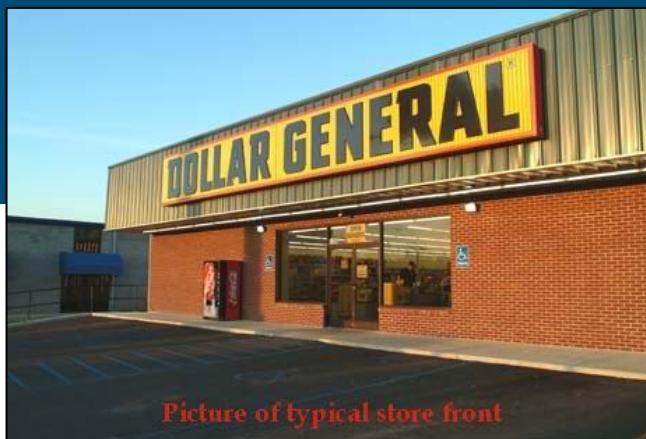


SINGLE-TENANT OFFERING

DOLLAR GENERAL
 1300 West Main Street
 New Lebanon, OH 45345



INVESTMENT HIGHLIGHTS

- Strong Tenant-Dollar General Operates Over 7,300 Stores Nationwide
- S&P Rated "BB+"--Outlook Positive
- New 10 Year Lease with 3 Five Year Options
- #1 General Merchandise Retailer in its class

LOCATION HIGHLIGHTS

- Just West of the City of Dayton, Ohio
- Small "Hometown" feel
- The City is home to more than 45 industries
- Lebanon is home to 800 diversified businesses

OFFERING SUMMARY

Price	\$704,000
Down Payment	(100%) \$704,000
Rentable SF	9,014
Price Per SF	\$78.10
Year Built	2006
Lot Size	1.38 Acres
Cap Rate	7.50%
Net Cash Flow After Debt Service	7.50%
Total Return	7.50%



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Marcus & Millichap
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1300 WEST MAIN STREET • NEW LEBANON, OH 45345

LEASE SUMMARY

Lease Commencement Date	3/1/2006	Lease Type	Double Net
Rent Commencement Date	3/1/2006	Lease Term	10 Years
Lease Expiration Date	2/28/2016	Option	(3) 5 year options
Increases	Yes		

OPERATING DATA

Rent Increases	Rent
Years 1-5	\$52,800
Years 6-10	\$55,200
Option 1	\$60,720
Option 2	\$66,792
Option 3	\$73,476

Base Rent (\$5.86/SF)	\$52,800
Net Operating Income (NOI)	\$52,800
Total Return	7.5% \$52,800



INVESTMENT OVERVIEW

The store is proposed to open on March 1, 2006 and will have a 10 year NN lease with (3) 5 year option periods.

Dollar General Corporation (the "Company" or "Dollar General") is a leading discount retailer of quality general merchandise at everyday low prices. Through conveniently located stores, the Company offers a focused assortment of consumable basic merchandise including health and beauty aids, packaged food products, home cleaning supplies, housewares, stationery, seasonal goods, basic clothing and domestics. Dollar General stores serve primarily low-, middle- and fixed-income families. The Company opened its first store in 1955, in which year the Company was first incorporated as a Kentucky corporation under the name J.L. Turner & Son, Inc. The Company changed its name to Dollar General Corporation in 1968, and reincorporated as a Tennessee corporation in 1998. Dollar General operates 7,596 stores in 30 states.

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