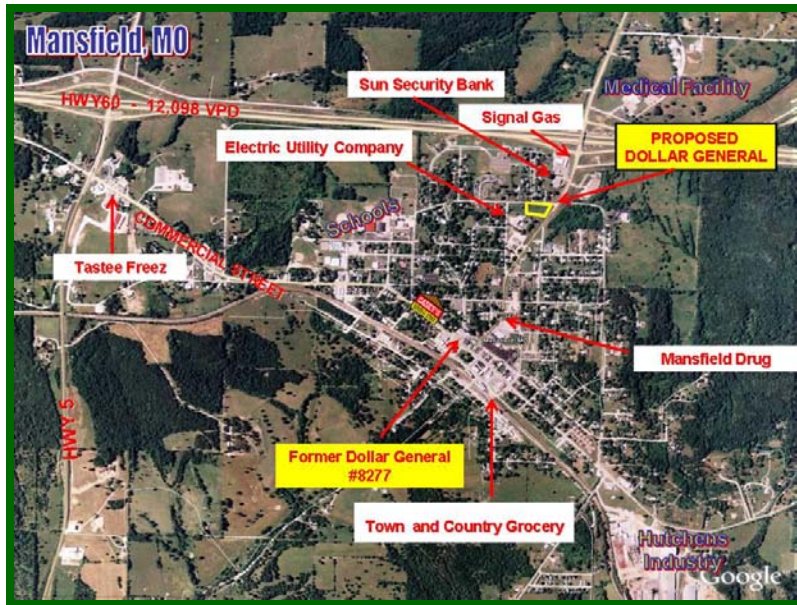


SINGLE TENANT RETAIL INVESTMENT OFFERING

DOLLAR GENERAL

615 N Bus 60 Hwy, MANSFIELD, MO 65704



Dollar General is a \$9.2 billion company and, with more than 8,000 stores, the leader in the dollar store segment. The company pioneered the dollar store concept in 1955 and in 1968 launched its name to Dollar General. In 2007, Dollar General became a private company after being acquired by affiliates of the private equity firm Kohlberg Kravis Roberts & Co., L.P. Today, 30% of Dollar General's merchandise is still priced at \$1 or less. During fiscal year 2006, (ended February 2, 2007), Dollar General opened 537 new stores.

The Property:

- Property Type: Retail
- Occupancy: 100% Leased
- Tenant: Dollar General Corporation
- Price:
- Cap Rate:
- NOI: \$81,458
- Size (SF): 9,014
- Rent Commencement: 8/15/09
- Lease Expiration: 8/31/2019
- Lease Term Remaining: 10 Years
- Annual Rent: \$81,458

- 4-5 Year Options:
 - Option 1: \$89,602/YR
 - Option 2: \$98,564/YR
 - Option 3: \$108,425/YR
 - Option 4: \$119,262/YR

For more information contact
Tyler Oliver at 913-438-9900



Henzlik-Oliver
Real Estate Companies, LLC
13356 Metcalf Avenue
Overland Park, KS 66213
913-438-9900
913-438-9994 FAX
www.henzlikoliver.com

