CONFIDENTIAL OFFERING MEMORANDUM

DOLLAR GENERAL

TALENT, OREGON

- SINGLE-TENANT NNN INVESTMENT
- NEW 15-YEAR LEASE TERM
- NEW 2017 CONSTRUCTION

Actual Location

EXCLUSIVELY PRESENTED BY:

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EMBREE
Capital Markets Group, Inc.

CONTENT

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The subject property is currently under construction and photos shown herein are representative only. The information contained herein is not a substitute for a thorough due diligence investigation. Embree Group has supplied information in this Brochure from sources we believe are reliable; however, all potential Buyers and Investors must take appropriate measures to investigate and verify the income and expenses for any specific property, the future projected financial performance of any specific property, the size and square footage of any specific property and its improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant or any tenant's plans or intentions to continue its occupancy of any specific property.

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PROPERTY AND LEASE DETAILS

Actual Location

THE OFFERING

PROPERTY ADDRESS	237 W Valley View Road Talent, OR 97520
TENANT	DG Retail , LLC
GUARANTOR	Dollar General Corporation

SITE DESCRIPTION

BUILDING SIZE	Approximately 9,100 rentable square feet
LAND SIZE	Approximately 1.73 acres
CONSTRUCTION TYPE	Structural steel and split-face concrete masonry

INVESTMENT SUMMARY

ASSET CLASS	Single-tenant, net-leased retail
ANNUAL RENT	$150,132
CAP RATE	6.00%
PURCHASE PRICE	$2,500,000
RENT COMMENCEMENT	May 1, 2017
LEASE END	April 30, 2032
PRIMARY LEASE TERM	15 years
LEASE TYPE	NNN (no landlord responsibilities)
LEASE ESCALATIONS	10% during each option period
RENEWAL OPTIONS	Three 5-year options

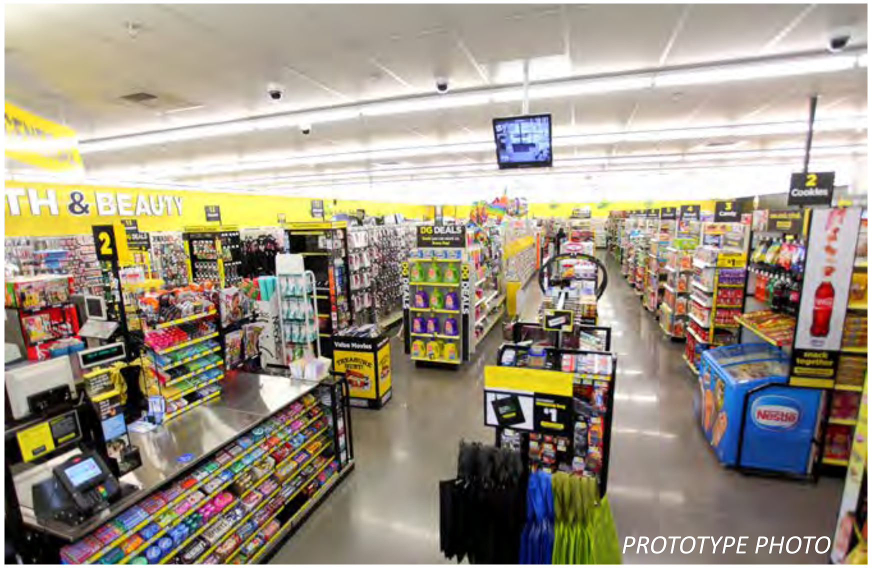
OFFERING OVERVIEW

Embree Capital Markets Group is pleased to offer for sale a high-quality, single-tenant, net-leased discount retail asset. The property was newly built in 2017 and is being offered free and clear of any debt. It is a unique opportunity for an investor to acquire a well-located, investment-grade, credit-tenant asset in a desirable Oregon geography.

