

NET LEASE INVESTMENT OFFERING

DOLLAR GENERAL®



Representative Image

Dollar General
4314 State Route N
Pomona, MO 65789

THE
Boulder
GROUP

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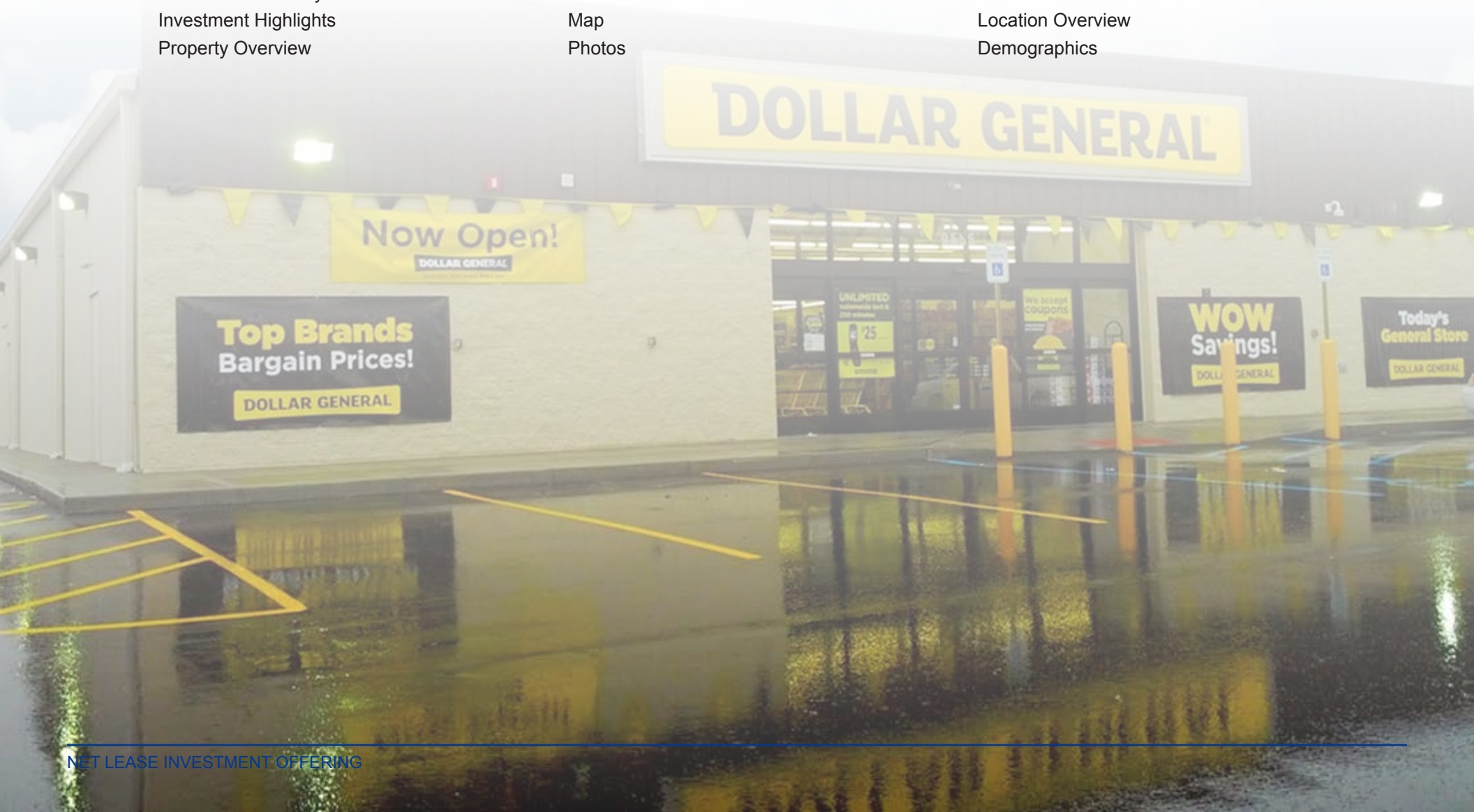
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**DISCLAIMER
STATEMENT:**

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 Pomona, MO. Pomona is located midway between Willow Springs and West Plains. The 9,100 square foot Dollar General is strategically located at the intersection of US Route 63 and Route N. US Route 63 is the primary north-south thoroughfare in the trade area while Route N is the primary east-west thoroughfare. The Dollar General was constructed in 2016. There are 15 years remaining on the Dollar General lease which expires on July 31, 2031. 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.

