



OFFERING MEMORANDUM
Tractor Supply Company
4241 Schooner Drive, Springfield, IL 62711

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Co brokered with
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BRE License # 471018303

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Tractor Supply Company

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All Property showings are by appointment only and must be coordinated through the Listing Agent.

OFFERING SUMMARY

Tractor Supply Company

LOCATION

4241 Schooner Drive
Springfield, IL 62711

OFFERING SUMMARY

Listing Price:	\$3,980,000
NOI:	\$290,400
Capitalization Rate:	7.3%
Net Rentable Area:	19,104 sq ft
Outside Display Area:	22,500 sq ft
Lot Size:	3.323 acres
Year Built:	2006

TENANT SUMMARY

Tenant	Tractor Supply Company
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN
Roof and Structure	Landlord - Landlord is responsible for insurance
Original Lease Term	15 years
Lease Expiration	November, 2021
Term Remaining	5 years
Increases	10% every 5 years
Options	4 (5 year)



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INVESTMENT HIGHLIGHTS

Tractor Supply Company

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INVESTMENT OVERVIEW

The Tractor Supply is located off of Highway 72 next to Ashley Furniture Homestore in a commercial development, and near numerous single-family residential developments. Many retailers in the immediate area include: Meijer, Target, Wal-Mart, Bob Evans, Perkins Restaurant, O'Charley's, Bakers Square and Steak n Shake.

Other nearby retailers include K-Mart, Shopko, Dress Barn, Old Navy, Office Depot, Best Buy, Menard's, Walgreen's, Bed Bath & Beyond, PetsMart and many more national, regional and local retailers.

Approximately 1.5 miles north is the White Oaks Mall anchored by Bergner's, Dick's Sporting Goods, Linens 'n Things, Macy's, Sears and World Market. White Oaks Mall offers more than 115 specialty stores and restaurants, including Abercrombie & Fitch, Eddie Bauer, Gap, Gymboree, Limited Too, Ruby Tuesday, The Children's Place and Yankee Candle Company.

AREA HIGHLIGHTS

Springfield is the state capital and has a metro population of over 200,000. As the capital of one of the largest U.S. states, the city has thousands of government employees and a stable, growing economy. It is 175 miles from Chicago and 90 miles from St. Louis.

The city is notable as the long-time residence of Abraham Lincoln. There are many Lincoln-related tourist attractions, including the Lincoln Presidential Library, site of most of the official documents of his presidency.

The local airport, "SPI" has non-stop commercial service to Chicago, Washington, and St. Louis.

TENANT INFORMATION

Based in Nashville, Tennessee, Tractor Supply Company (NASDAQ: "TSCO") is one of the largest retail farm and ranch store chains in the U.S. It operates 764 stores located in 43 states, focused on supplying the lifestyle needs of recreational farmers and ranchers. It also serves the maintenance needs of those who enjoy the rural lifestyle as well as tradesmen and small business. Located in towns outlying major metropolitan markets and rural communities, Tractor Supply stores offer a comprehensive selection of merchandise:

- Equine, animal and pet products including everything necessary for their health, care, growth and containment
- Maintenance products for agricultural and rural use
- Hardware and tool products
- Seasonal products including lawn and garden power equipment
- Truck, trailer and towing products
- Work clothing for the entire family

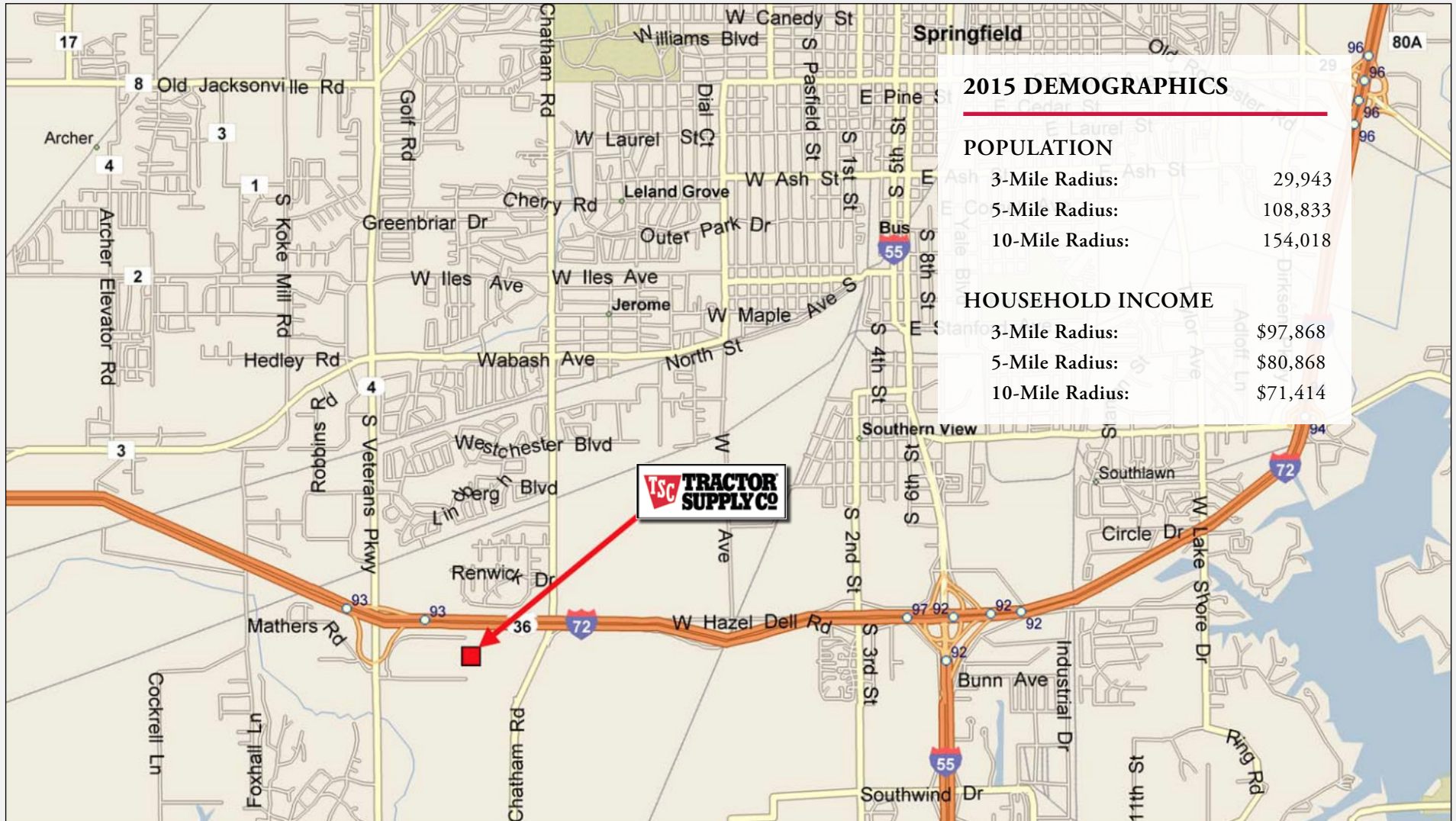
For the fiscal year ended December 2007, sales were over \$2.7 billion with a net income of \$96.2 million and stockholders' equity of \$565.3 million.