Mansfield, MO

HWY60 - 12,098 VPD

Sun Security Bank

Medical Facility

Signal Gas

Electric Utility Company

PROPOSED DOLLAR GENERAL

Schools

COMMERCIAL STREET

Tastee Freez

CASEY'S
TASTE FREEZ

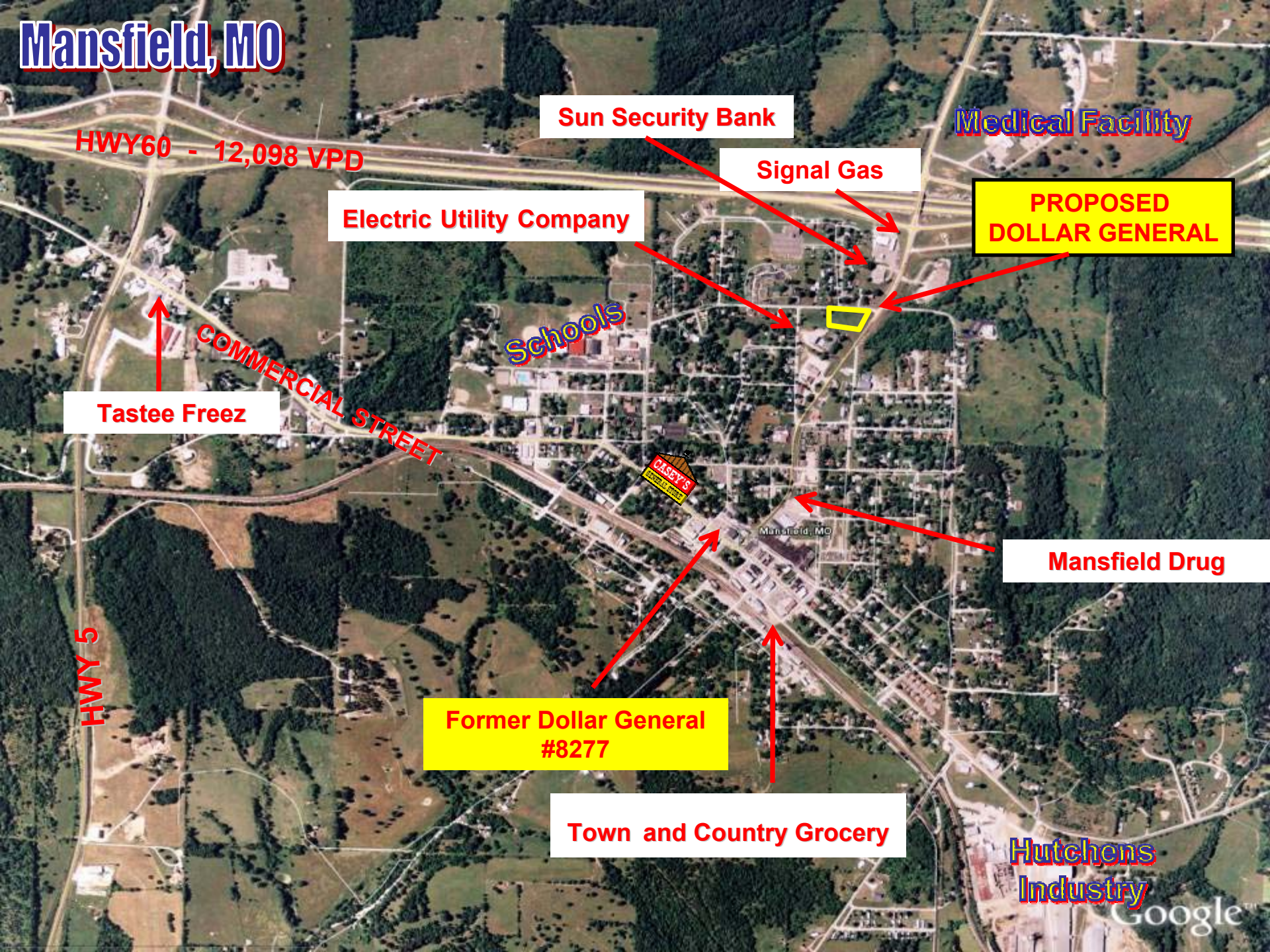
Mansfield Drug

HWY 5

Former Dollar General #8277

Town and Country Grocery

Hutchens Industry



Mansfield, MO

HWY60 - 12,098 VPD

Signal Gas

Sun Security Bank

Electric Utility Company

PROPOSED DOLLAR GENERAL

Schools

BUSINESS 60

City Hall

