



REPRESENTATIVE PHOTO

EXCLUSIVE OFFERING | \$1,101,000 — 6.65% CAP
DOLLAR GENERAL | S&P RATING BBB



615 W. BUSINESS US HWY 36, SAINT FRANCIS, KS

214.915.8890
JOE CAPUTO
joe@trivanta.com
RUSSELL SMITH
rsmith@trivanta.com
ALEX TOWER
atower@trivanta.com

Property. Brand new Dollar General, 9,100± SF building on 1.60± acre site. Metal Construction, Stone Masonry Trim, Concrete Parking Lot.

Tenant. S&P Rating BBB, operates 13,000+ stores in 43 states. Ranked 159th within the Fortune 500 Companies. Fiscal 2015 revenues exceeded \$20.3 billion.

Lease structure. Corporate, 15-year, absolute NNN lease with 10% rent increases at the beginning of each option.

Location. Dollar General is located along US Highway 36, just west of River St. in Saint Francis, Kansas. The immediate trade area is home to national credit tenants such as Pizza Hut, Subway, and True Value. Also, the store is within close proximity to St. Francis Catholic Church, Ye Old Country Church, First United Methodist Church, Cheyenne County Hospital, St. Francis Elementary, Community High School, First Christian Church, and St. Francis Community Church. Due to Dollar General's proximity to these business generators, the site benefits from the traffic traveling throughout the region. Saint Francis is located approximately 3 hours east of Denver, CO and approximately 5 hours west of Topeka, KS.

PAGE 1:	COVER
PAGE 2:	TABLE OF CONTENTS DISCLAIMER
PAGE 3:	INVESTMENT TENANT LEASE OVERVIEW
PAGE 4:	INVESTMENT OVERVIEW CONT.
PAGE 5-6:	AERIAL PHOTO
PAGE 7:	SITE PLAN
PAGE 8:	LOCATION OVERVIEW
PAGE 9-10:	LOCATION MAPS
PAGE 11:	DEMOGRAPHICS

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615 W. BUSINESS US HWY 36, SAINT FRANCIS, KS

PRICE:	\$1,101,000
NET OPERATING INCOME:	\$73,173
BUILDING AREA:	9,100± Square Feet
LAND AREA:	1.60± Acres
YEAR BUILT:	2015
OWNERSHIP:	Fee Simple Interest
OCCUPANCY:	100%
CONSTRUCTION TYPE:	Metal Construction, Concrete Block Façade, Concrete Parking Lot

LEASE OVERVIEW

Initial Lease Term:	15-Years, Plus 3, 5-Year Options to Renew
Rent Commencement:	October 2015
Lease Expiration:	October 2030
Lease Type:	Absolute- NNN
Rent Increases:	10% in Option Periods
Year 1-15 Annual Rent (Current):	\$73,173
Year 16-20 Annual Rent (Option 1):	\$80,490
Year 21-25 Annual Rent (Option 2):	\$88,539
Year 26-30 Annual Rent (Option 3):	\$97,393

TENANT OVERVIEW

LESSEE: DG Retail, LLC, a Tennessee limited liability company.
 CORPORATE GUARANTY: Dollar General Corporation



DOLLAR GENERAL | www.dollargeneral.com | S&P Rating BBB (upgraded from BBB- in October, 2015)

