



**DOLLAR
GENERAL**

DOLLAR GENERAL
WINFIELD, MO (ST. LOUIS MSA)

CONFIDENTIAL OFFERING MEMORANDUM

**BLUE
WEST**
CAPITAL

DOLLAR GENERAL®

DOLLAR GENERAL (ST. LOUIS MSA)
3839 E Highway 47
Winfield, MO 63389

**BLUE
WEST**
CAPITAL

DEAL TEAM

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INVESTMENT HIGHLIGHTS

- Located within the St. Louis MSA approximately 45 miles northwest of Downtown St. Louis
- Long-term net lease with approximately 9 years remaining
- Dollar General recently did a store remodel in October 2017
- Proven strong performing store evidenced by Dollar General's recent early lease extension
- Dollar General is committed to this location
- Located directly across the street from Winfield High School
- 10% rental increases in each renewal option period
- Close proximity to the strategic intersection of Missouri Route 47 and Missouri Route 79
- Dollar General is an investment grade rated company (S&P BBB) with a \$49 billion market capitalization
- Minimal competition in the area
- Dollar General is an e-commerce resistant and recession proof company

This property can be purchased as a portfolio with two other Dollar Generals. The other stores are located in New Berlin, IL and Greyville, IL. OMs can be downloaded here ([New Berlin Link](#)) and ([Greyville Link](#)).



INVESTMENT OVERVIEW



ADDRESS

3839 E Highway 47
Winfield, MO 63389
(St. Louis MSA)



PRICE

\$1,170,600



TENANT

Dollar General



LEASE EXPIRATION

January 31, 2030



RENTAL ESCALATIONS

10% in Each Option

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**DOLLAR
GENERAL**

PURCHASE PRICE

\$1,170,600

CAP RATE

6.80%

NET OPERATING INCOME

\$79,600

RENT COMMENCEMENT

February 1, 2009

LEASE EXPIRATION

January 31, 2030

RENTAL ESCALATIONS

10% in Each Option

RENEWAL OPTIONS

Four 5-Year

TENANT

Dollar General

CREDIT RATING

Investment Grade (S&P: BBB)

LEASE TYPE

NN

LANDLORD RESPONSIBILITIES

Roof, Structure, Parking Lot (replacement only), & HVAC (major repairs in excess of \$2,500 only)*

BUILDING SIZE

9,014 SF

LAND SIZE

1.37 Acres

YEAR BUILT

2009

NOI SCHEDULE

NOI	CAM **	NOI Increase	CAM Increase	Date	Period	Cap Rate
\$79,600	\$4,507					6.80%
\$79,599	\$5,408		20.00%	Current	Current	6.80%
\$87,560	\$6,310	10.00%	16.67%	2/1/2030	Option 1	7.48%
\$96,316	\$7,211	10.00%	14.29%	2/1/2035	Option 2	8.23%
\$105,947	\$8,113	10.00%	12.50%	2/1/2040	Option 3	9.05%
\$116,547	\$9,014	10.00%	11.11%	2/1/2045	Option 4	9.96%

