

OFFERING MEMORANDUM

DOLLAR GENERAL

EBENSBURG, PA

📍 3619 BENJAMIN FRANKLIN HWY | EBENSBURG, PA



\$1,297,000
PRICE



7.15%
CAP RATE



12
YEARS LEFT

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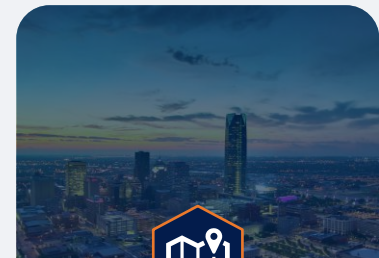
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FINANCIAL OVERVIEW





DOLLAR GENERAL

3619 Benjamin Franklin Hwy, Ebensburg, PA 15931

PROPERTY SNAPSHOT

\$92,709

NOI

7.15%

CAP RATE

ABSOLUTE NET

LEASE TYPE

\$8.71

RENT/PSF

2.004AC

LOT SIZE

2023

YEAR BUILT

INVESTMENT SUMMARY

Price \$1,297,000

Cap Rate 7.15%

Cash-on-Cash Return 6.59%

Building Square Footage 10,640

Price Per Square Foot \$121.90

Year Renovated 2023

Lot Size 2.004ac

Tenant Dollar General

Guarantor Corporate

Lease Type Absolute Net

Lease Start Date June 1, 2023

Lease End Date May 31, 2038

Term Remaining 12 Years

Rent Increases 10.00% in Options

Renewal Options Three, Five-Year

Tenant Responsibilities CAM, Taxes, Insurance, Roof & Structure, HVAC Maintenance and Replacement

Landlord Responsibilities None

RENT SCHEDULE

TERM	START DATE	END DATE	ANNUAL RENT	MONTHLY RENT	RENT PSF
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CURRENT	6/1/2023	5/31/2038	\$92,709	\$7,726	\$8.71
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Option I	6/1/2038	5/31/2043	\$101,980	\$8,498	\$9.58
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Option II	6/1/2043	5/31/2048	\$112,178	\$9,348	\$10.54
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Option III	6/1/2048	5/31/2053	\$123,396	\$10,283	\$11.60
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LEASE ABSTRACT

CAM	Tenant Responsible
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Taxes	Tenant Reimburses
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Insurance	Tenant Responsible
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Roof & Structure	Tenant Responsible
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HVAC Maintenance & Replacement	Tenant Responsible
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PROPOSED FINANCING

Loan-to-Value:	70%
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Loan Amount:	\$907,900
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Rate:	6.25%
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Amortization:	30 Years
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Term:	5-Year
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Annual Debt Service:	(\$67,081)
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RENT ROLL

Tenant	SQ Feet	GLA %	Lease End	Monthly Rent	Annual Rent	Rent PSF	Lease Type	Options
DOLLAR GENERAL	10,640	100%	5/31/2038	\$7,726	\$92,709	\$8.71	Absolute Net	(3), 5-YR
		Option I	6/1/2038	\$8,498	\$101,980	\$9.58		
		Option II	6/1/2043	\$9,348	\$112,178	\$10.54		
		Option III	6/1/2048	\$10,283	\$123,396	\$11.60		
TOTALS	10,640	100%		\$7,726	\$92,709	\$8.71		

RENT ROLL SUMMARY

10,640	5/31/2038	\$92,709	\$8.71
TOTAL SQ. FT.	LEASE END	ANNUAL RENT	RENT PSF

LEASE OPTIONS

3, 5-Year	10.00%	6/1/2038	6 Months
OPTIONS	OPTION BUMPS	NEXT OPTION	OPTION NOTICE

TENANT PROFILE

DOLLAR GENERAL®



DOLLAR GENERAL is the leading American discount retailer with more than 20,150 locations and annual revenues surpassing \$40 billion. The company was founded in 1939 and is headquartered in Goodlettsville, Tennessee. Dollar General is publicly traded on the New York Stock Exchange under the ticker symbol “DG” and is an S&P 500 Component with a S&P rating of “BBB”. The company has more than 170,000 employees and continues its rapid expansion. Known for dominating small markets with little or no grocery competition, Dollar General stores have recently begun adding fresh produce and self checkouts to their locations.