Cal Turner founded J. L. Turner & Son, Inc. in 1939, and opened the first Dollar General store in Springfield, Kentucky in June 1955. Today, Dollar General Corporation operates as the country's largest small-box discount retailer with stores in the southern, southwestern, midwestern, and eastern United States. The stores are typically located in local neighborhoods and small communities deemed "too small" for big-box retailers. Dollar General offers both name-brand and generic merchandise—including off-brand goods and closeouts of name-brand items. Although it has the word "dollar" in the name, Dollar General is not a dollar store. Many of its offerings are priced at more than one dollar. However, goods are usually sold at set price points of penny items and up to the range of 50 to 60 dollars, not counting phone cards and loadable store gift cards. The company provides paper and cleaning products (paper towels, bath tissues, paper dinnerware, trash and storage bags, laundry, and other home cleaning supplies), packaged food and perishables (cereals, canned soups and vegetables, sugar, flour, milk, eggs, and bread), beverages, snacks (such as candies, cookies, crackers, salty snacks, and carbonated beverages), over-the-counter medicines, personal care products (soap, body wash, shampoo, dental hygiene, and foot care products), pet supplies and pet food products, seasonal products (decorations, toys, batteries, small electronics, greeting cards, and stationery) prepaid cell phones and accessories, gardening supplies, hardware, automotive, home office supplies, home products (kitchen supplies, cookware, small appliances, light bulbs, storage containers, frames, candles, and craft supplies, as well as kitchen, bed, and bath soft goods), and casual, everyday apparel (for infants, toddlers, girls, boys, women, and men, as well as socks, underwear, disposable diapers, shoes, and accessories). Since the turn of the century, Dollar General has added stores that carry a greater selection of grocery items, which operate under the name "Dollar General Market".

In 2007 Kohlberg Kravis Roberts & Co. (KKR) acquired Dollar General, privatized the company for restructuring, and took the company public again in 2009. As of February 1, 2016, Dollar General operated 13,000+ stores in 43 states. The company ranks 159th within the Fortune 500 Companies. Fiscal 2015 revenues exceeded \$20.3 billion with net income of \$1.16 billion.

615 W. BUSINESS US HWY 36, SAINT FRANCIS, KS

2015 Financial Highlights:

- Total Sales Increase of 7.72% to \$20.3 Billion
- Same-Store Sales Increase of 2.8%
- 25th Consecutive Year of Same-Stores Sale Growth
- Net Income Increased 9.36% to 1.16 Billion

Investment Highlights:

- Dollar General is the Country's Largest Small-Box Discount Retailer
- Corporate guaranty by investment grade tenant: Dollar General (S&P:BBB)
- Absolute NNN Lease – No Landlord Responsibility



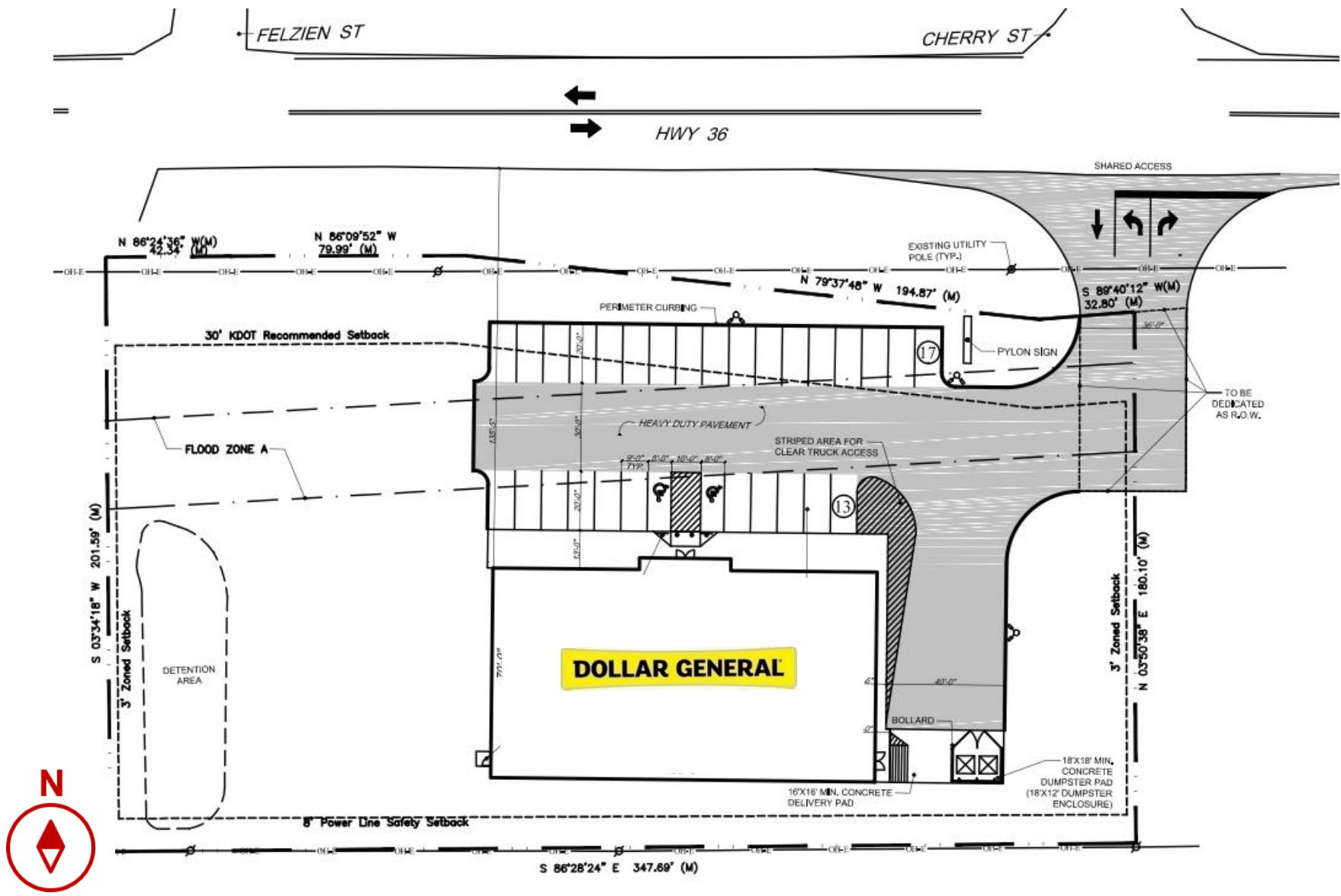
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IMMEDIATE TRADE AREA

