

SINGLE TENANT RETAIL INVESTMENT OFFERING

DOLLAR GENERAL

701 WALNUT, OSKLAOOSA, KS 66066



The Property:

- Property Type: Retail
- Occupancy: 100% Leased
- Tenant: Dollar General Corporation
- Price:
- Cap Rate:
- NOI: \$81,120
- Size (SF): 9,014
- Rent Commencement: 2/15/2009
- Lease Expiration: 1/31/2019
- Lease Term Remaining: 10 Years
- Annual Rent: \$81,120

- 3-5 Year Options:
 - Option 1: \$89,232/YR
 - Option 2: \$98,155/YR
 - Option 3: \$107,970/YR

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.

For more information contact
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Oskaloosa, Kansas
Projected Site Presentation
Prepared for Dollar General

Prepared by:

Henzlik-Oliver Real Estate Companies, LLC

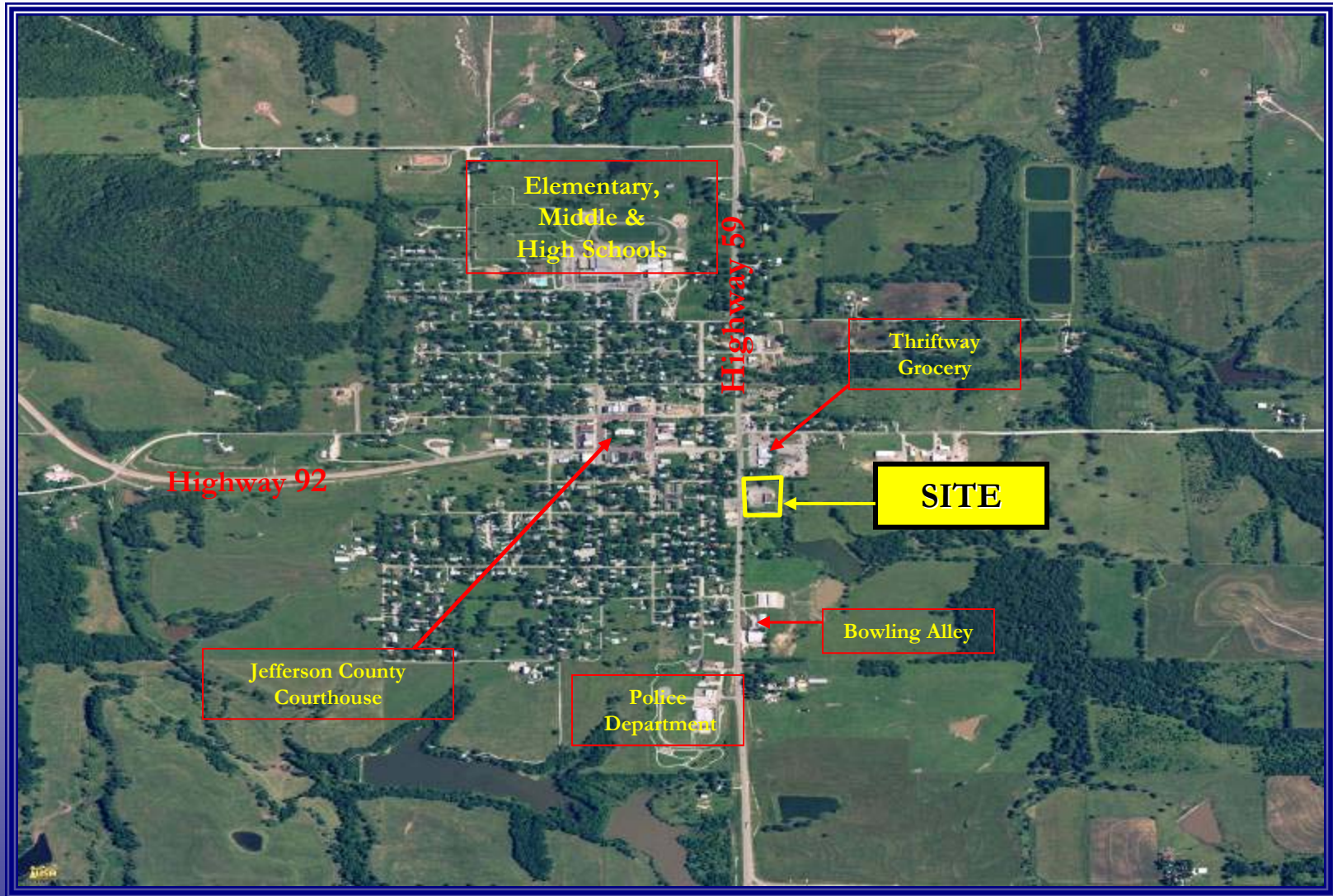
13356 Metcalf Avenue

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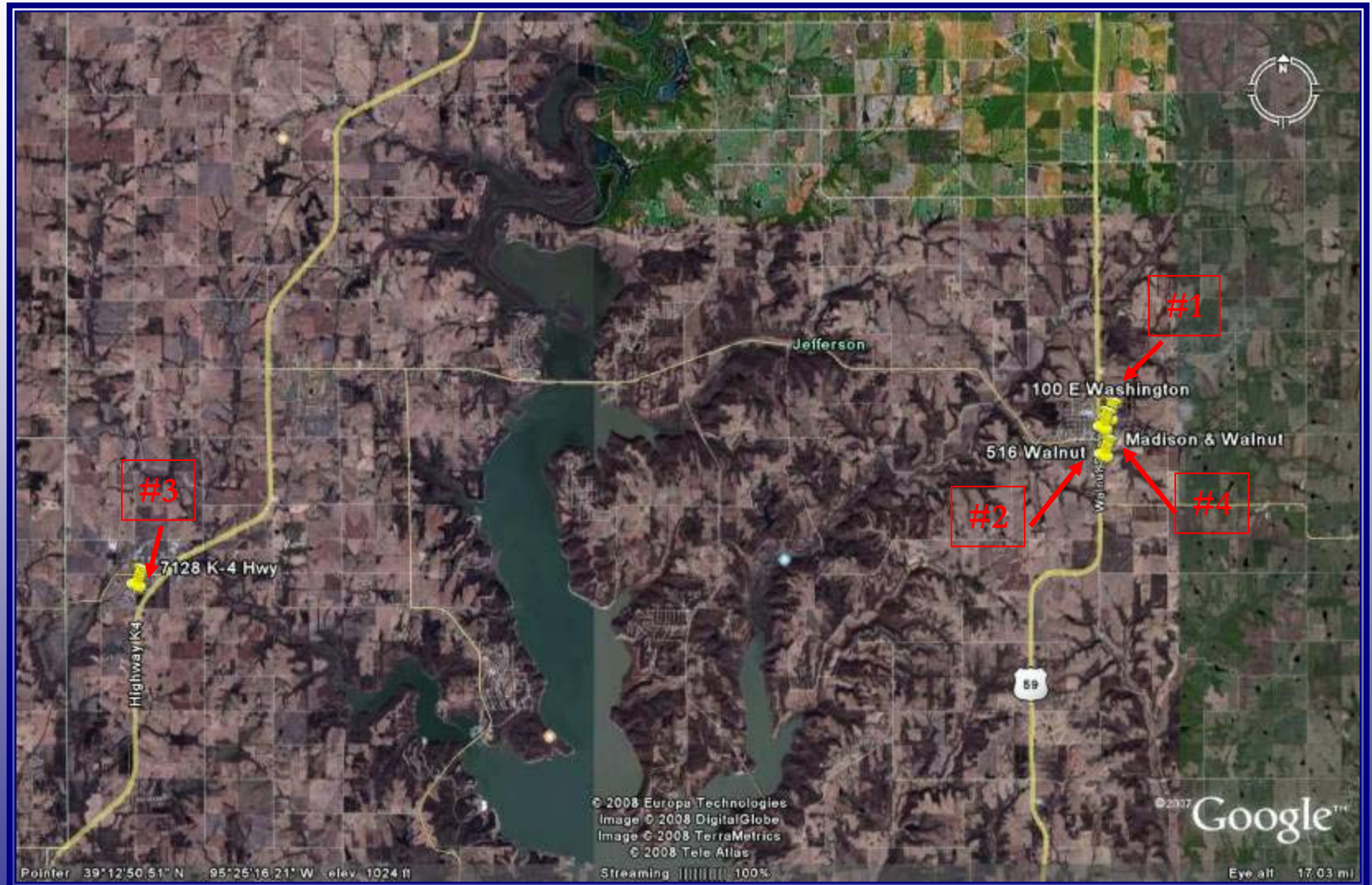
913-438-9900 Office