20,155+
OF LOCATIONS



\$40.6B
ANNUAL REVENUE



“DG”
TRADED AS (NYSE)



1939
YEAR FOUNDED



PROPERTY OVERVIEW



INVESTMENT HIGHLIGHTS



10,640 SQUARE FOOT BUILD-TO-SUIT DOLLAR GENERAL

- DG prototype utilizes their largest standard layout, maximizing retail floor space and product capacity
- Larger square footage accommodates expanded cooler sections and fresh grocery formats



2023 CONSTRUCTION

- High-quality construction
- Secures a predictable, passive income stream for the next 12+ years



ABSOLUTE NET LEASE

- Zero landlord responsibilities
- Tenant responsible for roof, structure, and HVAC



STRONG STORE SALES VIA PLACER.AI

- Placer.ai estimates store sales of \$1.6m
- Extremely healthy 5.79% rent-to-sales ratio based off estimated sales
- Close to 95,000 annual visits from more than 26,000 unique visitors
- YOY visits are up 11.3% from last year



CORPORATELY GUARANTEED LEASE

- Dollar General has investment grade “BBB” credit rating (Standard & Poor’s)
- Publicly traded on the NYSE (“DG”)



DOLLAR GENERAL CONTINUES EXPANSION IN 2026

- Dollar General planned to open 450 new stores in 2026
- They also planned remodels for thousands of existing stores
- DG has more than 20,100 locations
- Inflation resistant tenant
- Continues to be well-positioned to perform in the future inflationary environment