AREA DESCRIPTION

Talent, Oregon is located just off Interstate 5 in Jackson County approximately seven miles south of Medford, Oregon and 25 miles north of the California border. Per the United States Census Bureau, the city has a total area of 1.33 square miles and a population of 6,066 citizens in 2010. Talent is located at the southern end of the Rogue River Valley between Mt. McLoughlin and Klamath National Forest. Southern Oregon University is located just six miles to the south of Talent in Ashland, OR which has an enrollment of approximately 6,200 students and a total population of 20,700 citizens.

TENANT PROFILE



INVESTMENT SUMMARY

COMPANY TYPE	PUBLIC (NYSE: DG)
2016 REVENUE	$20.4 billion+
STORE COUNT	13,000+
EMPLOYEES	113,400+
S&P CREDIT RATING	BBB
WEBSITE	www.dollargeneral.com

DOLLAR GENERAL®

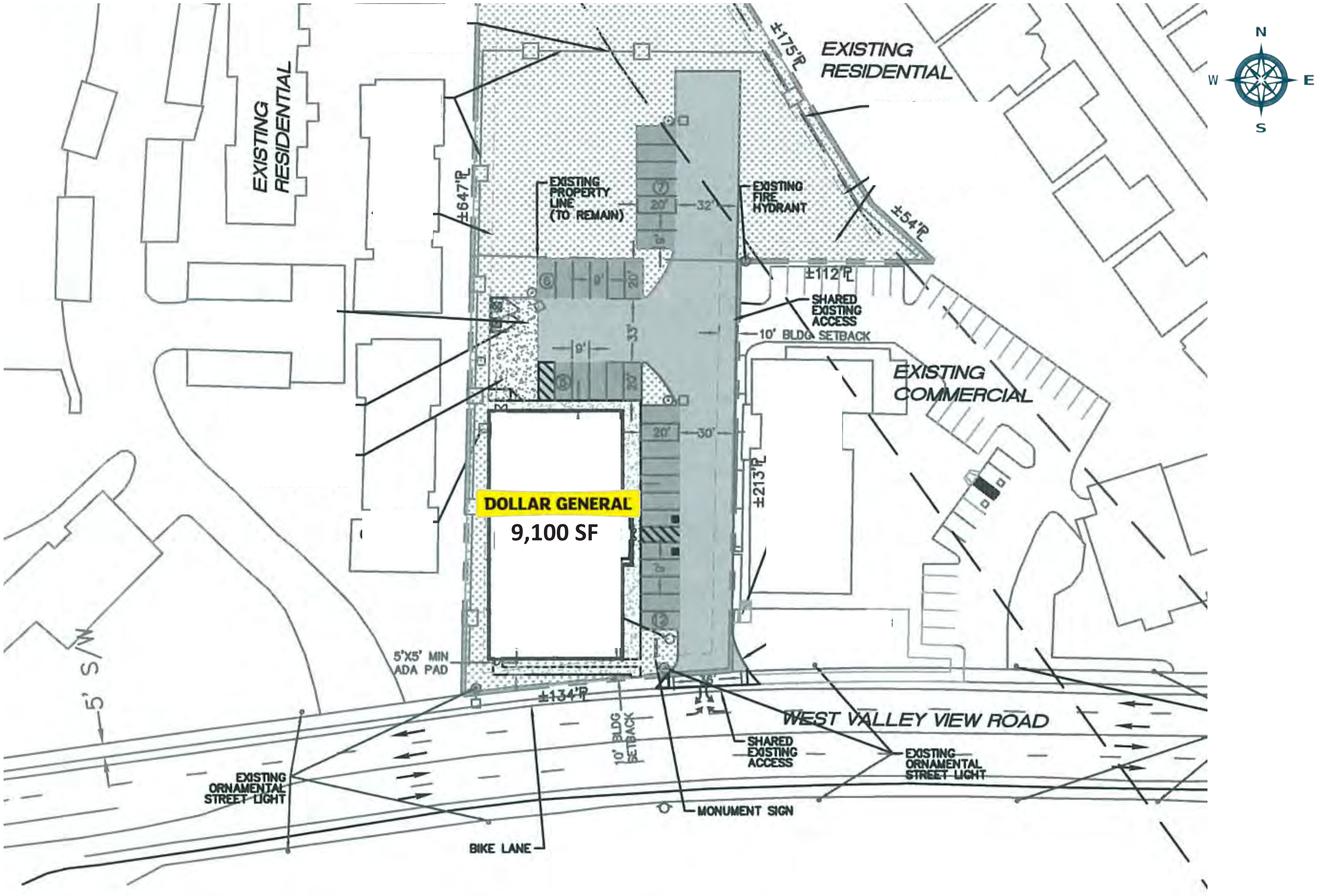
- Dollar General Corporation (NYSE: DG) is the nation's largest "small-box" discount retailer, operating over 13,000+ stores in 43 states as of August 2016.
- Based in Goodlettsville, Tennessee, the company was founded in 1939 and has weathered 12 technical recessions.
- The company makes shopping for everyday needs simpler and hassle free by offering a carefully edited assortment of the most popular brands at low everyday prices in small, convenient locations. Dollar General ranks among the largest retailers of top-quality brands made by America's most-trusted manufacturers, such as Procter & Gamble, Kimberly Clark, Unilever, Kellogg's, General Mills and Nabisco.
- Most of the company's products are priced at $10 or less, with approximately 25% priced at $1 or less. Consumables is their largest category and includes paper and cleaning products, food (including packaged and perishables), beverages and snacks, health and beauty products, and pet supplies.
- Dollar General Corporation (NYSE: DG) has experienced 26 consecutive years of same-store sales growth (2.8% over 2014).
- Dollar General was ranked #139 in the Fortune 500 in 2016 (#159 in 2015), with over $20.4 billion in sales (7.7% increase from 2014).
- Moody's recently upgraded Dollar General Corporation's credit rating from Baa3 to Baa2 on June 1, 2016.