Dollar General is located along US Highway 36, just west of River St. in Saint Francis, Kansas. Highway 36 is a major east-west thoroughfare in the region, connecting all 13 counties in Kansas that border Nebraska and runs from Rocky Mountain National Park in Colorado to Uhrichsville, Ohio. River St. serves as the western north-central corridor for St. Francis, allowing residents to quickly access KS-27. Due to Dollar General's proximity to these major thoroughfares, the site benefits from the traffic traveling along both routes.

The immediate trade area is home to national credit tenants such as Pizza Hut, Subway, and True Value. Also, the store is within close proximity to St. Francis Catholic Church, Ye Old Country Church, First United Methodist Church, Cheyenne County Hospital, St. Francis Elementary, Community High School, First Christian Church, and St. Francis Community Church.

SAINT FRANCIS/ CHEYENNE COUNTY, KS

Saint Francis is a vibrant, rural community located in the heart of America; near the Colorado-Kansas border in the North-western part of Kansas. The central location of the city relative to the rest of the U.S allows for short travel to numerous attractions, including Kansas City, North Platte, and Denver- which is just a mere three hours drive away. Wichita, Kansas is five hours south east of St Francis and is one of the largest aviation hubs in the world.

Cheyenne County (standard abbreviation: CN) is the most northwestern county within the U.S state of Kansas. Its county seat and most populous city is Saint Francis. The county is named in honor of the Cheyenne Native Americans who once inhabited the area and the locals continue to honor its history through a variety of preserved sites. Cheyenne also offers individuals numerous museums and historical sites to explore such as the Cherry Creek Encampment and the Cheyenne County Museum which features an outstanding collection of furniture and period exhibits of frontier life, all of which came from county residents. The restored Ye Old Country Church also offers visitors and residents a venue for weddings, family reunions, celebrations, and other gatherings.

Cheyenne County's economy is based upon agriculture, oil, manufacturing, retail and medicine. In addition to encouraging these economic sectors, Cheyenne County offers hunting, fishing, birding, and other recreational opportunities for those outdoor enthusiasts.

