States for population size
- Over 27,000 people living within seven miles of the property with an average household income of \$94,000
- Investment grade rated tenant with an S&P rating of BBB
- Corporate guarantee
- Absolute NNN – Zero Landlord Responsibilities
- This Dollar General location features an upgraded exterior façade
- More than 10 years remaining on the primary lease term
- Five 5-year renewal options
- 3% rental escalation in year 11 and 10% rental escalations in each renewal option
- Positioned just off State Route 53 which runs parallel to Interstate 55 (60,000+ VPD)
- In close proximity to CenterPoint Intermodal Center with tenants such as Walmart Distribution Center, Clearwater Paper Corporation, Georgia Pacific, Samsung, Simos Insourcing solution, and DSG Logistics
- The property is 55 miles southwest of downtown Chicago, Illinois



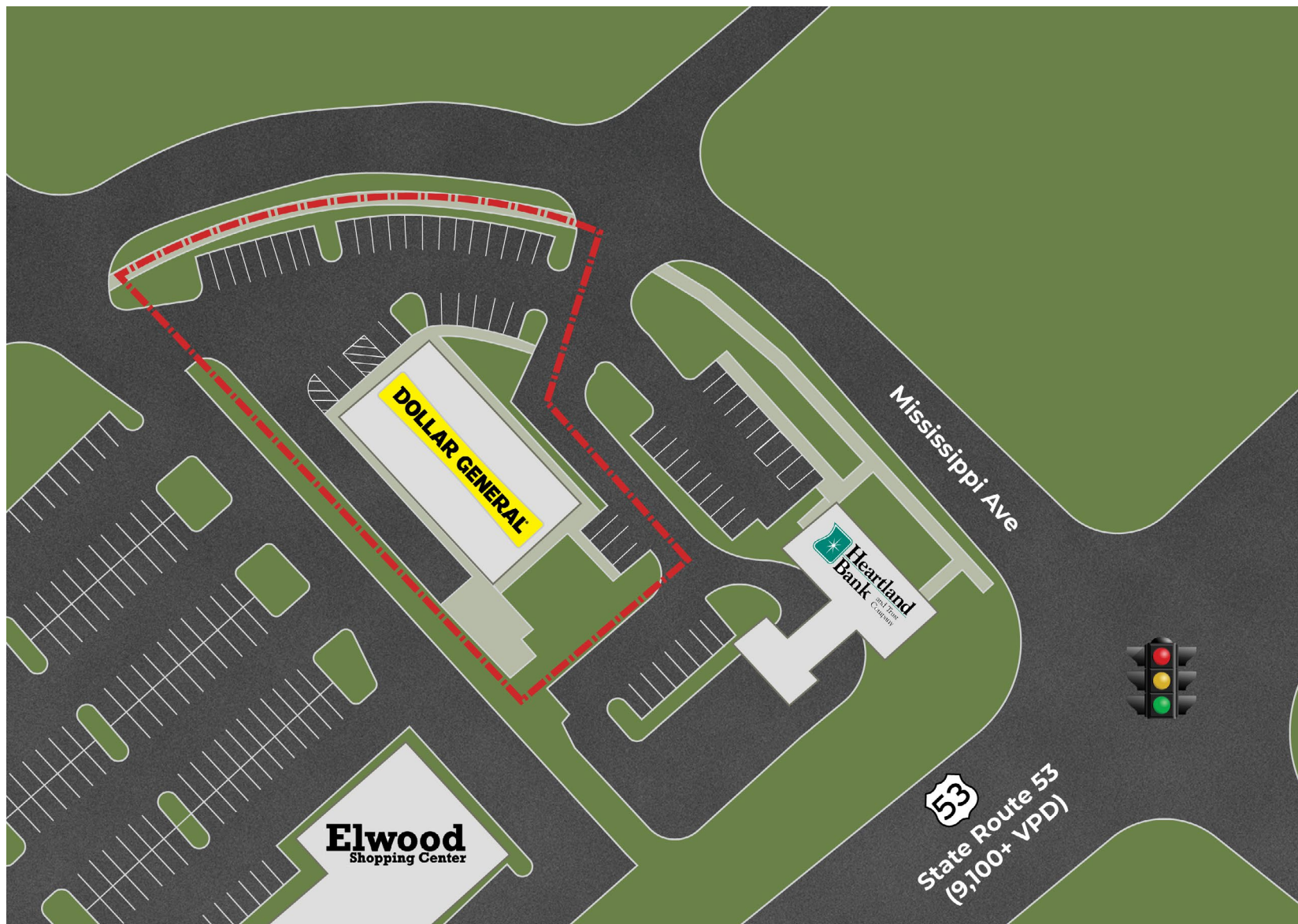
PROPERTY OVERVIEW

Price:	\$1,543,385
Cap Rate:	6.50%
Net Operating Income:	\$100,320
Lease Term:	15-Year
Lease Expiration Date:	9/30/2031
Renewal Options:	Five 5-Year
Rental Escalations:	3% in year 11 and 10% in each option
Tenant:	DG Retail, LLC
Guarantor:	Dollar General Corporation
Credit Rating:	Investment Grade – BBB (Standard & Poor's)
Year Built:	2016
Lease Type:	Absolute NNN – Zero Landlord Responsibilities
Building Size:	9,026 SF
Lot Size:	1.03 Acres











VILLAGE OF ELWOOD, ILLINOIS

The Village of Elwood, a quaint vibrant community in the heart of Will County, one of the fastest growing regions in the country. Located roughly 5 miles south of Joliet, Elwood is part of the rapidly growing Chicagoland area. And just minutes away are major entertainment attractions such as: Casino gaming, Minor league baseball, NASCAR racing, World-class theater. Offering tremendous opportunities for new businesses and residents, Elwood continues to grow while still maintaining small-town charm. The Village of Elwood strives to ensure that safety, cooperation, and high-quality service is provided to residents in order to sustain healthy growth and quality of life.