PROPERTY PHOTOGRAPH

Actual Location

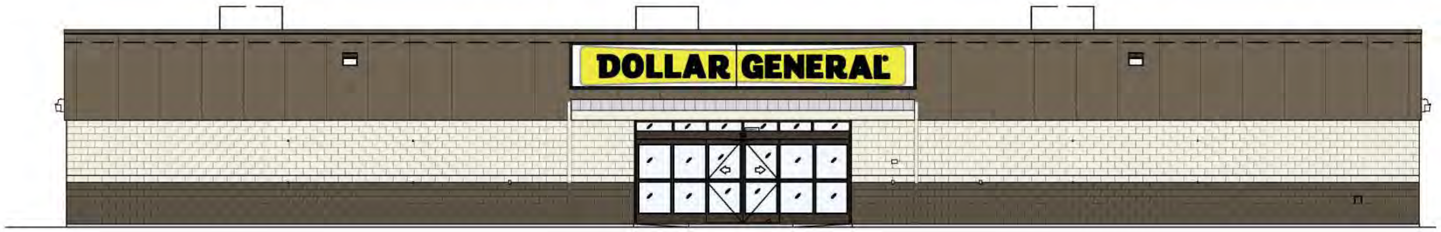
ELEVATIONS & SITE PLANS

SITE PLANS

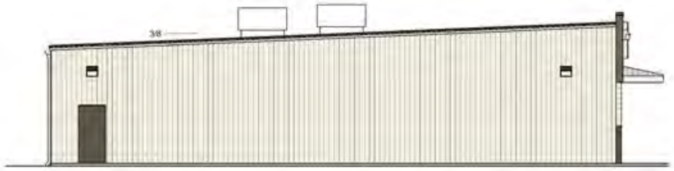


ELEVATIONS & SITE PLANS

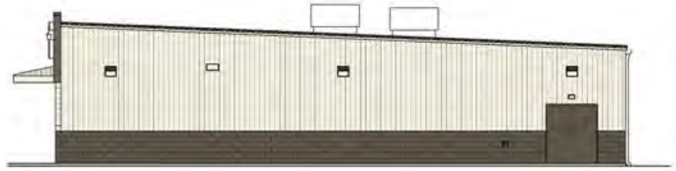