KANSAS

Incentives available through the State of Kansas make relocation or expansion in the community competitive. Businesses that relocate to the area enjoy low operating costs, talented workers, and business- friendly policies. Kansas companies are able to recruit from some of the nation's best universities and technical schools, all while benefiting from the state's pro-business legislation and low taxes. Additionally, companies moving to the region benefit from its overall central location and ease of access to major transportation corridors, providing them with maneuverability throughout the United States. Other benefits for businesses moving to the area include abundant land area, affordable housing, reasonable priced industrial parks, easy access to Interstate Highways, and safe, low-crime communities.

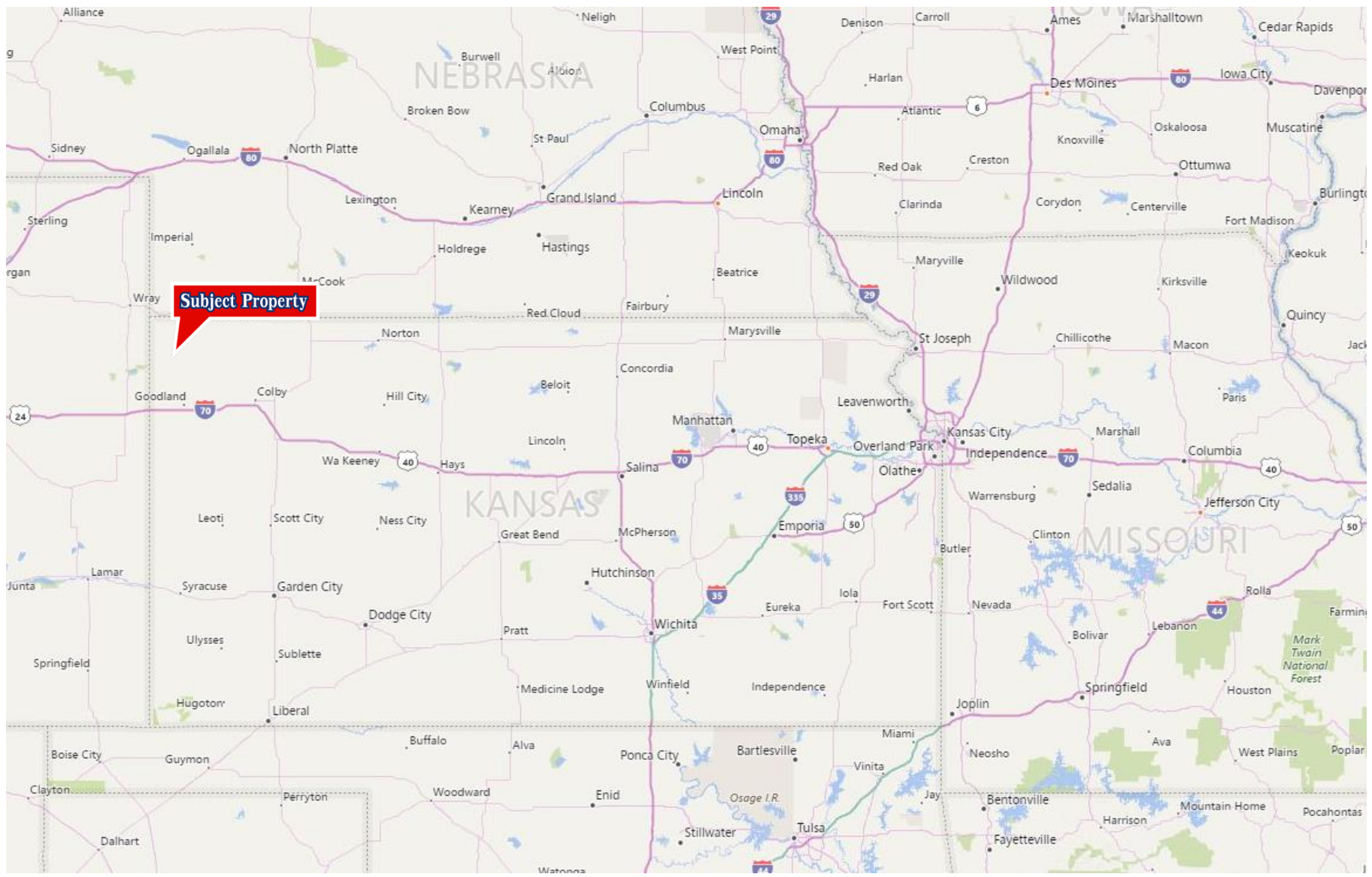
Kansas boasts a strong presence of advanced manufacturing facilities, specifically in the aviation and aerospace industries, producing more than 30% of the world's general aviation aircraft. Over 50% of Wichita's manufacturing employment is in the aerospace/aviation industry, earning Wichita the nickname of "Air Capital of the World", and many key aviation companies such as Cessna, Beechcraft, Learjet, and Spirit AeroSystems also reside in Kansas. In addition to a strong aviation manufacturing market, Kansas possesses a strong automotive sector with General Motors and many of its suppliers having a significant presence in Kansas City, where they manufacture numerous Chevrolet and Buick products.