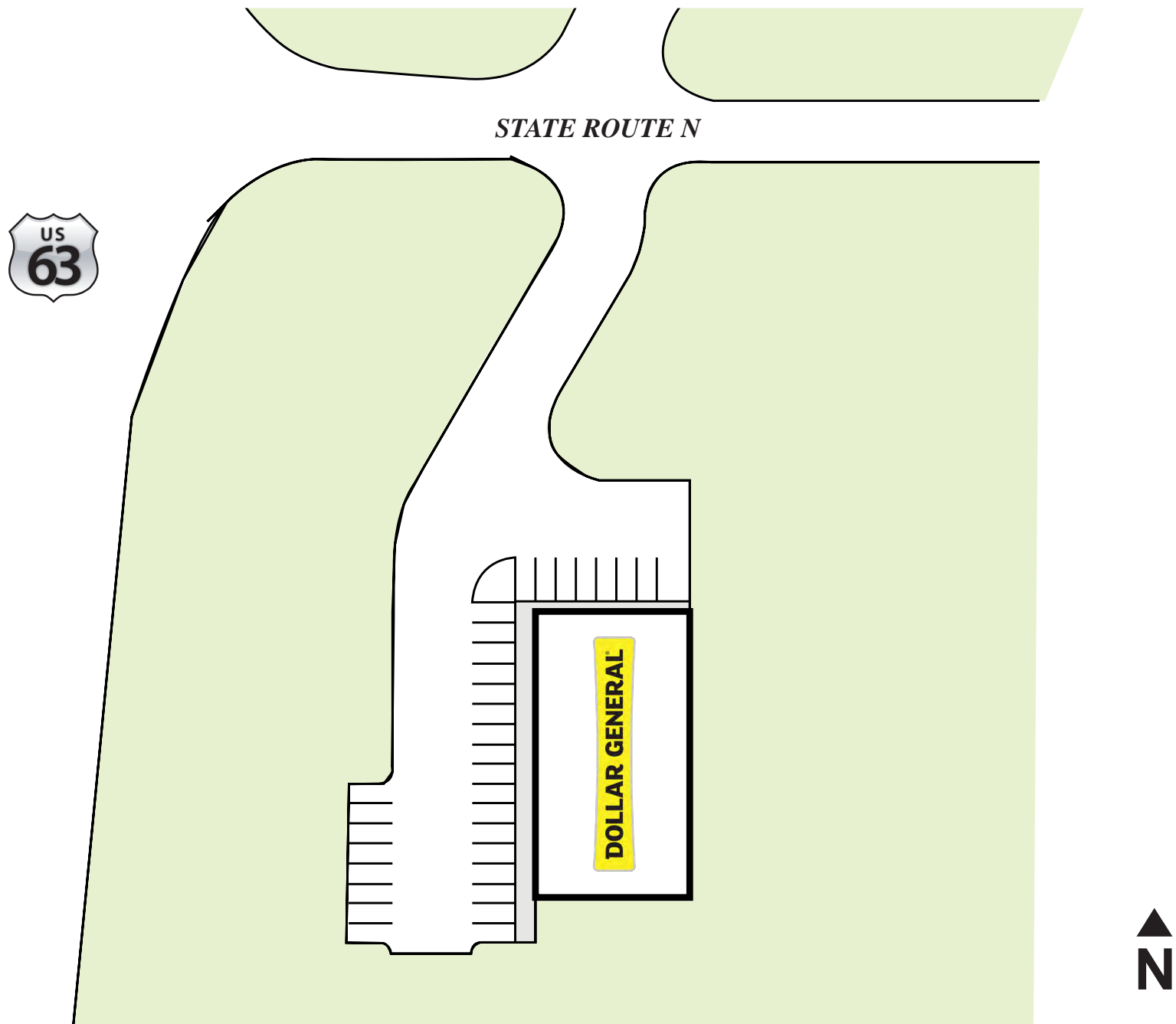
**INVESTMENT
HIGHLIGHTS:**

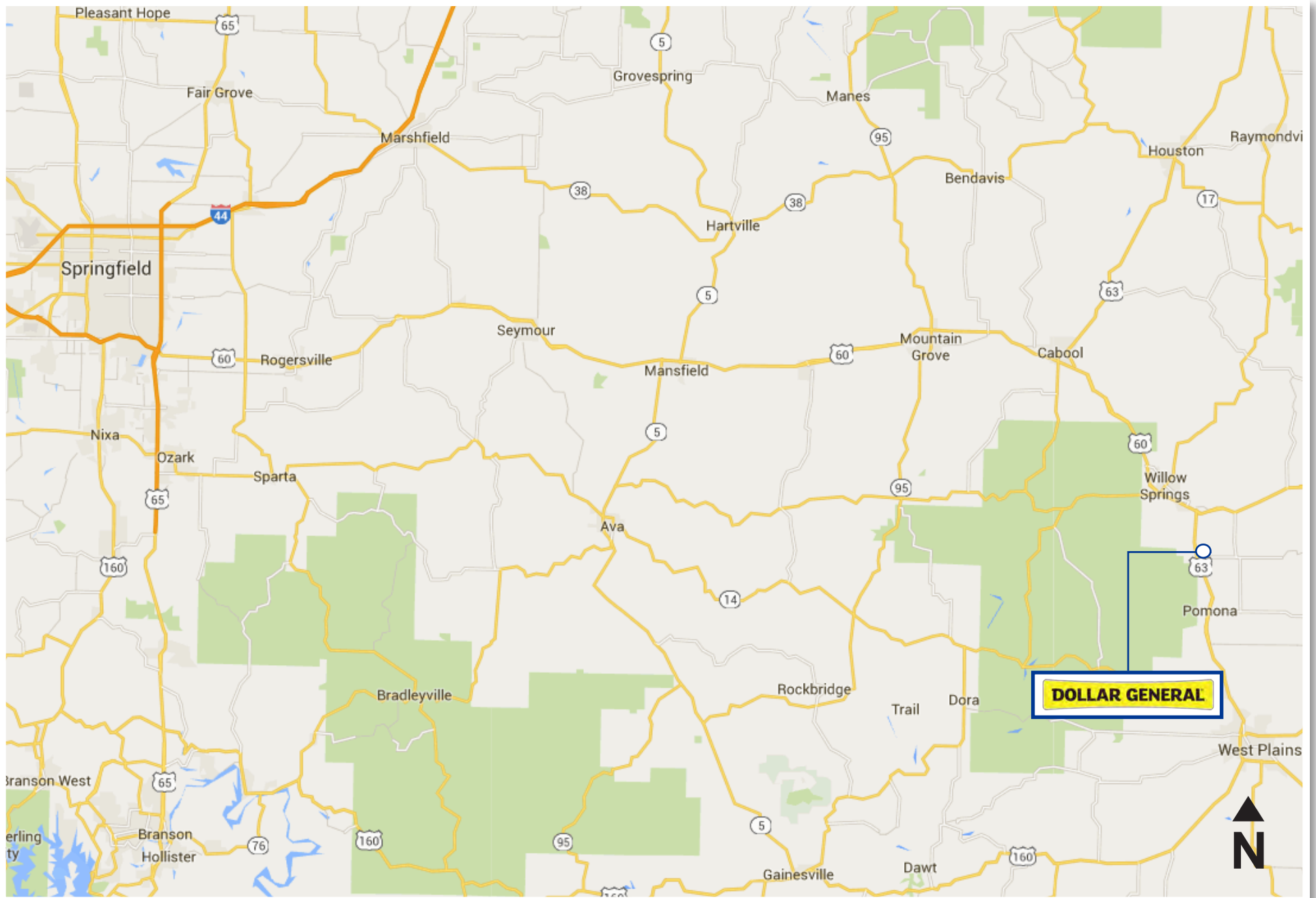
- Investment grade rated tenant (S&P: BBB)
- Long term lease with approximately 15 years remaining
- 10% rental escalations in each renewal option period
- Absolute triple net lease with no landlord responsibilities
- New construction (2016)
- Located at the intersection of both the area's primary north-south thoroughfare and east-west thoroughfare

**PROPERTY
OVERVIEW:**

Price:	\$1,184,201
Cap Rate:	6.75%
Net Operating Income:	\$79,933
Rent Commencement Date:	July 18, 2016 (Estimated)
Lease Expiration Date:	July 31, 2031
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:	2016
Lease Type:	NNN – No Landlord Responsibilities
Building Size:	9,100 SF
Land Size:	2.72 Acres

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







TENANT PROFILE:

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



LOCATION OVERVIEW:

Pomona is an unincorporated community in Howell County, Missouri located midway between Willow Springs and West Plains. The community was founded in 1895 and it was named for Pomona, the Roman goddess of fruit trees; this area was a major producer of apples. Pomona is located approximately one hundred miles east of Springfield, MO.



DEMOGRAPHIC REPORT:

Population	5 Mile	10 Mile	15 Miles
Total Population	2,302	19,568	35,007
Total Households	885	7,751	14,085

Income	5 Mile	10 Mile	15 Miles
Median Household Income	\$32,308	\$32,585	\$32,290
Average Household Income	\$43,367	\$43,286	\$43,435



Representative Image



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