ELEVATIONS



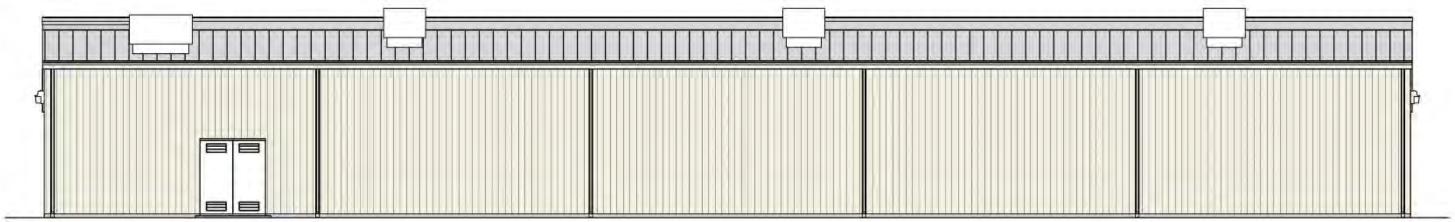
1 ELEVATION — FRONT
1/8" = 1'-0"



2 ELEVATION — LEFT
1/8" = 1'-0"



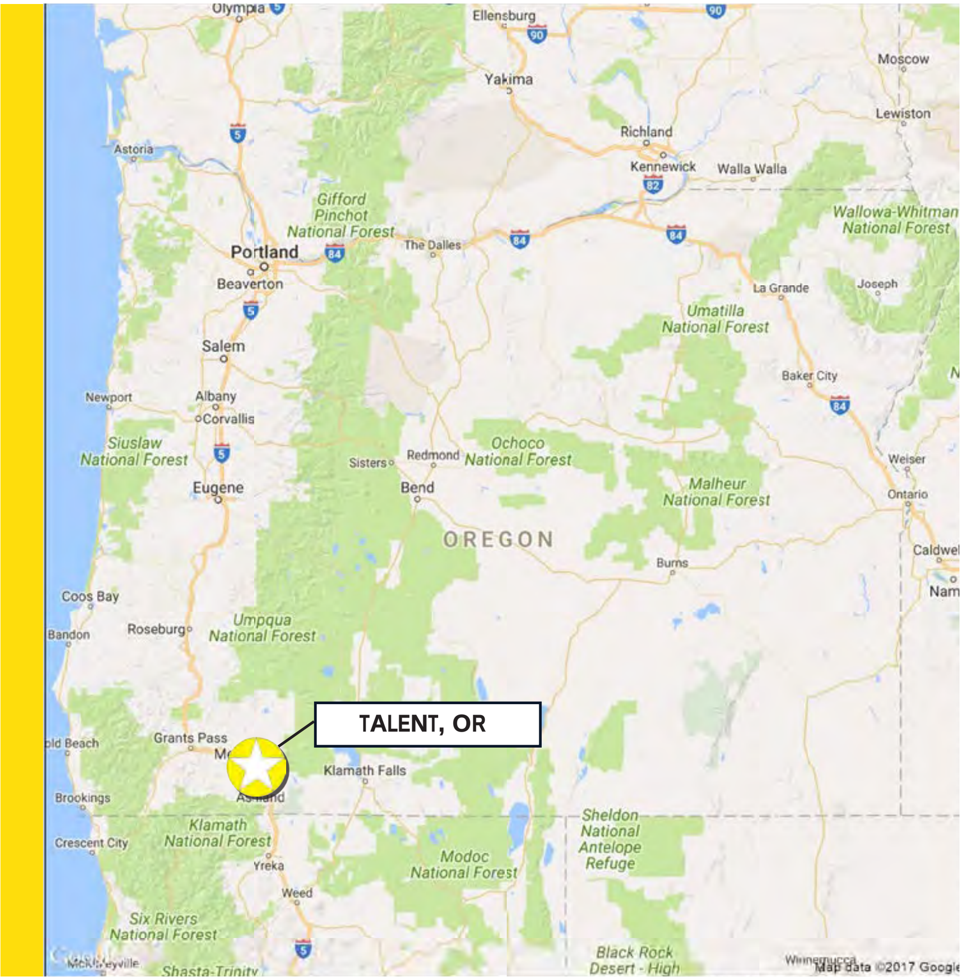
3 ELEVATION — RIGHT
1/8" = 1'-0"