Mansfield Drug



Mansfield Drug

Town and Country Grocery

Former Dollar General #8277

Looking West

**PROPOSED
DOLLAR GENERAL**

JENNIFER ST. 20 MPH

**BUSINESS 60
40 MPH - 4486 VPD**



Looking North

Electric Utility Company



**PROPOSED
DOLLAR GENERAL**



Signal Gas

Sun Security Bank



**BUSINESS 60
40 MPH - 4486 VPD**



Looking South

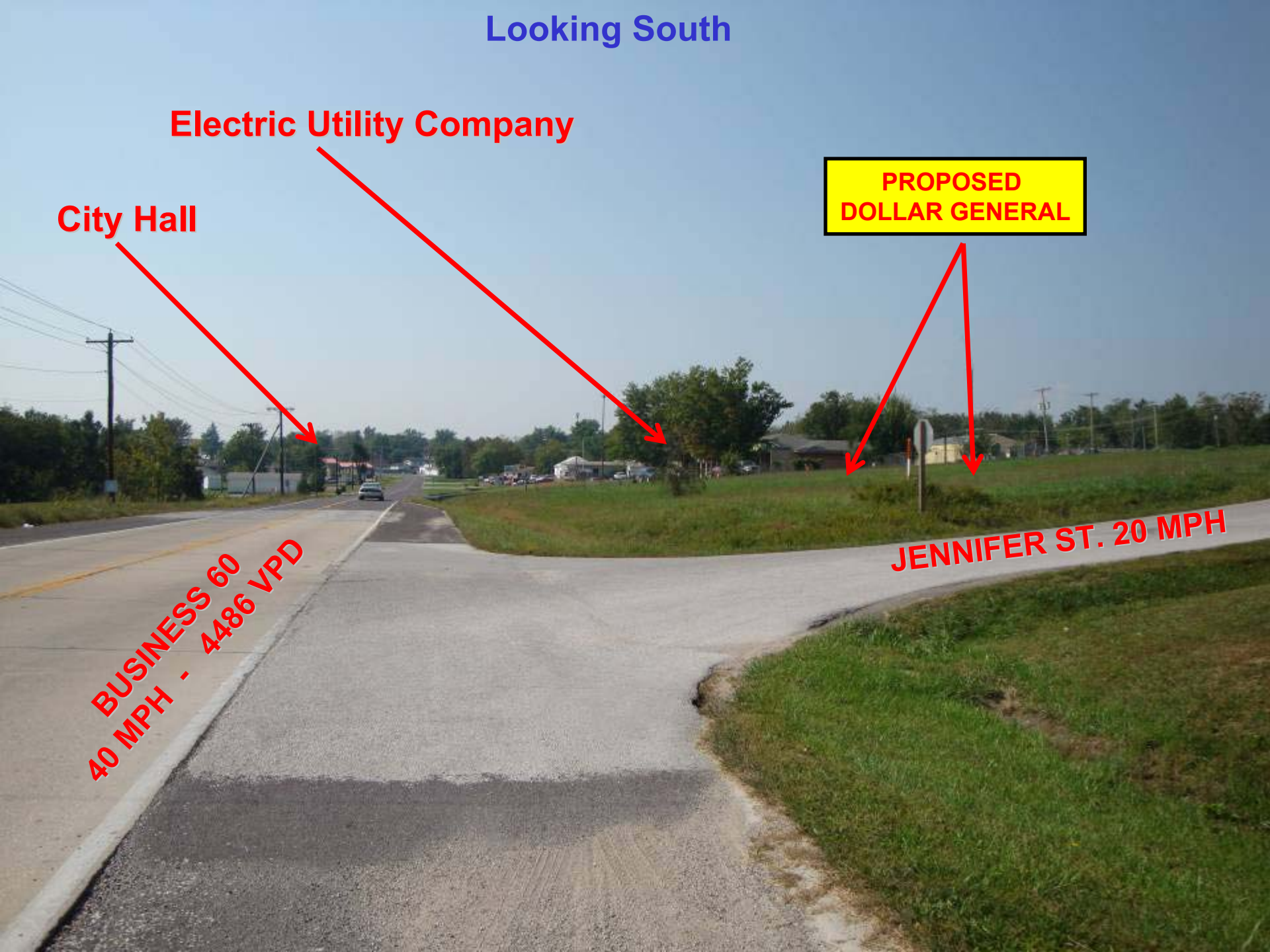
Electric Utility Company

City Hall

**PROPOSED
DOLLAR GENERAL**

**BUSINESS 60
40 MPH - 4486 VPD**

