



WINFIELD, MO  
REPRESENTATIVE IMAGE



NEW BERLIN, IL  
REPRESENTATIVE IMAGE



GRAYVILLE, IL  
REPRESENTATIVE IMAGE

## 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	OM
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	MO	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**

**DOLLAR  
GENERAL**

PURCHASE PRICE

**\$1,065,000**

CAP RATE

**6.80%**

NET OPERATING INCOME

**\$72,414**

RENT COMMENCEMENT

**November 1, 2009**

LEASE EXPIRATION

**October 31, 2030**

RENTAL ESCALATIONS

**10% in Each Option**

RENEWAL OPTIONS

**Three 5-Year**

TENANT

**Dollar General**

CREDIT RATING

**Investment Grade (S&P: BBB)**

LEASE TYPE

**NN**

LANDLORD RESPONSIBILITIES

**Roof, Structure & Parking Lot (replacement only)\***

BUILDING SIZE

**9,014 SF**

LAND SIZE

**1.07 Acres**

YEAR BUILT

**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.

\*\* \*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.**

*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](#)).*



# 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 [\(Greyville Link\)](#).*

**DOLLAR  
GENERAL**

## PURCHASE PRICE

**\$1,089,700**

## CAP RATE

**6.80%**

## NET OPERATING INCOME

**\$74,100**

## RENT COMMENCEMENT

**August 25, 2009**

## LEASE EXPIRATION

**August 31, 2028**

## RENTAL ESCALATIONS

**10% in Each Option**

## RENEWAL OPTIONS

**Three 5-Year**

## TENANT

**Dollar General**

## CREDIT RATING

**Investment Grade (S&P: BBB)**

## LEASE TYPE

**NN**

## LANDLORD RESPONSIBILITIES

**Roof, Structure & Parking Lot (replacement only)\***

## BUILDING SIZE

**9,014 SF**

## LAND SIZE

**1.2 Acres**

## YEAR BUILT

**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.

\*\*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**



## TENANT

**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

**\$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.

# 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:	<a href="http://www.dollargeneral.com">www.dollargeneral.com</a>
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





# 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



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The Dollar General logo is displayed in a yellow rectangular box with a black border. The text "DOLLAR GENERAL" is in a bold, black, sans-serif font, with a registered trademark symbol (®) following the word "GENERAL".The Blue West Capital logo consists of the words "BLUE", "WEST", and "CAPITAL" stacked vertically in a blue, sans-serif font. The text is contained within a white rectangular box with a blue border.

## Three Property Portfolio Available Individually or Together

### DEAL TEAM

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### DISCLAIMER

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