Elwood was founded in 1854, and incorporated as a village in 1869. The completion of the Joliet-Bloomington railroad played a major role in the founding of Elwood. By 1900, Elwood was a small farming community with a population of about 400. In the late 1930s, the federal government acquired nearby land for troop training and weapons production, on which site the Joliet Arsenal was built and commenced operation in 1940. Arsenal construction played an important role in the development of Elwood and brought about 175 people into the area. In 1942, a massive explosion at the arsenal killed 42 workers and caused widespread damage. In 1954, the village celebrated its centennial, and 20,000 people gathered to watch the parade. By 1970, Elwood had a population of about 750.

In 1990, the village began to experience more rapid growth. By 1996, Elwood's population rose to nearly 1,423, and is now estimated at 2,300, with development accelerating due to the construction of the CenterPoint Intermodal Center facility. The Northern Illinois Planning Commission estimates that Elwood will have a population of nearly 20,000 by 2030.

The Midewin National Tallgrass Prairie, a prairie reserve operated by the United States Forest Service is located on the site of the former Joliet Army Ammunition Plant near Elwood, Illinois, and was established by federal law in 1996. In 1999, the 982-acre (397 ha) Abraham Lincoln National Cemetery was dedicated in Elwood. When fully completed, it will provide 400,000 burial spaces.



DEMOGRAPHICS

POPULATION

	5-Mile	7-Mile	10-Mile
Total Population:	4,494	27,307	177,749
Total Households:	1,711	9,978	62,417

INCOME

	5-Mile	7-Mile	10-Mile
Median Household Income:	\$82,560	\$94,324	\$68,777
Average Household Income:	\$99,859	\$78,489	\$88,837



CITY OF CHICAGO, ILLINOIS



Chicago is the most populous city in the Midwestern United States and the third most populous city in the United States with 2,700,000 residents. Chicago is the county seat of Cook County, the second largest county in the United States. The Chicago MSA is the third most populated metropolitan area in the United States with 9,580,567 residents. The MSA covers over 1,300 square miles and six counties. Chicago has many nicknames, the best-known being the Windy City.