Kansas also has a strong and growing presence in bioscience. Already employing 16,000 employees in the trade, Kansas has targeted bioscience as one of its top target industries and has initiated an intensive strategy to build the field by funding research, development, and commercialization. One of the top sectors of bioscience in Kansas is animal health. The Kansas City Animal Health Corridor runs through much of the heart of Kansas and holds the world's largest concentration of animal health interests, accounting for nearly one-third of the world's sales in the field.

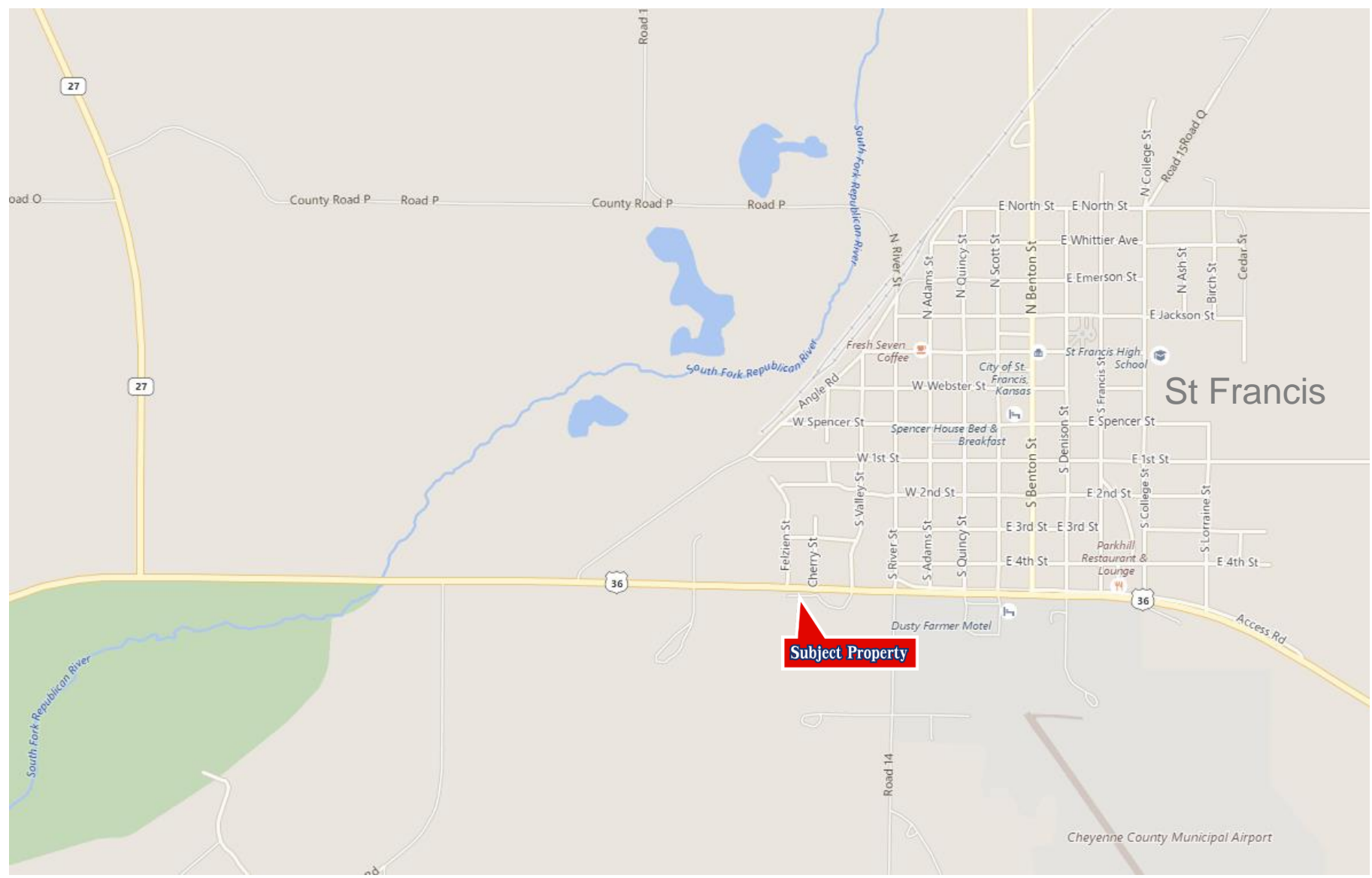
Furthermore, Kansas is poised to be a leader in renewable energy production. It already ranks 2nd in wind potential and is one of the top ten states for operating wind farms. Biofuel plants are also a leading source of energy production, benefiting from economical access to feedstock which provides bio-based fuels and markets for the biofuel byproducts.