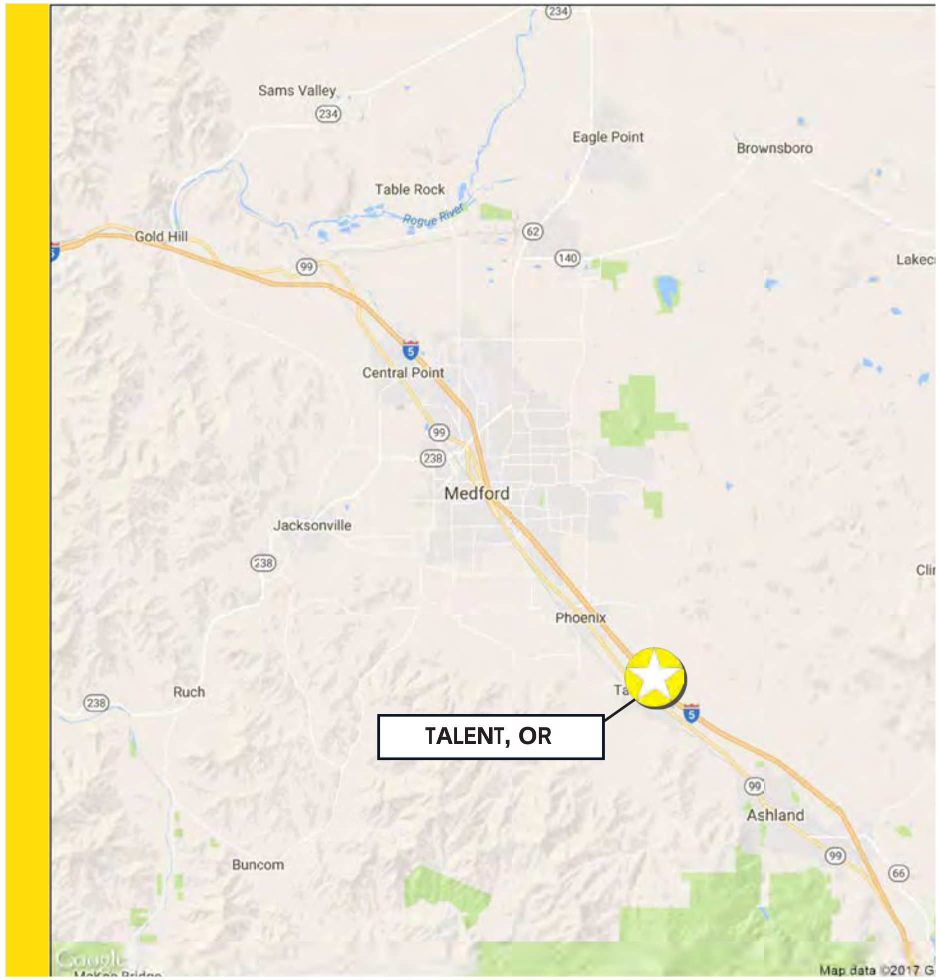
4 ELEVATION — REAR
1/18" = 1'-0"