The Chicago metropolitan area is home to the corporate headquarters of 66 Fortune 1000 companies, including Boeing, McDonald's, Motorola, Discover Financial Services and United Airlines. Chicago is a major hub for industry, telecommunications and infrastructure and O'Hare International Airport is the second busiest airport in the world in terms of traffic movement.

The metro is a major financial center in North America and is home to the largest futures exchange in the United States, the CME Group. Chicago is third in the world on the Global Financial Centers Index which ranks the competitiveness of financial centers based on people, business environment, market access, infrastructure and general competitiveness. As of 2016, Chicago had the third largest gross metropolitan product in the United States at \$640 billion.

The city of Chicago also hosts 12 Fortune Global 500 companies and 17 Financial Times 500 companies. The city claims two Dow 30 companies: aerospace giant Boeing, which moved its headquarters from Seattle to the Chicago Loop in 2001 and McDonald's, who's has moved their headquarters from the Chicago suburbs to the Chicago West Loop. Additionally, Kraft Foods is in downtown Chicago and Sears Holdings Corporation and the technology spin-offs of Motorola are located in the Chicago suburbs. The headquarters of United Continental Holdings are in the United Building and its operations center and its United Airlines subsidiary are in the Willis Tower in Chicago.

Chicago attracts over 50 million domestic leisure travelers, 11 million domestic business travelers and 1.5 million overseas visitors. These visitors contributed more than \$14 billion to Chicago's economy. Upscale shopping along the Magnificent Mile and State Street, thousands of restaurants, as well as Chicago's eminent architecture, continue to draw tourists. The city is the United States' third-largest convention destination. A 2017 study by Walk Score ranked Chicago the sixth most walkable of the fifty largest cities in the United States.

www.cityofchicago.org





DOLLAR GENERAL

Dollar General Corporation is a discount retailer that provides various merchandise products in 45 states throughout the United States. The company offers consumable products, including paper and cleaning products comprising paper towels, bath tissues, paper dinnerware, trash and storage bags, and laundry and other home cleaning supplies; packaged food products, such as cereals, canned soups and vegetables, condiments, spices, sugar, and flour; perishables consisting of milk, eggs, bread, frozen meals, beer, and wine; snacks that comprise candies, cookies, crackers, salty snacks, and carbonated beverages; health and beauty products, such as over-the-counter medicines, as well as soap, body wash, shampoo, dental hygiene, and foot care products; pet products, which include pet supplies and pet food; and tobacco products. It also provides seasonal products, including decorations, toys, batteries, small electronics, greeting cards, stationery products, prepaid phones and accessories, gardening supplies, hardware products, and automotive and home office supplies; and home products consisting of kitchen supplies, cookware, small appliances, light bulbs, storage containers, frames, candles, craft supplies and kitchen products, beds, and bath soft goods. In addition, the company offers apparel for infants, toddlers, girls, boys, women, and men, as well as socks, underwear, disposable diapers, shoes, and accessories.

Dollar General operated more than 15,000 stores located in 45 states. The company was formerly known as J.L. Turner & Son, Inc. and changed its name to Dollar General Corporation in 1968. Dollar General Corporation was founded in 1939 and is based in Goodlettsville, Tennessee.

Dollar General is an investment grade rated company with a Standard & Poor's rating of BBB. Dollar General is publicly traded on the New York Stock Exchange (Symbol: DG) with a market capitalization in excess of \$40 billion.

Company Website:	www.dollargeneral.com
Stock Symbol:	NYSE: DG
Market Capitalization:	\$40 Billion
Standard & Poor's Rating:	BBB
Number of Total Stores:	15,000+
Headquarters:	Goodlettsville, TN

DOLLAR GENERAL

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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