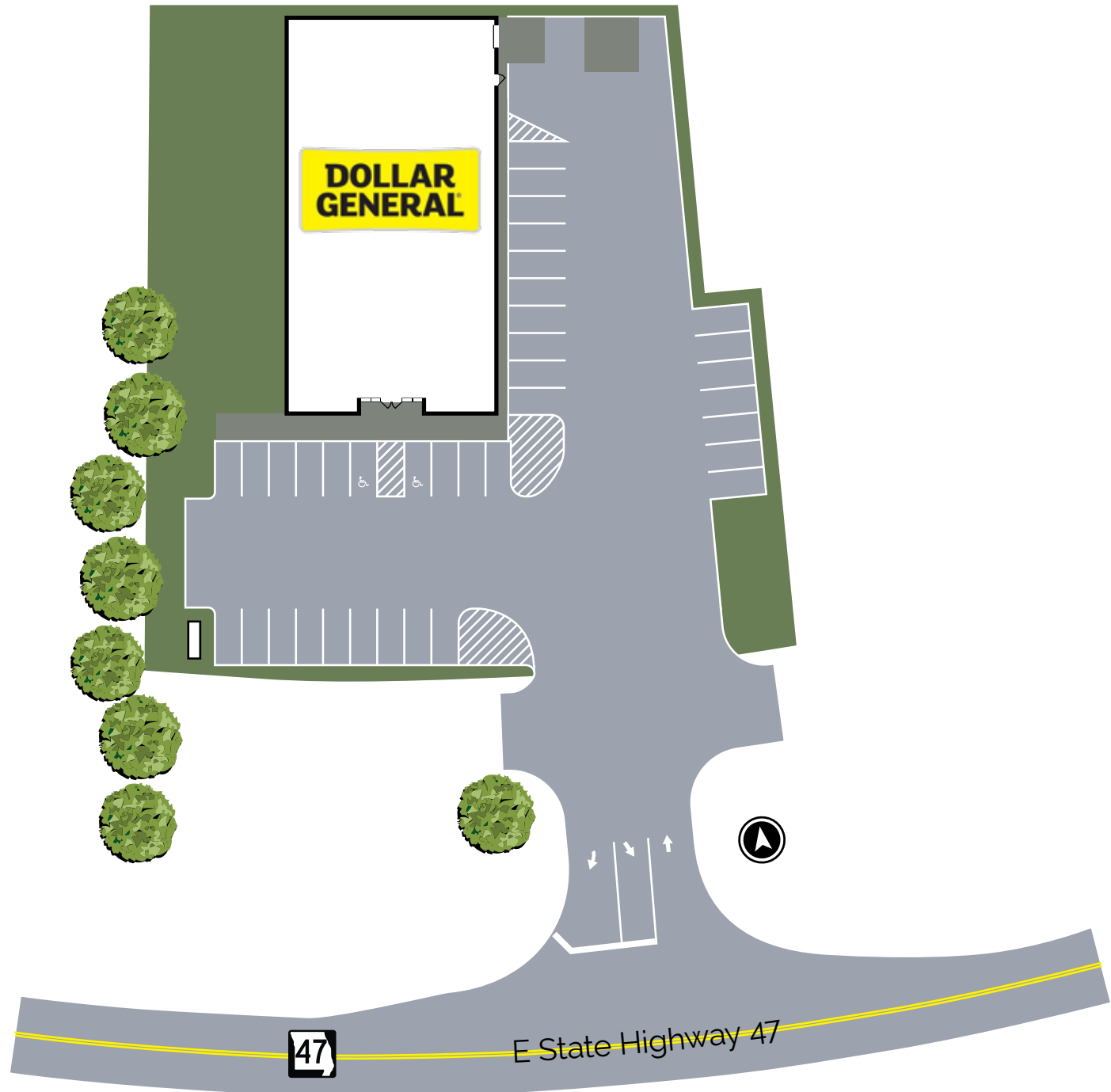
* Tenant reimburses Landlord its proportionate share of Landlord's cost of care and maintenance on the parking lot and landscaped areas at the end of the year. The reimbursable amount is capped at the CAM amount.

