



Dollar General
5701 West Belmont Avenue
Chicago, IL 60634

CONFIDENTIAL OFFERING MEMORANDUM

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CONFIDENTIALITY & DISCLAIMER

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, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and 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 the subject property. 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 Dollar General located in Chicago, Illinois. The 9,500 square foot building was redeveloped in 2011 for Dollar General and is located on a 20,922 square foot land parcel. This property is located in a dense infill area of Chicago with over 1,000,000 people living within five miles of the property. The property offers onsite parking, a rare feature for an infill Chicago property.

The property is located along Belmont Avenue and benefits from its position on the hard corner of Belmont Avenue and Major Avenue. Belmont Avenue experiences traffic counts of approximately 18,000 vehicles per day. Nearby retailers include Walgreens, A&G Fresh Market, Chase Bank and US Bank. There is also a Chicago Transit Authority bus stop location directly in front of the property, increasing pedestrian traffic near the property. The property offers 34 dedicated parking stalls and the parking lot has access to Belmont Avenue and Major Avenue.

Dollar General executed a 10 year lease in 2011 with three 5-year renewal options and the lease expires in November 2021. Dollar General is a publicly traded company on the New York Stock Exchange (DG), with a market capitalization of \$14 Billion. Dollar General has a Standard & Poor's rating of BB+.

INVESTMENT HIGHLIGHTS

- Located within Chicago
- Redeveloped in 2011 for Dollar General
- Over 1,000,000 people living within five miles of the property
- Dollar General is a publicly traded company (S&P Rated: BB+)
- Property offers rare onsite parking for an infill Chicago asset
- Belmont Avenue has traffic volume of approximately 18,000 vehicles per day
- Nearby retailers include Walgreens, Chase Bank and US Bank
- Positioned on the hard corner of an intersection
- Chicago Transit bus stop directly in front of property