JENNIFER ST. 20 MPH



North of Site

Signal Gas

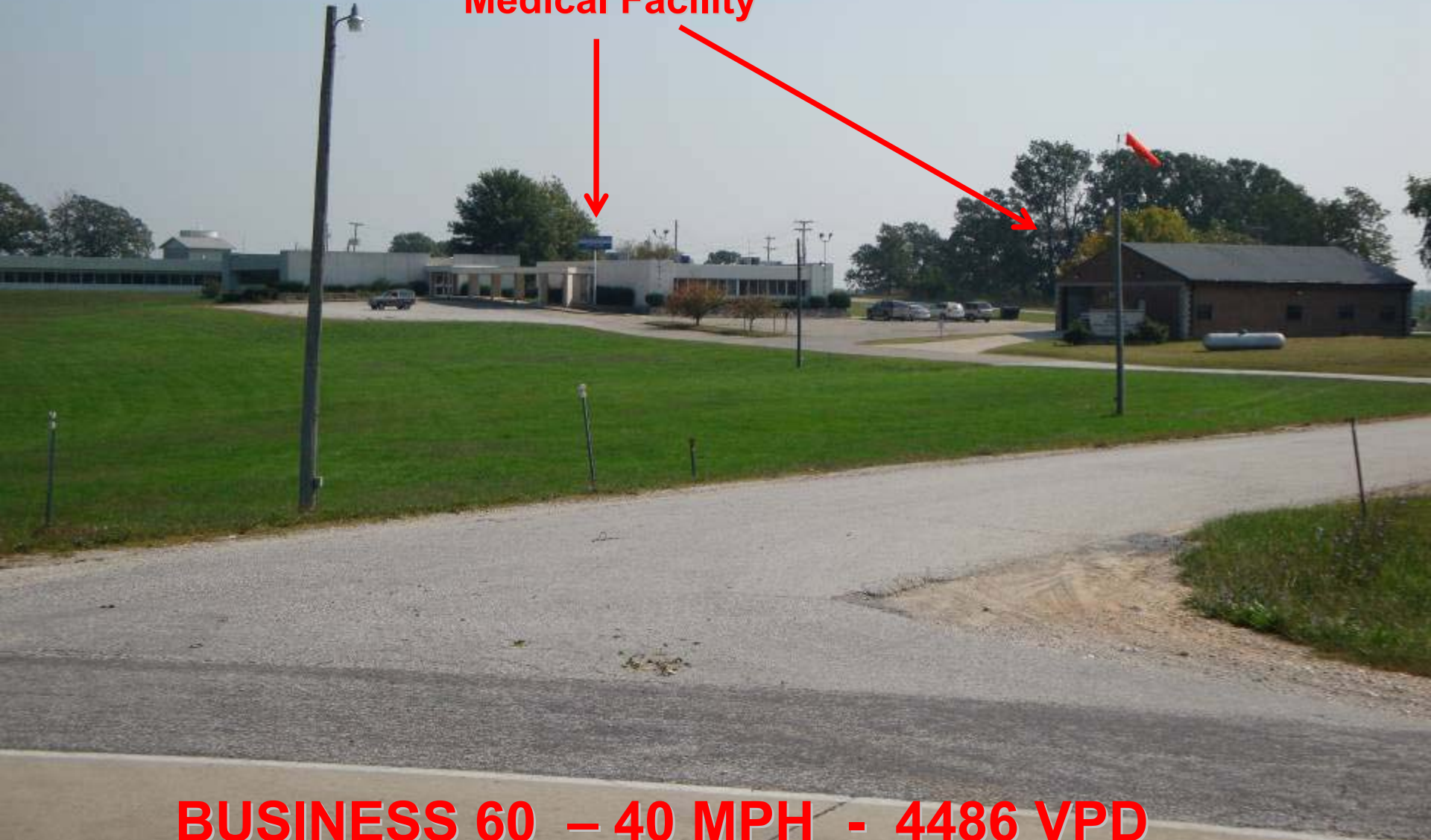
HWY 60



BUSINESS 60
40 MPH - 4486 VPD

**North of Site and
North of Hwy 60**

Medical Facility



BUSINESS 60 - 40 MPH - 4486 VPD

North of Site

Sun Security Bank



BUSINESS 60
40 MPH - 4486 VPD

Former Dollar General
#8277
108 W Commercial Street



**COMMERCIAL
STREET**

Local Grocery Store
South and East of
Proposed Dollar General

COMMERCIAL STREET



**East of Town
Hutchens Industry
400+ Employees**

