

Snapshot of Dollar General

Dollar General Corp. focuses on customers that most other retailers ignore. The company serves the consumable basic needs of customers mainly in the low and middle-income brackets, and of customers on fixed incomes. Its merchandise assortment includes health and beauty aids, packaged food products, cleaning supplies, housewares, stationary, seasonal goods, basic apparel, and domestics.

As of March 3, 2006 Dollar General operated 8,019 stores in 32 states, mainly in the southern, southwestern, Midwestern, and eastern US. The average Dollar general Store has about 6,800 sq ft of selling space, and serves customers living within a five mile radius. The company opened 734 new stores in 2005 and plans to open about 800 in 2006.

Pueblo, CO

Pueblo is located in southern Colorado at the edge of the great plains and the Rockies. It is the second largest city in Colorado and one of the most important industrial centers west of the Mississippi River. Pueblo was once one of the largest steel producing cities in the US and is now home to a number of electronics and aviation companies.

The Dollar General in Pueblo, CO:

- Located near a variety of local retail and restaurants including national retailer Wal-Mart
- Pueblo is located on I-25, the major interstate to Denver
- Brand New Construction
- Abundant on-site parking

About Tenants-in-Common (TIC)

Tenants-In Common is a form of ownership that allows for multiple buyers to own an undivided interest in a single property. Each investor receives a deed for their portion of the property and enjoys the same rights as a sole owner. Real Estate investors nationwide are discovering the benefits of owning TIC property as their returns are enhanced while their risks decline.

All Rockwell TIC properties have the following characteristics:

- \$50,000 minimum investment
- Each co-owner will receive monthly rents according to their percentage ownership of the property
- Property is offered debt-free
- Low property management fee
- Minimal closing costs
- Satisfies IRS requirements for 1031 exchange



Representative photo only

Property Information for Dollar General in Pueblo, CO

Name	Dollar General
Locations	Prairie Ave & Tucci Lane Pueblo, CO 81005
Type:	Single-Tenant, Stand Alone, Retail
Date Built	2006
Total SF	9,014 sq. ft.
Total Purchase Price	\$959,080

Lease and Tenant Information

Tenant	Dollar General (NYSE: DG)
Lease Type	NNN-lease
Standard Lease Term	10 years with a 10% increase in year 6 and three 5-year renewal options with 12% increases
Average Return— First 15 years	7.22%
Total Annual Rent	
yrs 1-5	\$62,340
Yrs 6-10	\$68,580
Option 1	\$76,800
Option 2	\$86,040
Option 3	\$96,360
Cap Rate	
yrs 1-5	6.50%
Yrs 6-10	7.15%
Option 1	8.01%
Option 2	8.97%
Option 3	10.05%

For more information on Rockwell TIC properties please contact us:

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