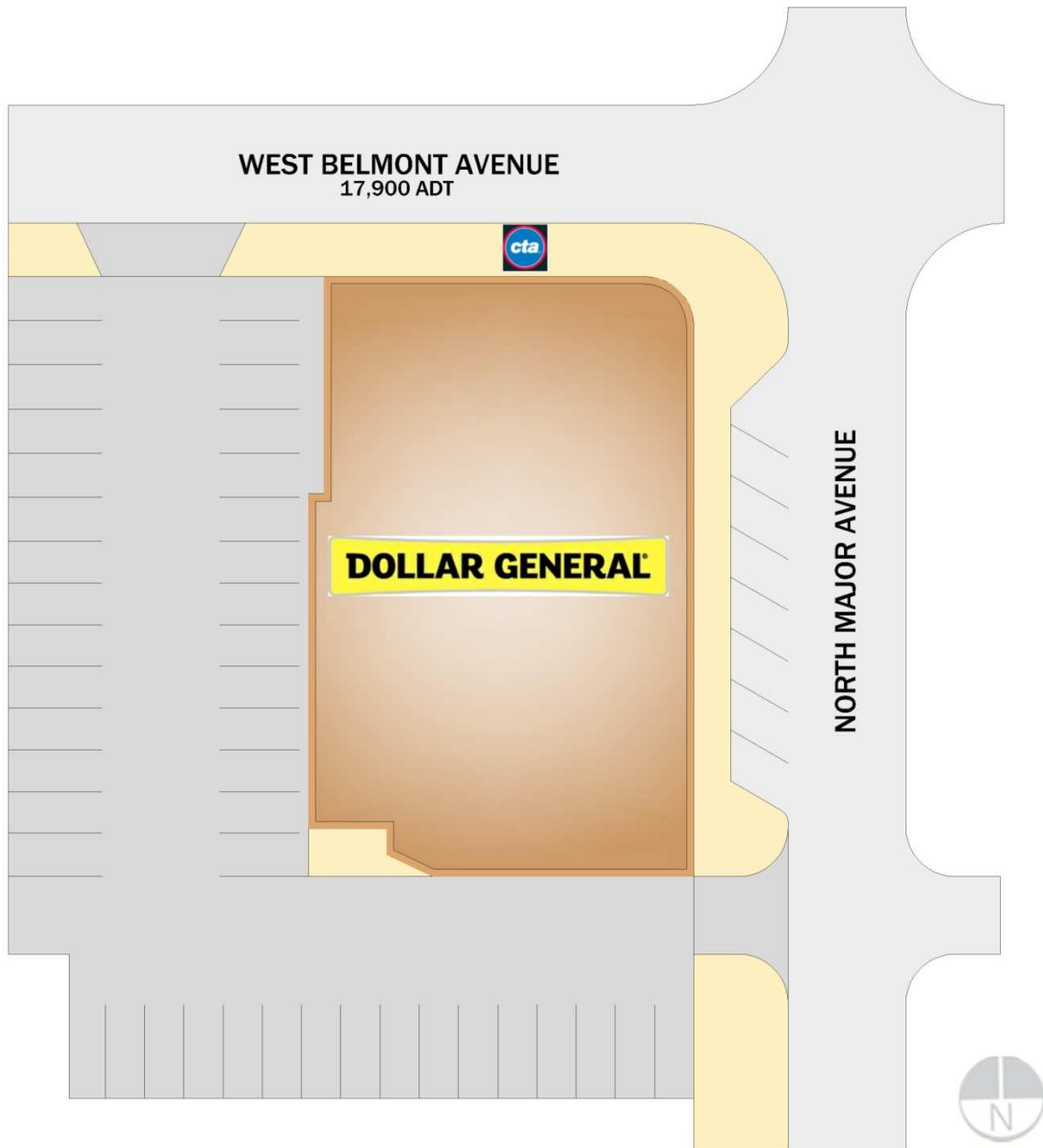
PROPERTY OVERVIEW

Price:	\$1,660,000	
Cap Rate:	7.50%	
Rent Schedule:	<u>NOI</u>	<u>Escalation Date</u>
	\$124,500.00	
	\$136,950.00	12/1/2021 (Option 1)
	\$150,645.00	12/1/2026 (Option 2)
	\$165,709.50	12/1/2031 (Option 3)
Renewal Options:	Three 5-Year	
Lease Commencement Date:	November 30, 2011	
Lease Expiration Date:	November 30, 2021	
Tenant:	Dollar General	
Credit Rating:	BB+ (Standard and Poor's)	
Year Renovated:	2011	
Improvements:	New roof and mechanicals in 2011	
Lease Type:	NN (Roof, Structure and Parking Lot Replacement)	
Rentable Square Feet:	9,500 SF	
Land Size:	20,922 SF	