LOCATION OVERVIEW

STATE CONTEXT



REGIONAL CONTEXT



LOCATION OVERVIEW

CITY CONTEXT

1. Talent Middle School
2. Talent Elementary School
3. 76 Gas Station
4. Farmers Insurance
5. Medicap Pharmacy
6. Umpqua Bank
7. Subway
8. Edward Jones
9. Chevron
10. Walmart (closed)

LOCATION OVERVIEW

CITY CONTEXT

DEMOGRAPHICS

		1 MILE	3 MILE	5 MILE
POPULATION	Estimated Population (2016)	5,506	14,137	28,959
	Projected Population (2021)	5,757	14,774	30,268
	Census Population (2010)	5,233	13,660	27,695
	Projected Annual Growth (2016-2021)	251 (0.9%)	637 (0.9%)	1,309 (0.9%)
	Historical Annual Growth (2010-2016)	273 (0.9%)	477 (0.6%)	1,264 (0.8%)
HOUSEHOLDS	Estimated Households (2016)	2,371	6,059	13,114
	Projected Households (2021)	2,479	6,330	13,693
	Census Households (2010)	2,223	5,782	12,360
	Projected Annual Growth (2016-2021)	108 (0.9%)	271 (0.9%)	579 (0.9%)
	Historical Annual Change (2000-2016)	360 (1.1%)	764 (0.9%)	2,427 (1.4%)
	Average Household Size	2.3	2.3	2.2
	Housing Units Owner-Occupied	1,349 (56.9%)	3,805 (62.8%)	3,805 (62.8%)
	Housing Units Renter-Occupied	1,022 (43.1%)	1,022 (43.1%)	2,254 (32.2%)
RACE/ETHNICITY	Total Population	5,506	14,137	28,959
	White	86.3%	85.7%	86.4%
	Black or African American	1.2%	0.9%	0.9%
	American Indian or Alaska Native	1.3%	1.2%	1.1%
	Asian	1.1%	1.2%	1.5%
	Hawaiian or Pacific Islander	0.2%	0.2%	0.2%
	Other Race	5.5%	6.4%	5.8%
	Two or More Races	4.4%	4.4%	4.0%

		1 MILE	3 MILE	5 MILE
HOUSEHOLD INCOME	Est. Average HH Income (2016)	$43,079	$50,474	$59,568
	Projected Average HH Income (2021)	$47,578	$56,893	$68,752
	Est. Median HH Income (2016)	$34,183	$38,777	$43,284
	Projected Median HH Income (2021)	$37,439	$42,482	$47,497
	Est. Per Capita Income (2016)	$19,040	$21,919	$27,199
	Projected Per Capita Income (2021)	$20,958	$24,652	$31,316
HH INCOME DIST.	HH Income $200,000 or More	0.9%	1.8%	3.9%
	HH Income $150,000 to $199,999	1.1%	2.0%	3.4%
	HH Income $125,000 to $149,999	2.1%	2.9%	2.7%
	HH Income $100,000 to $124,999	4.1%	5.2%	5.3%
	HH Income $75,000 to $99,999	6.8%	10.2%	10.2%
	HH Income $50,000 to $74,999	18.8%	16.6%	16.4%
	HH Income $35,000 to $49,999	15.1%	13.6%	14.8%
DAYTIME	Total Businesses	198	538	1,297
	Total Employees	1,374	3,580	10,325

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ABOUT EMBREE

The Embree Group of Companies provides nationwide turnkey real estate services, specializing in build-to-suit development, design/build, general construction, program management, and capital markets for specialty retail, financial, automotive, restaurant, pharmacy, and medical facilities. Embree's fully integrated, in-house services allow us to become an extension of the tenant's organization. Since 1979, Embree's foundation has been built on developing tailored programs for 300+ national clients. The firm is headquartered near Austin, Texas, with regional offices located in Arizona and California. Over the past 37 years, Embree's executive team has developed, built, or transacted more than 10,000 assets in all 50 states, Canada, and Puerto Rico with a total market value in excess of $10 billion.

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