



REPRESENTATIVE PHOTO

DG

DOLLAR GENERAL | BRUNSWICK, MO | 2019 CONSTRUCTION
CONFIDENTIAL OFFERING MEMORANDUM



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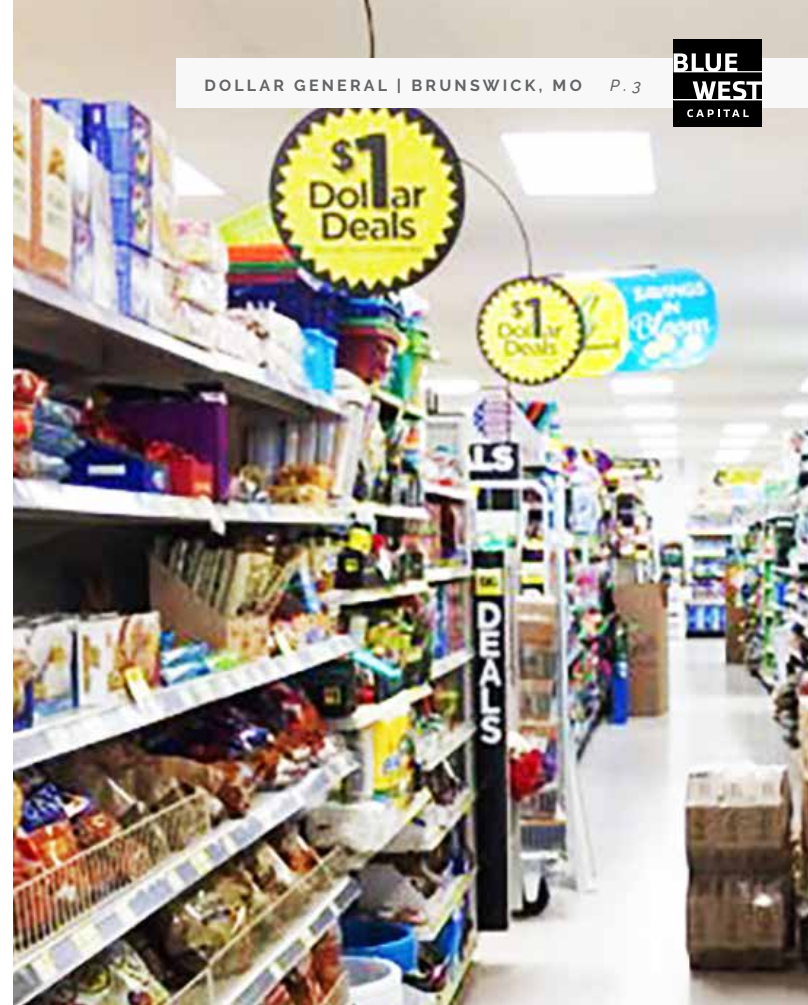
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Why Invest in a Dollar General?

- long-term absolute triple net lease to an investment grade rated company.
- Only investment grade rated single tenant options priced below \$1.5 million.
- Passive leases feature absolutely no landlord responsibilities.
- Higher cap rates compared to quick service restaurants, auto parts stores, and other low-price point single tenant properties.
- E-commerce resistant and recession-proof. Successful business model of operating in smaller markets and selling convenience-based items over their competition.
- 28-consecutive years of same-store sales growth.
- Dollar General dominates Family Dollar in the state of Illinois with over 520 locations compared to Family Dollar's 225.
- Dollar General dominates Family Dollar in the state of Missouri with over 500 locations compared to Family Dollar's 120.



Investment Highlights

- Long term lease with **15 years remaining**
- **Brand new construction** (Spring 2019)
- **Dollar General dominates Family Dollar in the state Missouri** with over 500 locations compared to Family Dollar's 120
- **Investment grade** rated tenant (S&P: BBB)
- Absolute triple net lease with **no landlord responsibilities**
- **No competition** – Walmart is 26 miles away, Family Dollar is 27 miles away, & Dollar General is 18 miles away
- **10% rental increases** in each renewal option
- **Located along U.S. Route 24** which is a major east-west United States Highway connecting Michigan to Colorado
- Brunswick is located on the Grand River less than three miles from where it merges with the Missouri River and is a **popular destination for outdoor enthusiasts** for camping, fishing, hunting, trapping, kayaking and boating
- Brunswick is the **Pecan Capital of Missouri**
- Nearby retailers include Napa Auto Parts, Casey's General Store, H&R Block and County Bank
- Dollar General is publicly traded (NYSE: DG) with a market capitalization in excess of **\$30 billion**





Investment Overview

DG 811 E. Broadway Street,
Brunswick, MO 65236

PURCHASE PRICE
\$1,190,500

CAP RATE
6.65%

RENT COMMENCEMENT
March 27, 2019

LEASE EXPIRATION
March 31, 2034

RENTAL ESCALATIONS
10% in Each Option

NET OPERATING INCOME
\$79,148

NOI SCHEDULE

NOI	Increase	Date	Period	Cap Rate
\$79,148	-	Current	Primary Term	6.65%
\$87,063	10%	4/1/2034	Option 1	7.31%
\$95,769	10%	4/1/2039	Option 2	8.04%
\$105,346	10%	4/1/2044	Option 3	8.85%