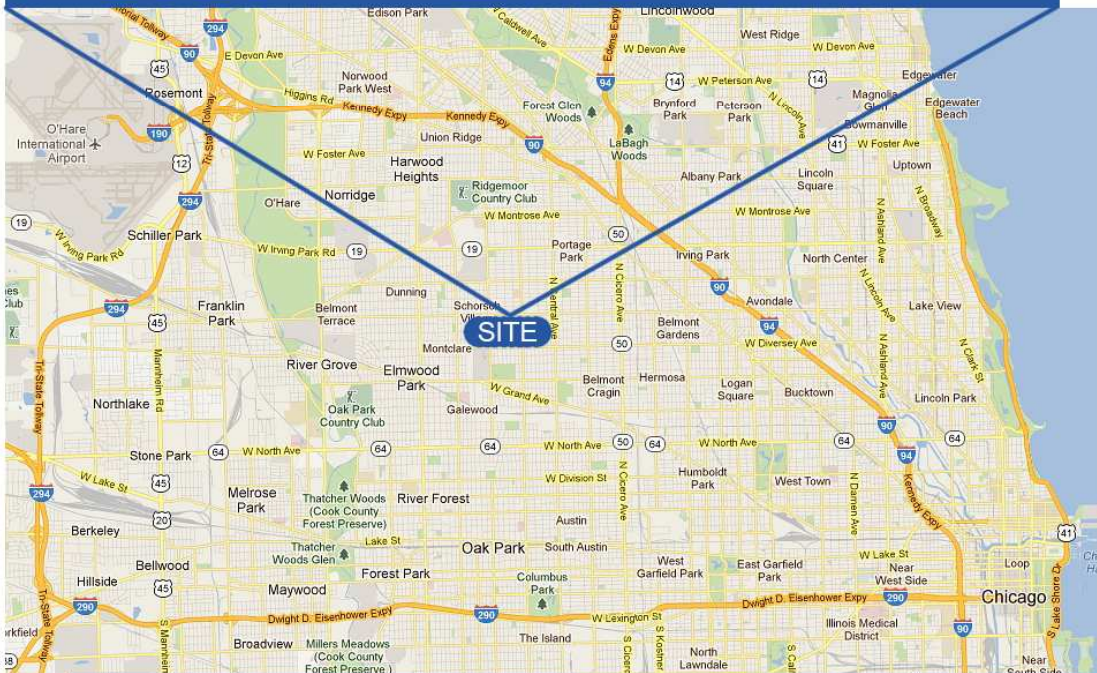
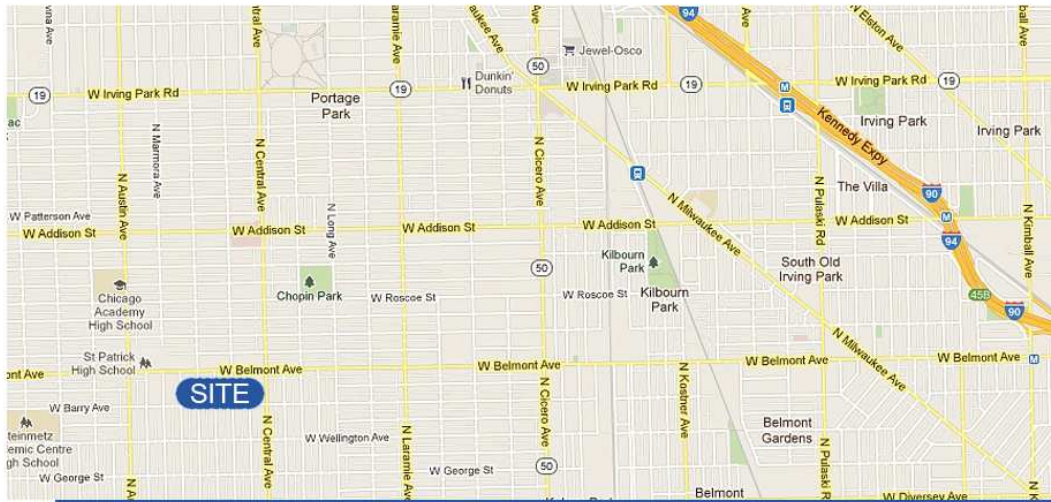
AERIAL



SITE PLAN



MAPS



TENANT PROFILE

Dollar General Corporation operates as a discount retailer of general merchandise in the southern, southwestern, midwestern, and eastern United States. As of January 2012, Dollar General operated approximately 9,800 stores throughout 38 states. Dollar General offers consumables, home cleaning supplies, packaged food and perishables, beverages and snacks, over-the-counter medicines, personal care products and pet supplies and pet food products. It also provides seasonal products, prepaid cell phones and accessories, automotive supplies and apparel products. In 2011, Dollar General planned 625 new stores in 35 states as well as the remodeling or relocation of 550 stores. Additionally, Dollar General hired 6,000 employees in 2011.

Website:	www.dollargeneral.com
Number of Locations:	9,800
Stock Symbol:	DG : NYSE
Standard & Poor's Rating:	BB+
Market Capitalization:	\$14 Billion
Employees:	85,900



DEMOGRAPHIC COMPARISON REPORT

Population	1-mi.	3-mi.	5-mi
Total Population	64,485	450,900	1,046,156
Total Households	18,966	145,139	361,137
Income			
Median Household Income	\$59,456	\$57,485	\$55,709
Average Household Income	\$67,514	\$67,146	\$68,484



LOCATION OVERVIEW



Chicago is the most populous city in the Midwestern United States and the third most populous city in the United States with 2,700,000 residents. Chicago is the county seat of Cook County, the second largest county in the United States. The Chicago MSA is the third most populated metropolitan area in the United States with 9,580,567 residents. The MSA covers over 1,300 square miles and six counties. The Chicago metropolitan area is home to the corporate headquarters of 57 Fortune 1000 companies, including Boeing, McDonald's, Motorola, Discover Financial Services and United Airlines. Chicago is a major hub for industry, telecommunications and infrastructure and O'Hare International Airport is the second busiest airport in the world in terms of traffic movement.

The metropolitan area is also a major financial center in North America, and is home to the largest futures exchange in the United States, the CME Group. Chicago is third in the world on the Global Financial Centers Index which ranks the competitiveness of financial centers based on people, business environment, market access, infrastructure and general competitiveness.

<http://www.cityofchicago.org>

CONTACT INFORMATION



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