NET LEASE INVESTMENT OFFERING

DOLLAR GENERAL

17130 US Route 61
Uniontown, MO 63769

THE Boulder GROUP

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DISCLAIMER STATEMENT:

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

EXECUTIVE SUMMARY:

The Boulder Group is pleased to exclusively market for sale a single tenant, new construction, net leased Dollar General property located in Uniontown, MO. Uniontown is located approximately ninety miles south of St. Louis along Interstate 55 and is approximately twenty miles north of Cape Girardeau. The 9,100 square foot Dollar General is strategically located along US Route 61, which is the area's primary north-south thoroughfare. The Dollar General was constructed in 2015. There are over 13 years remaining on the Dollar General lease, which expires on September 30, 2030. The lease features 10% rental escalations in each of the five 5-year renewal option periods. This absolute triple net lease features no landlord responsibilities.

Dollar General is an investment grade rated company with a Standard & Poor's rating of BBB and a Moody's rating of Baa2. On June 1, 2016, Moody's upgraded Dollar General's credit rating to Baa2 and on October 15, 2015, Standard & Poor's upgraded Dollar General from BBB- to BBB. Dollar General is publicly traded on the New York Stock Exchange (DG) with a market capitalization in excess of $23 billion. As of March 23, 2016, Dollar General operated 12,483 stores located in 43 states.

INVESTMENT HIGHLIGHTS:

- Investment grade rated tenant (S&P: BBB)
- Long term lease with approximately 13 years remaining
- 10% rental escalations in each renewal option period
- Absolute triple net lease with no landlord responsibilities
- New construction (2016)
- Positioned along the trade area's primary north-south thoroughfare
- Approximately three miles east of Interstate 55
- Located approximately twenty miles north of Cape Girardeau
- Concrete parking lot

PROPERTY OVERVIEW:

Price:	$1,149,197
Cap Rate:	6.85%
Net Operating Income:	$78,720
Rent Commencement Date:	September 30, 2015
Lease Expiration Date:	September 30, 2030
Renewal Options:	Five 5-Year
Rental Escalations:	10% in Each Renewal Option Period
Tenant:	Dollar General
Credit Rating:	S&P: BBB | Investment Grade
Year Built:	2015
Lease Type:	NNN – No Landlord Responsibilities
Building Size:	9,100 SF
Land Size:	1.65 Acres

This property is being offered individually or as part of a portfolio. To view the portfolio, please click here