**Tenant fully reimburses for the costs of snow removal separate from the CAM reimbursement.

AERIAL



SITE PLAN



MAP & DEMOGRAPHICS



TOTAL POPULATION

5 miles	8,461
7 miles	15,219
10 miles	29,459



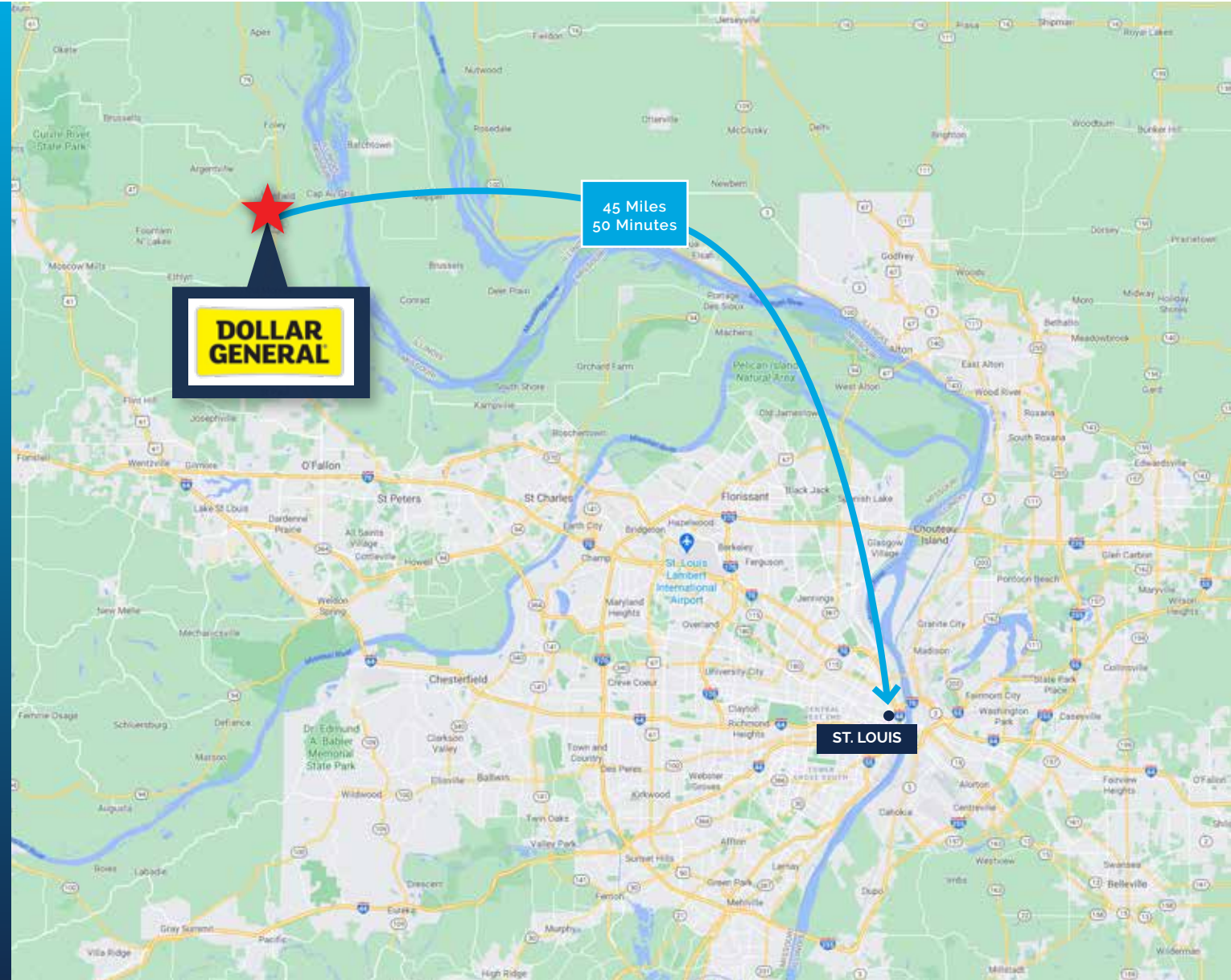
TOTAL HOUSEHOLDS

5 miles	3,113
7 miles	5,477
10 miles	10,467



AVERAGE HH INCOME

5 miles	\$70,255
7 miles	\$72,266
10 miles	\$75,432



TENANT OVERVIEW

DOLLAR GENERAL

Dollar General is a discount retailer that provides everyday low prices on name-brand products that are frequently used and replenished, such as food, snacks, health and beauty aids, as well as cleaning supplies, family apparel, housewares and seasonal items. Dollar General offers both name brand and generic merchandise — including off-brand goods and closeouts of name-brand items — in the same store, often on the same shelf. Although it has the word “dollar” in the name, Dollar General is not a dollar store by the strict definition of that term as most of its products are priced at more than \$1.00. However, goods are usually sold at set price points in the range of .50 to 60 dollars, excluding articles such as phone cards and loadable store gift cards.

Dollar General was originally founded in 1939 by Cal Turner Sr. and his father J.L. Turner in Scottsville, Kentucky as J.L. Turner & Son, Inc. The company changed its name to Dollar General Corporation in 1968. Today, Dollar General operates over 16,000 stores in 43 states. Dollar General is headquartered in Goodlettsville, TN.

