







DOLLAR GENERAL 3-PROPERTY PORTFOLIO

AVAILABLE INDIVIDUALLY OR TOGETHER

CONFIDENTIAL OFFERING MEMORANDUM



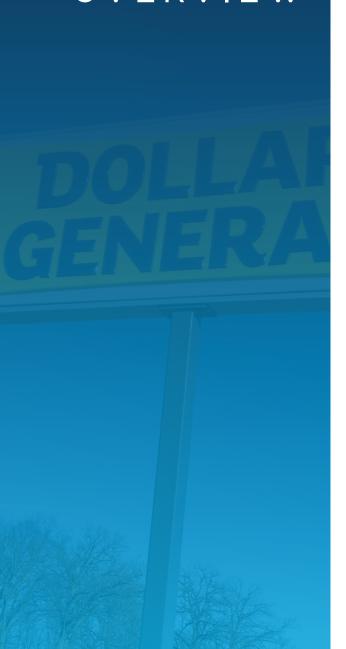


PORTFOLIO OVERVIEW

DOLLAR GENERAL

Tenant	Address	City	State	SF	NOI	Cap Rate	Price	Lease Expiration	ОМ
Dollar General	126 Industrial Park Dr	Grayville	IL	9,014	\$72,414	6.80%	\$1,065,000	10/31/2030	(Link to OM)
Dollar General	4855 Waverly Rd	New Berlin	IL	9,014	\$74,100	6.80%	\$1,089,700	8/31/2028	(Link to OM)
Dollar General	3839 E Highway 47	Winfield	МО	9,014	\$79,600	6.80%	\$1,170,600	1/31/2030	(Link to OM)
Totals				27,042	\$226,114	6.80%	\$3,325,300		

Properties may be purchased individually or together.





MAP



INVESTMENT OVERVIEW



ADDRESS

126 Industrial Park Dr Grayville, IL 62844



PRICE

\$1,065,000



TENANT **Dollar General**



LEASE EXPIRATION

October 31, 2030



RENTAL ESCALATIONS

10% in Each Option

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



PURCHASE PRICE TENANT

\$1,065,000 Dollar General

CAP RATE CREDIT RATING

6.80% Investment Grade (S&P: BBB)

NN

NET OPERATING INCOME LEASE TYPE

\$72,414

RENT COMMENCEMENT LANDLORD RESPONSIBILITIES

November 1, 2009 Roof, Structure & Parking Lot (replacement only)*

LEASE EXPIRATION BUILDING SIZE

October 31, 2030 9,014 SF

RENTAL ESCALATIONS LAND SIZE

10% in Each Option 1.07 Acres

RENEWAL OPTIONS YEAR BUILT

Three 5-Year 2009

NOI SCHEDULE

NOI	CAM**	Date	Period	Increase	Cap Rate
\$72,414	\$3,700	Current	Current		6.80%
\$79,655	\$3,700	11/1/2030	Option 1	10.00%	7.48%
\$87,621	\$3,700	11/1/2035	Option 2	10.00%	8.23%
\$96,383	\$3,700	11/1/2040	Option 3	10.00%	9.05%

^{*}Tenant will reimburse for the maintenance and repair costs of the grassed and landscaped areas including irrigation systems, snow removal, repairs to parking lot (excluding capital expenditures), striping, and light poles.



[&]quot;Tenant pays monthly CAM estimates of \$308.30, which can be adjusted up based upon actual expenses, and **are fully reconciled at the end of the year**.