RENEWAL OPTIONS
Three 5-Year

LEASE TYPE
**Absolute Triple Net
(Zero Landlord Responsibilities)**

TENANT
Dollar General

CREDIT RATING
Investment Grade (S&P: BBB)

BUILDING SIZE
7,489 SF

YEAR BUILT
2019

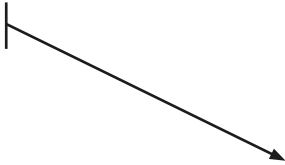
LAND SIZE
1.07 Acres



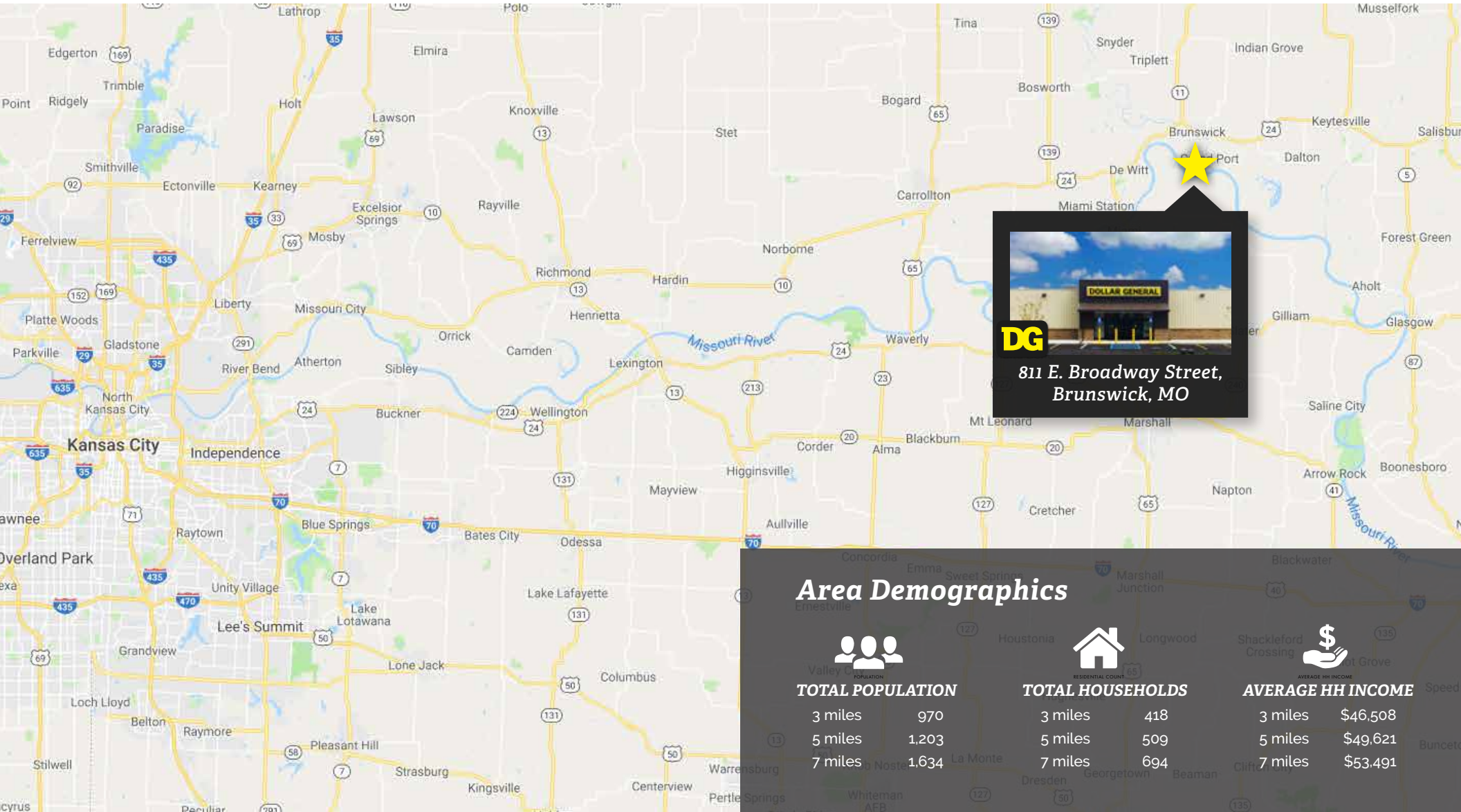
Site Plan



Monument Sign



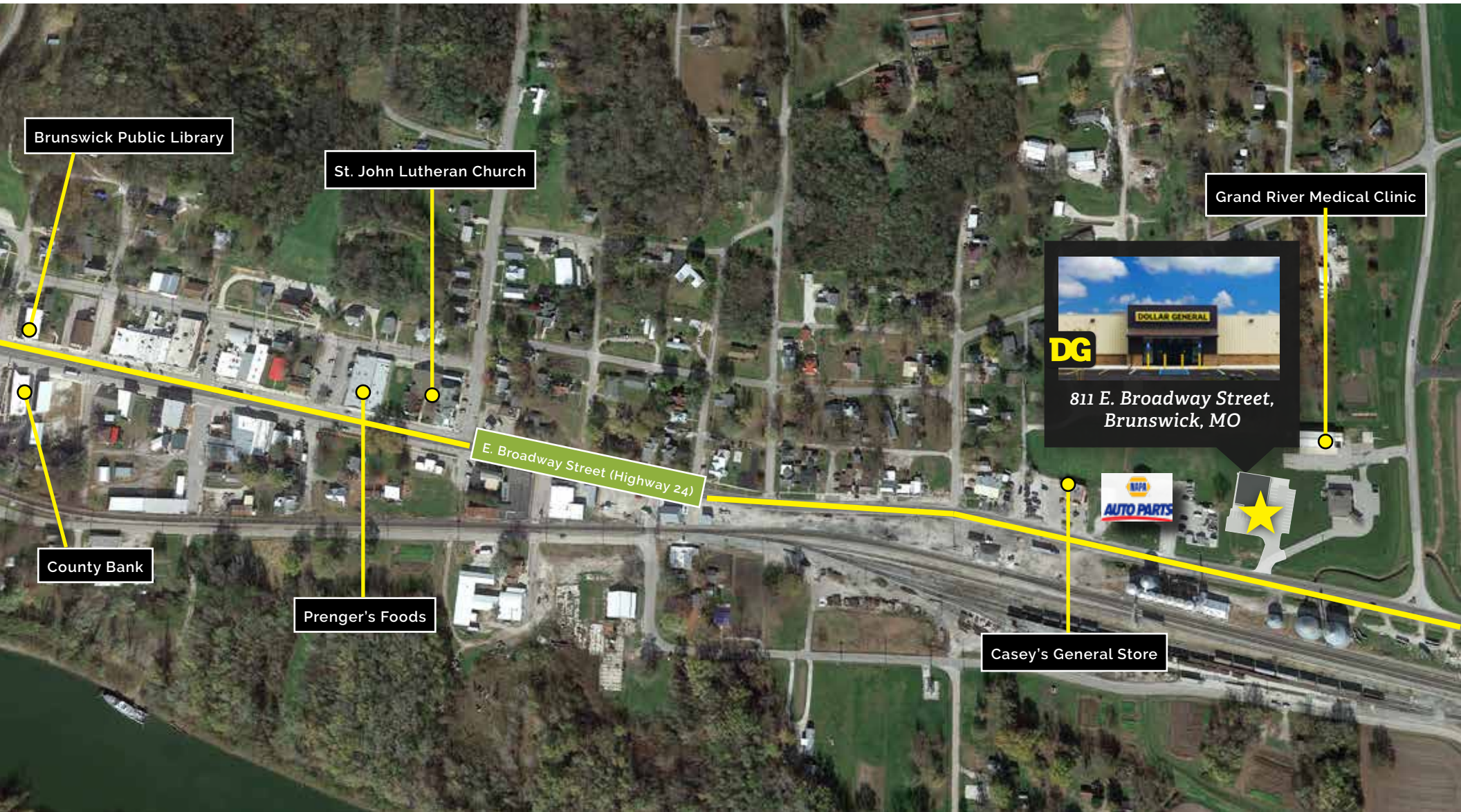
Map & Demographics



Area Demographics

 TOTAL POPULATION		 TOTAL HOUSEHOLDS		 AVERAGE HH INCOME	
3 miles	970	3 miles	418	3 miles	\$46,508
5 miles	1,203	5 miles	509	5 miles	\$49,621
7 miles	1,634	7 miles	694	7 miles	\$53,491

Aerial



Location Overview

Brunswick is a city located in Chariton County, Missouri and is located less than one hundred miles east of Kansas City and seventy miles northwest of Columbia, Missouri (home of the University of Missouri). The Missouri Farmers Association was founded in Brunswick in 1914. Brunswick is the Pecan Capital of Missouri and is known for its top-quality production of distinctively flavorful native pecans, specially sourced from ingredients manufacturers, exported internationally, and sold locally in retail shops.

Brunswick is located on the Grand River less than three miles from where it merges with the Missouri River. Brunswick offers outdoor enthusiasts access to camping, fishing, hunting, and trapping, as well as boating and kayaking opportunities. Brunswick is located along US Highway 24 which is a major east-west United States Highway connecting Michigan to Colorado.





No frills just lots of savings
DOLLAR GENERAL

Tenant Overview

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 15,000 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 \$30 billion.



DOLLAR GENERAL

Operates over

15,000 Stores



in **43 States**



Same-store sales have grown for

28 Consecutive Years

WEBSITE	www.dollargeneral.com
CREDIT RATING	Investment Grade (S&P: BBB)
STOCK SYMBOL	NYSE: DG
MARKET CAPITALIZATION	\$30 billion
NUMBER OF LOCATIONS	15,000+
HEADQUARTERS	Goodlettsville, TN



Disclaimer

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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.

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