Dollar General is an investment grade rated company with a Standard & Poor's rating of BBB. Dollar General is currently the only dollar store company to be investment grade rated. Dollar General is publicly traded on the New York Stock Exchange as DG with a market capitalization of approximately \$49 billion.

Website:	www.dollargeneral.com
Credit Rating:	Investment Grade (S&P: BBB)
Stock Symbol:	NYSE: DG
Market Capitalization:	\$49 billion
Number of Locations:	16,000+
Headquarters:	Goodlettsville, TN

BBB

Investment Grade
S&P Credit Rating

\$49 Billion

Market Capitalization

DG

Stock Ticker

16,000+

Number of
Stores

1939

Year Founded



LOCATION OVERVIEW

Winfield, Missouri is a city in Lincoln County. Lincoln County had a population of over 52,000 people as of the 2010 census and is part of the St. Louis Metropolitan Statistical Area. Winfield is located approximately forty-five miles north from downtown St. Louis in eastern Missouri. Winfield is located approximately fifteen miles north of Interstate 70. Winfield benefits from its location at the intersection of two major state highways; Missouri Route 47 and Missouri Route 79. Winfield offers a small-town atmosphere with suburban convenience which includes family owned restaurants, fairgrounds, ballpark, farmers & artisans market, convenience stores, an up-and-coming main street.



St. Louis MSA is the area surrounding the independent city of St. Louis and includes parts of Missouri and Illinois. The MSA is the 20th largest in the United States with a total population in excess of 2.8 million people. The region is home to nine Fortune 500 companies (Express Scripts, Emerson Electric, Monsanto, Reinsurance Group of America, Centene, Peabody Energy, Ameren, Graybar Electric, and Edward Jones) and many other large corporations (such as Anheuser-Busch, Energizer, Panera, Enterprise and Purina).

St. Louis is home to two national research universities, Washington University and Saint Louis University. St. Louis is also home to two major league sports teams, the St. Louis Cardinals and St. Louis Blues. St. Louis is home to many parks including Forest Park which occupies 1,400 acres of land making it approximately twice as large as Central Park in New York City.

St. Louis is served by four major interstates (I-44, I-55, I-64 & I-70) and is strategically located along the Mississippi River. St. Louis features two passenger airports, Lambert St. Louis International Airport and MidAmerica St. Louis Airport. Lambert Airport is the largest and busiest airport in Missouri with over 255 daily departures and over 13 million annual passengers. MidAmerica St. Louis Airport is the secondary passenger airport serving the metropolitan area and is located 17 miles east of the city downtown core.

ABOUT BLUE WEST CAPITAL

Blue West Capital focuses exclusively on the acquisition and disposition of single tenant net leased properties, retail shopping centers, and commercial investment properties nationwide. We do this by leveraging our 70+ years of combined commercial real estate experience with our proprietary marketing process to deliver the highest value and results to our broad client base of developers, private capital investors, high-net-worth individuals, and investment funds. Blue West Capital is headquartered in Denver, CO.



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Nationwide Reach

Net lease investors across the US



70+ Years

Experienced team of dedicated net lease professionals



Unparalleled Broker Cooperation

Split fees 50-50 with all cooperating brokers



Shared Database

Collaborative proprietary national database



Rocky Mountain Region Leader

A year-over-year investment sales leader in the region



400 S COLORADO BLVD, #420 ■ DENVER, CO 80246 ■ BLUEWESTCAPITAL.COM

The Dollar General logo is displayed in a yellow rectangular box with a black border. The text "DOLLAR GENERAL" is in bold, black, uppercase letters.The Blue West Capital logo consists of the words "BLUE", "WEST", and "CAPITAL" stacked vertically in blue, uppercase letters, with "CAPITAL" in a smaller font size.

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DISCLAIMER

This confidential Offering Memorandum, has been prepared by Blue West Capital, LLC ("Blue West Capital") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Blue West Capital recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as Dollar General (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Blue West Capital or its brokers.

Blue West Capital makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Blue West Capital has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Blue West Capital and the Owner of the Property. Blue West Capital makes no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Blue West Capital and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Blue West Capital and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Blue West Capital shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Blue West Capital. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Blue West Capital at your earliest convenience.