INVESTMENT OVERVIEW



ADDRESS

4855 Waverly Road New Berlin, IL 62670 (Springfield MSA)



PRICE

\$1,089,700



TENANT

Dollar General



LEASE EXPIRATION

August 31, 2028



RENTAL ESCALATIONS

10% in Each Option

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



PURCHASE PRICE TENANT

\$1,089,700 Dollar General

CAP RATE CREDIT RATING

6.80% Investment Grade (S&P: BBB)

NN

NET OPERATING INCOME LEASE TYPE

\$74,100

RENT COMMENCEMENT LANDLORD RESPONSIBILITIES

August 25, 2009 Roof, Structure & Parking Lot (replacement only)*

LEASE EXPIRATION BUILDING SIZE

August 31, 2028 9,014 SF

RENTAL ESCALATIONS LAND SIZE

10% in Each Option 1.2 Acres

RENEWAL OPTIONS YEAR BUILT

Three 5-Year 2009

NOI SCHEDULE

NOI	CAM**	Date	Period	Increase	Cap Rate
\$74,100	\$3,600	Current	Current		6.80%
\$81,510	\$3,600	9/1/2028	Option 1	10.00%	7.48%
\$89,661	\$3,600	9/1/2033	Option 2	10.00%	8.23%
\$98,627	\$3,600	9/1/2038	Option 3	10.00%	9.05%

^{*}Tenant will reimburse for the maintenance and repair costs of the grassed and landscaped areas including irrigation systems, snow removal, repairs to parking lot (excluding capital expenditures), striping, and light poles.



[&]quot;Tenant pays monthly CAM estimates of \$308.30, which can be adjusted up based upon actual expenses, and **are fully reconciled at the end of the year.**

INVESTMENT OVERVIEW



ADDRESS

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



PRICE

\$1,170,600



T E N A N T

Dollar General



LEASE EXPIRATION

January 31, 2030



RENTAL ESCALATIONS

10% in Each Option

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).

DOLLAR GENERAL

PURCHASE PRICE TENANT

\$1,170,600 Dollar General

CAP RATE CREDIT RATING

6.80% Investment Grade (S&P: BBB)

NN

NET OPERATING INCOME LEASE TYPE

\$79,600

RENT COMMENCEMENT LANDLORD RESPONSIBILITIES

February 1, 2009 Roof, Structure, Parking Lot (replacement only), &

HVAC (major repairs in excess of \$2,500 only)*

LEASE EXPIRATION BUILDING SIZE

January 31, 2030 9,014 SF

RENTAL ESCALATIONS LAND SIZE

10% in Each Option 1.37 Acres

RENEWAL OPTIONS YEAR BUILT

Four 5-Year 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.



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

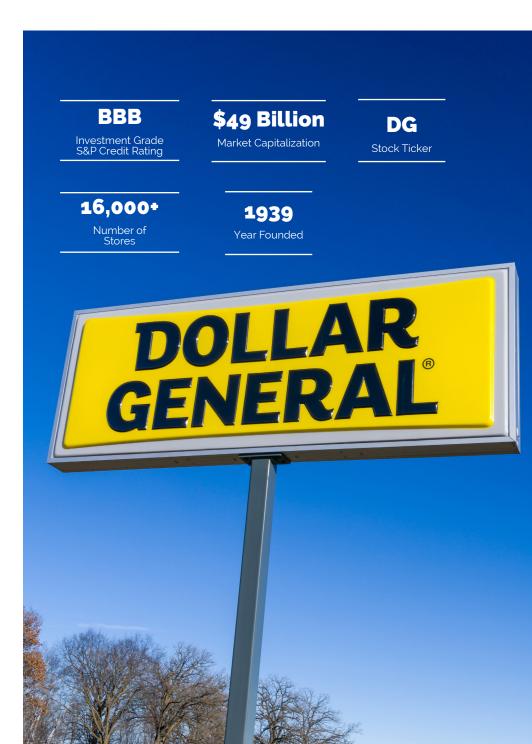
Credit Rating: Investment Grade (S&P: BBB)

Stock Symbol: NYSE: DG

Market Capitalization: \$49 billion

Number of Locations: 16.000+

Headquarters: Goodlettsville, TN



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+ YearsExperienced team of dedicated net lease professionals



Unparalleled Broker CooperationSplit fees 50-50 with all
cooperating brokers



Shared DatabaseCollaborative proprietary national database



Rocky Mountain Region LeaderA year-over-year investment sales
leader in the region



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Investment Sales

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DOLLAR GENERAL



Three Property Portfolio Available Individually or Together

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