More information can be obtained from the company's website, www.mytscostore.com

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MAP & DEMOGRAPHICS

Tractor Supply Company

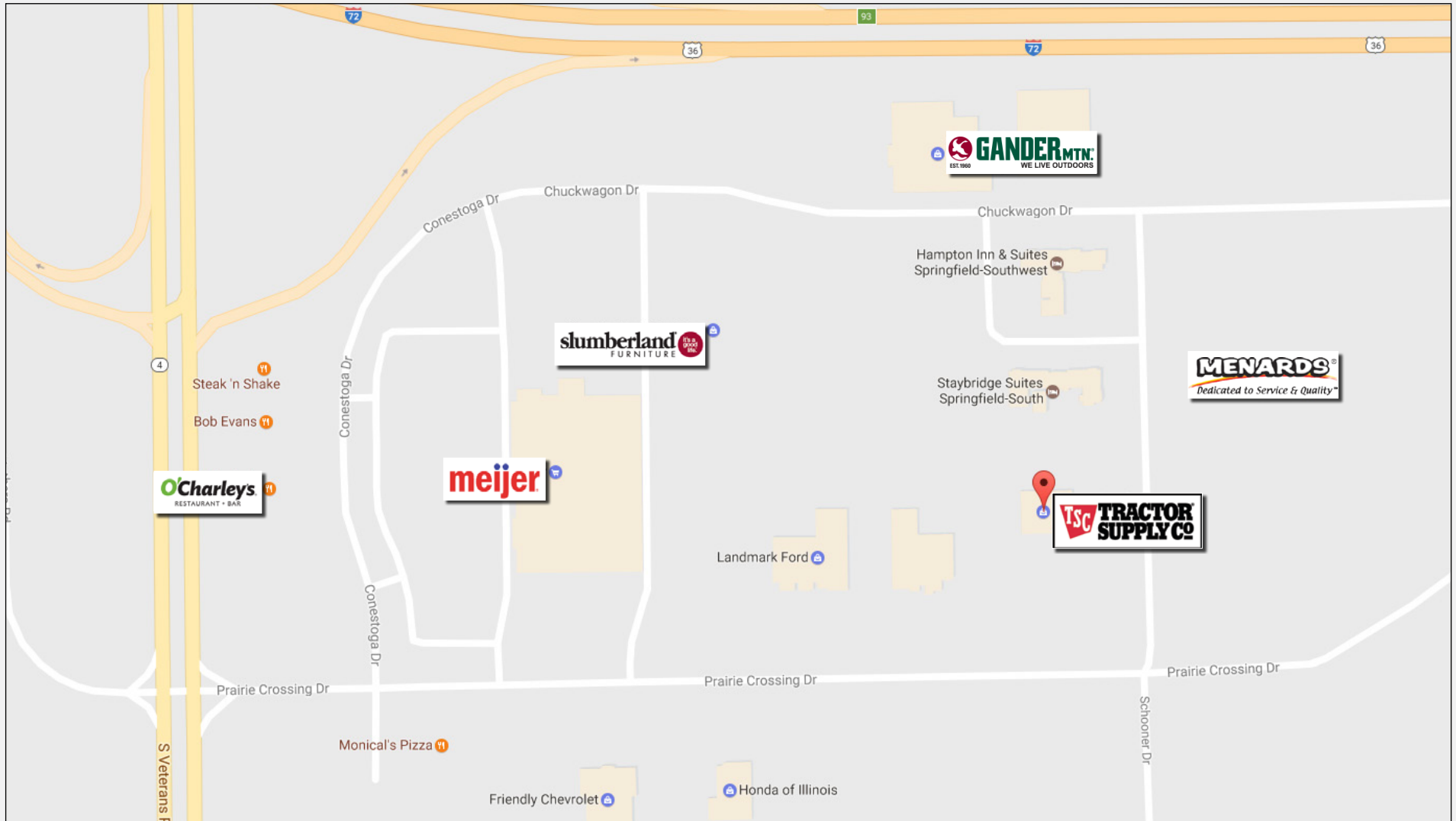


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MAP

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