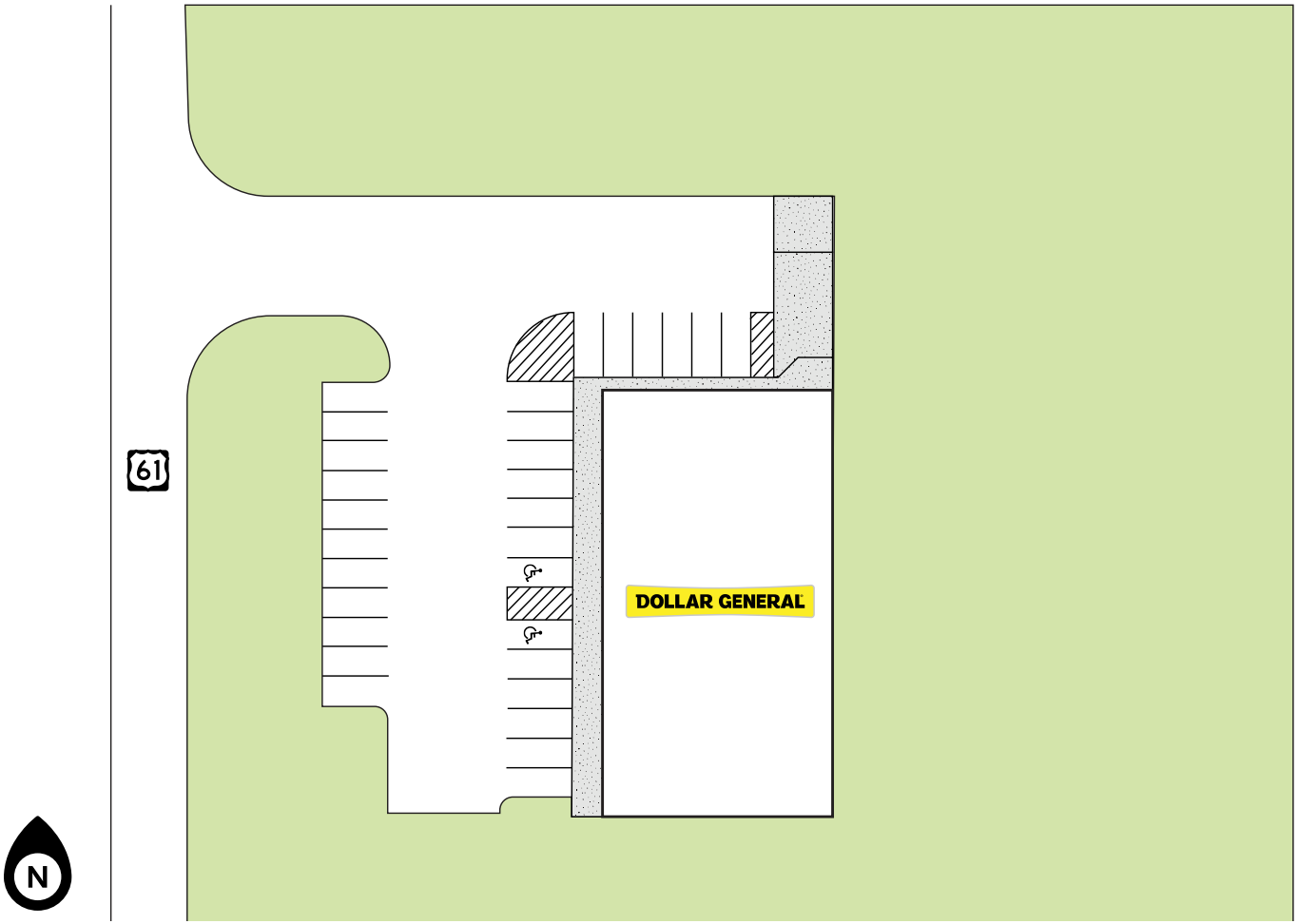
DOLLAR GENERAL

DOLLAR GENERAL

DOLLAR GENERAL

ICE
Home Daily Ice

SITE PLAN



DOLLAR GENERAL
St. Louis
Chesterfield
St Charles
Florissant
Ferguson
O'Fallon
Warrenton
Hermann
New Haven
Washington
Union
Gerald
St.Clair
Sullivan
Cuba
Steelville
Owensville
Pacific
Arnold
Fairview Heights
Belleville
Alton
Wood River
Hamel
Edwardsville
Pocahontas
Greenville
Mulberry Grove
Brownstown
Kinmundy
Salem
Carlyle
Centralia
Dix
Okawville
Nashville
Mt Vernon
Bluford
Bonnie
Ina
Marissa
Red Bud
Sparta
Pinckneyville
Du Quoin
Steeleville
Benton
West Frankfort
Herrin
Carterville
Marion
Carbondale
Murphysboro
Makanda
Stonefort
Carrier M
Anna
Vienna
Hillsboro
Festus
Prairie Du Rocher
Bloomsdale
Ste. Genevieve
St Mary
Perryville
Old Mines
Potosi
Bonne Terre
Park Hills
Farmington
Huzzah
Davisville
Viburnum
Boss
Ironton
Fredericktown
Mark Twain National Forest
Black
Bunker
Lesterville
Annapolis
Patton
Pocahontas
Jackson
Troy
New Florence
High Hill
Montgomery City

LOCATION OVERVIEW:

Uniontown is an unincorporated community located in Union Township in southeastern Perry County, Missouri. It is located on U.S. Route 61 ten miles southeast of Perryville. Uniontown is located approximately ninety miles south of St. Louis along Interstate 55. It is located along the eastern part of Missouri and is approximately twenty-five miles north of Cape Girardeau. Cape Girardeau is one of the largest cities in Missouri and is the largest city in Southeast Missouri. It is an emerging college town and is home to Southeast Missouri State.

DEMOGRAPHIC REPORT:

Population	5-Mile	10-Mile	15-Mile
Total Population	1,826	8,284	30,363
Total Households	709	3,177	11,823

Income	5-Mile	10-Mile	15-Mile
Median Household Income	$50,078	$51,245	$49,418
Average Household Income	$55,210	$58,251	$59,177

TENANT OVERVIEW:

Dollar General Corporation is a discount retailer that provides various merchandise products in the 43 states throughout the U.S. The company offers consumable products, including paper and cleaning products comprising paper towels, bath tissues, paper dinnerware, trash and storage bags, and laundry and other home cleaning supplies; packaged food products, such as cereals, canned soups and vegetables, condiments, spices, sugar, and flour; perishables consisting of milk, eggs, bread, frozen meals, beer, and wine; snacks that comprise candies, cookies, crackers, salty snacks, and carbonated beverages; health and beauty products, such as over-the-counter medicines, as well as soap, body wash, shampoo, dental hygiene, and foot care products; pet products, which include pet supplies and pet food; and tobacco products. It also provides seasonal products, including decorations, toys, batteries, small electronics, greeting cards, stationery products, prepaid phones and accessories, gardening supplies, hardware products, and automotive and home office supplies; and home products consisting of kitchen supplies, cookware, small appliances, light bulbs, storage containers, frames, candles, craft supplies and kitchen products, beds, and bath soft goods. In addition, the company offers apparel for infants, toddlers, girls, boys, women, and men, as well as socks, underwear, disposable diapers, shoes, and accessories.

As of March 23, 2016, Dollar General operated 12,483 stores located in 43 states. The company was formerly known as J.L. Turner & Son, Inc. and changed its name to Dollar General Corporation in 1968. Dollar General Corporation was founded in 1939 and is based in Goodlettsville, Tennessee.

Dollar General is an investment grade rated company with a Standard & Poor's rating of BBB and a Moody's rating of Baa2. On June 1, 2016, Moody's upgraded Dollar General's credit rating to Baa2 sighting their gross margin expansion and continued same store sales growth resulting in increasing profitability and strong credit metrics. On October 15, 2015, Standard & Poor's upgraded Dollar General from BBB- to BBB. Dollar General is publicly traded on the New York Stock Exchange (DG) with a market capitalization in excess of $23 billion.

Company Website:	www.dollargeneral.com
Stock Symbol:	NYSE: DG
Market Capitalization:	$23 Billion
Standard & Poor's Rating:	BBB
Number of Total Stores:	12,483
Headquarters:	Goodlettsville, TN

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