913-438-9994 Facsimile



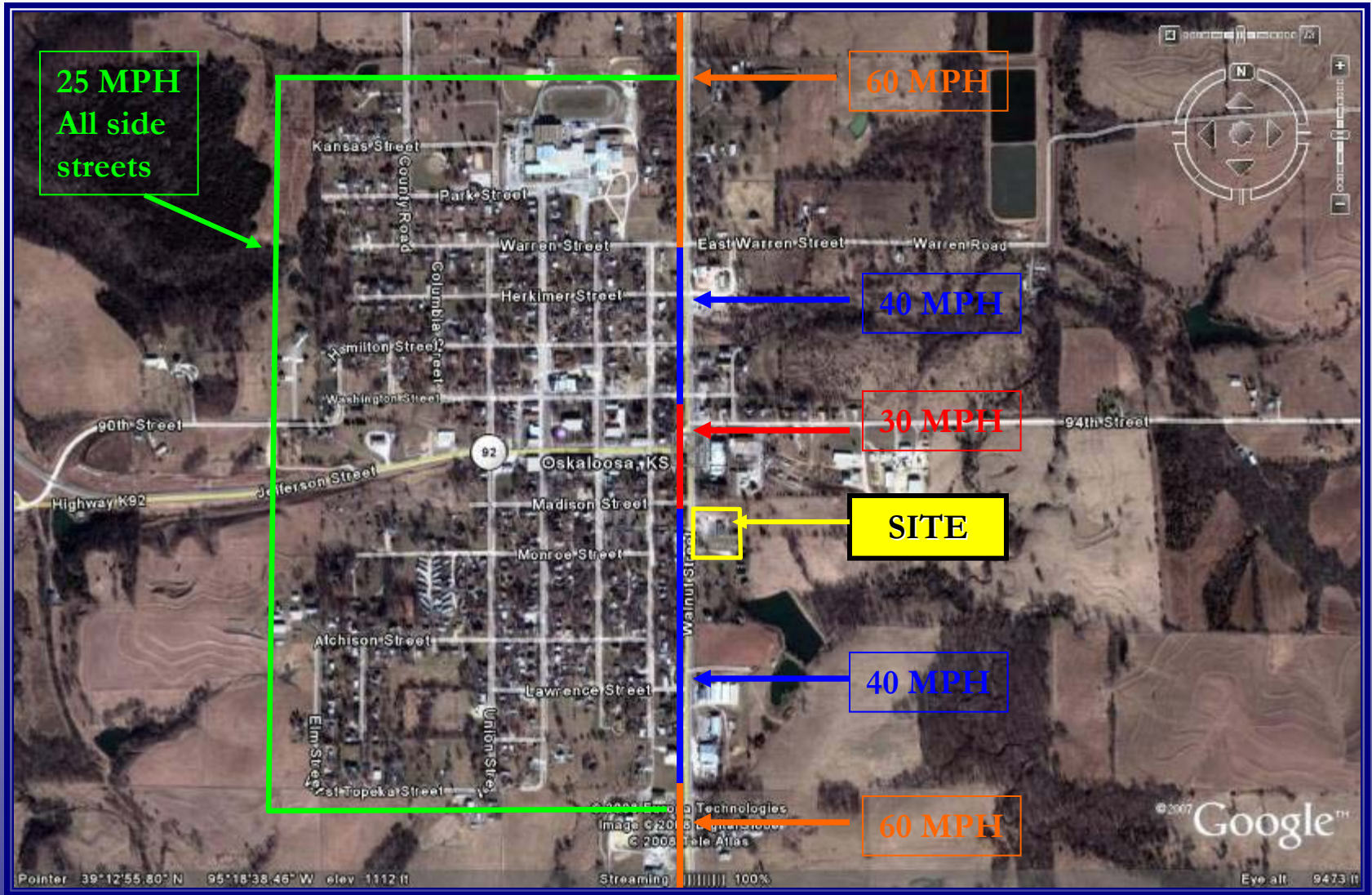






701 Walnut (Hwy 59)

Speed Limits



Looking North



Madison Street

Thriftway Grocery

**DOLLAR
GENERAL**

Hwy 59 (Walnut)
4500 Cars/Day – 40 MPH

Looking South



Looking East



**DOLLAR
GENERAL**

The Kansan Restaurant

Hwy 59 (Walnut)

4500 Cars/Day - 40 MPH

701 Walnut (Hwy 59)

Site Photos

Looking West



Hwy 59 (Walnut)

4500 Cars/Day – 40 MPH

Madison Street

**DOLLAR
GENERAL**

701 Walnut (Hwy 59)

Traffic Counts