Fittingly, Kansas ranks 4th in the country for economic development projects per capita (*Site Selection*, 2014), 5th in Top 10 Pro-Business States (*Pollina Corporate*, 2015), and 9th overall as best state to make a living (*MoneyRates.com*, 2013)

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615 W. Business us hwy 36				
St Francis, KS 67756				
	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2016 Estimated Population	1,187	1,442	1,501
	2021 Projected Population	1,142	1,389	1,446
	2010 Census Population	1,258	1,522	1,581
	2000 Census Population	1,422	1,739	1,815
	Projected Annual Growth 2016 to 2021	-0.8%	-0.7%	-0.7%
	Historical Annual Growth 2000 to 2016	-1.0%	-1.1%	-1.1%
HOUSEHOLDS	2016 Estimated Households	575	695	720
	2021 Projected Households	581	702	728
	2010 Census Households	611	735	760
	2000 Census Households	632	765	793
	Projected Annual Growth 2016 to 2021	0.2%	0.2%	0.2%
	Historical Annual Growth 2000 to 2016	-0.6%	-0.6%	-0.6%
AGE	2016 Est. Population Under 10 Years	9.5%	9.5%	9.6%
	2016 Est. Population 10 to 19 Years	10.9%	11.1%	11.1%
	2016 Est. Population 20 to 29 Years	8.7%	8.9%	9.0%
	2016 Est. Population 30 to 44 Years	12.9%	13.0%	13.1%
	2016 Est. Population 45 to 59 Years	17.8%	18.0%	18.0%
	2016 Est. Population 60 to 74 Years	21.2%	21.4%	21.4%
	2016 Est. Population 75 Years or Over	18.9%	18.1%	17.7%
	2016 Est. Median Age	52.4	51.8	51.6
MARITAL STATUS & GENDER	2016 Est. Male Population	47.4%	47.9%	48.1%
	2016 Est. Female Population	52.6%	52.1%	51.9%
	2016 Est. Never Married	22.3%	22.0%	21.6%
	2016 Est. Now Married	43.7%	45.8%	47.0%
	2016 Est. Separated or Divorced	20.4%	19.3%	18.8%
	2016 Est. Widowed	13.6%	12.9%	12.6%
INCOME	2016 Est. HH Income \$200,000 or More	0.5%	0.4%	0.4%
	2016 Est. HH Income \$150,000 to \$199,999	2.7%	2.6%	2.5%
	2016 Est. HH Income \$100,000 to \$149,999	9.4%	9.5%	9.6%
	2016 Est. HH Income \$75,000 to \$99,999	7.5%	8.1%	8.3%
	2016 Est. HH Income \$50,000 to \$74,999	19.3%	19.3%	19.5%
	2016 Est. HH Income \$35,000 to \$49,999	13.6%	14.0%	14.1%
	2016 Est. HH Income \$25,000 to \$34,999	16.7%	16.5%	16.4%
	2016 Est. HH Income \$15,000 to \$24,999	19.8%	19.0%	18.6%
	2016 Est. HH Income Under \$15,000	10.4%	10.6%	10.7%
	2016 Est. Average Household Income	\$50,615	\$50,821	\$50,984
	2016 Est. Median Household Income	\$37,736	\$38,557	\$39,008
	2016 Est. Per Capita Income	\$24,777	\$24,711	\$24,668
2016 Est. Total Businesses	135	159	162	
2016 Est. Total Employees	754	870	883	

615 W. Business us hwy 36				
St Francis, KS 67756				
	1 mi radius	3 mi radius	5 mi radius	
LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	998	1,210	1,258
	2016 Est. Civilian Employed	59.0%	58.8%	58.6%
	2016 Est. Civilian Unemployed	1.1%	1.1%	1.1%
	2016 Est. in Armed Forces	-	-	-
	2016 Est. not in Labor Force	39.8%	40.1%	40.4%
	2016 Labor Force Males	46.2%	46.7%	46.9%
	2016 Labor Force Females	53.8%	53.3%	53.1%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	530	650	680
	2010 Mgmt, Business, & Financial Operations	8.7%	10.3%	11.2%
	2010 Professional, Related	15.0%	14.6%	14.3%
	2010 Service	23.1%	22.8%	22.8%
	2010 Sales, Office	27.3%	27.1%	27.0%
	2010 Farming, Fishing, Forestry	4.1%	4.4%	4.6%
	2010 Construction, Extraction, Maintenance	7.8%	7.6%	7.5%
	2010 Production, Transport, Material Moving	14.0%	13.2%	12.6%
	2010 White Collar Workers	51.0%	52.1%	52.5%
	2010 Blue Collar Workers	49.0%	47.9%	47.5%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	82.8%	80.2%	79.1%
	2010 Drive to Work in Carpool	11.2%	12.4%	12.8%
	2010 Travel to Work by Public Transportation	-	-	-
	2010 Drive to Work on Motorcycle	-	-	-
	2010 Walk or Bicycle to Work	4.0%	3.8%	3.7%
	2010 Other Means	0.2%	0.2%	0.1%
	2010 Work at Home	1.9%	3.4%	4.2%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	67.9%	67.1%	66.6%
	2010 Travel to Work in 15 to 29 Minutes	13.7%	14.3%	14.9%
	2010 Travel to Work in 30 to 59 Minutes	11.5%	11.8%	11.9%
	2010 Travel to Work in 60 Minutes or More	6.9%	6.7%	6.7%
	2010 Average Travel Time to Work	6.8	7.3	7.5
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$25.4 M	\$30.7 M	\$31.9 M
	2016 Est. Apparel	\$859 K	\$1.04 M	\$1.08 M
	2016 Est. Contributions, Gifts	\$1.59 M	\$1.92 M	\$1.99 M
	2016 Est. Education, Reading	\$843 K	\$1.02 M	\$1.06 M
	2016 Est. Entertainment	\$1.40 M	\$1.70 M	\$1.77 M
	2016 Est. Food, Beverages, Tobacco	\$3.98 M	\$4.83 M	\$5.01 M
	2016 Est. Furnishings, Equipment	\$825 K	\$1.00 M	\$1.04 M
	2016 Est. Health Care, Insurance	\$2.36 M	\$2.86 M	\$2.97 M
	2016 Est. Household Operations, Shelter, Utilities	\$7.92 M	\$9.59 M	\$9.95 M
	2016 Est. Miscellaneous Expenses	\$389 K	\$471 K	\$489 K
	2016 Est. Personal Care	\$326 K	\$395 K	\$411 K
	2016 Est. Transportation	\$4.88 M	\$5.92 M	\$6.15 M