ABSOLUTE NET
LEASE TYPE



12 YRS
YEARS LEFT



BUILD-TO-SUIT
CONSTRUCTION



2023
YEAR BUILT

SITE PHOTOS



DRONE PHOTOS



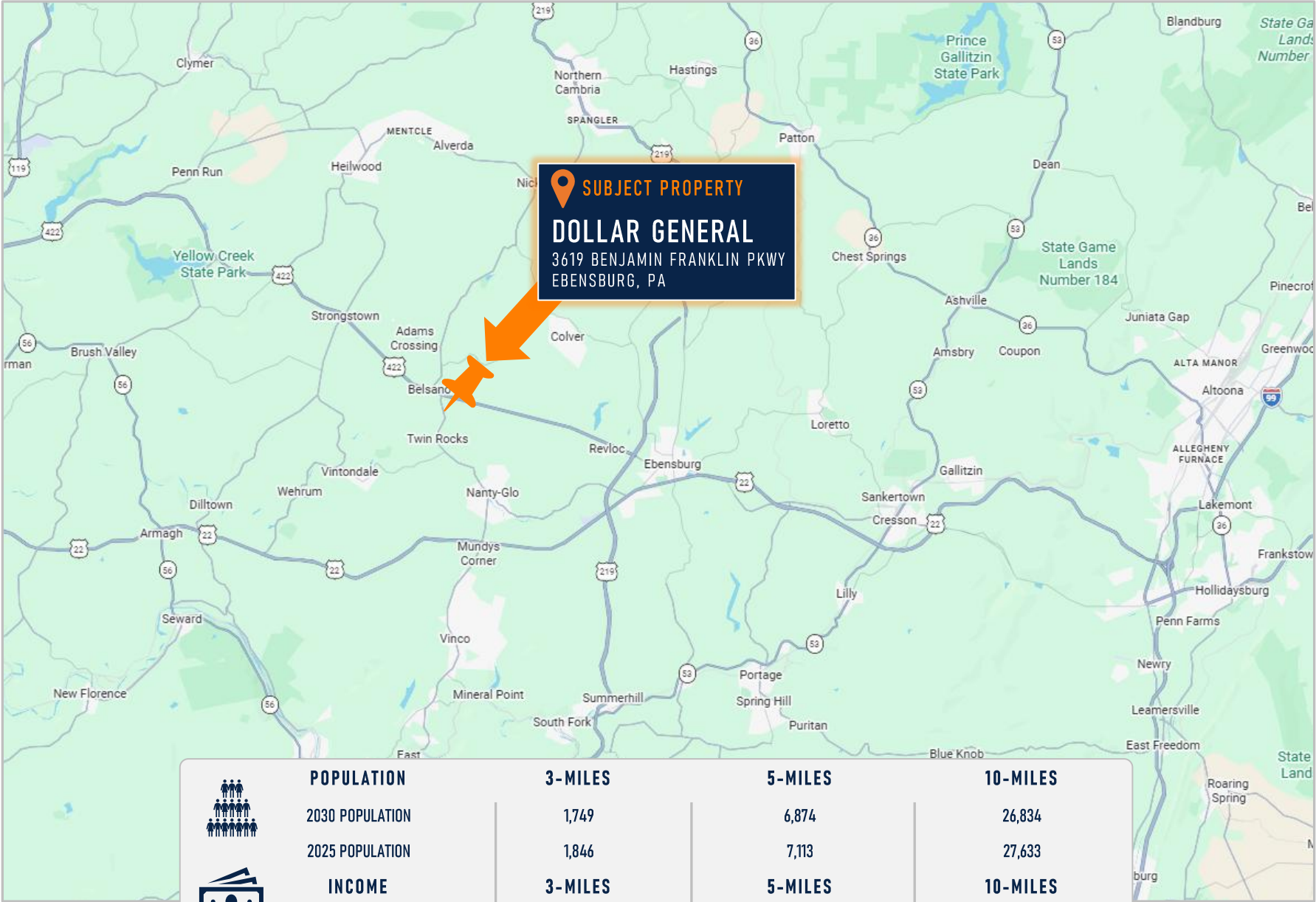


MARKET OVERVIEW

Marcus & Millichap
THE WHALEN JOHNSON TEAM

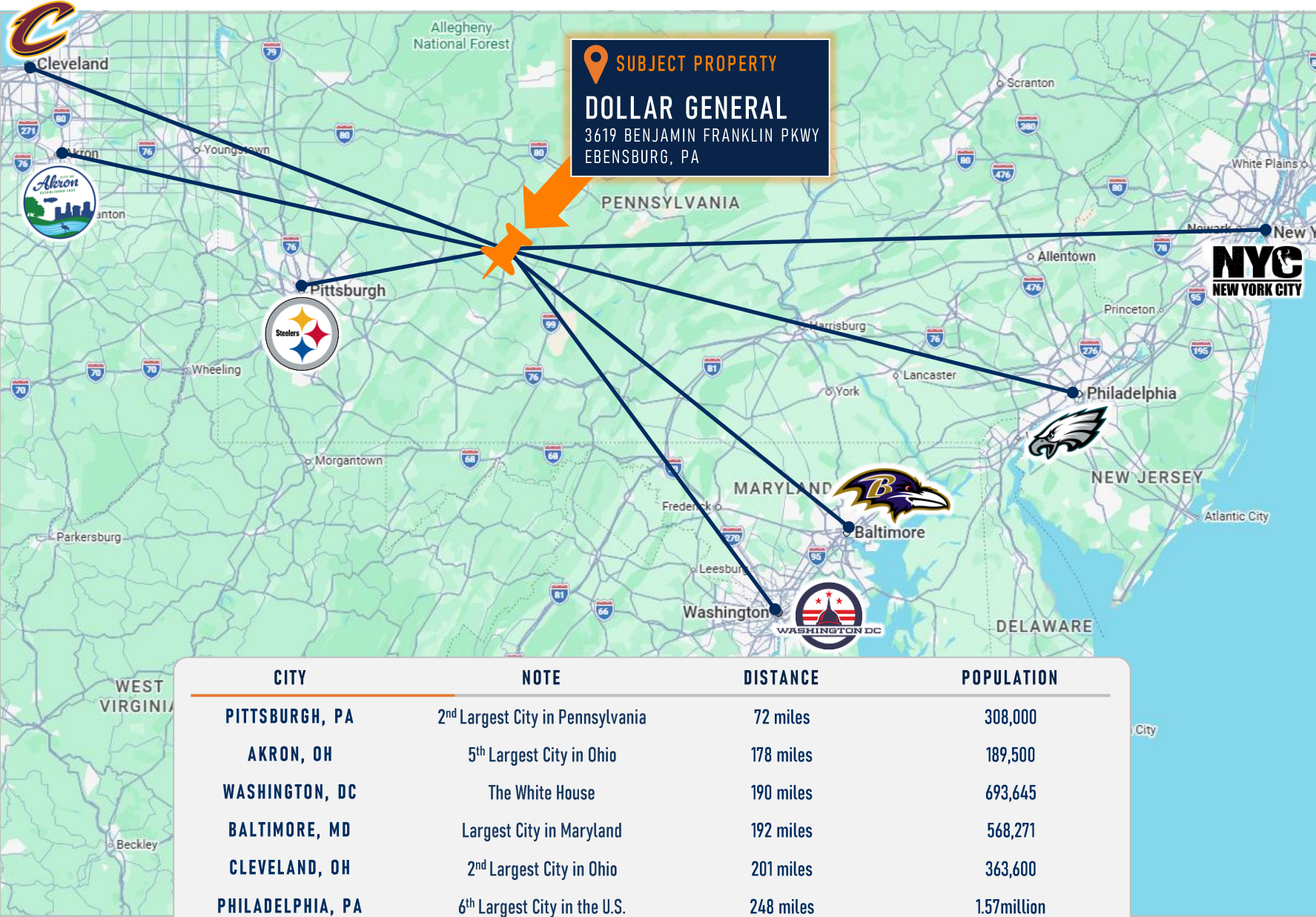


LOCAL MAP



	POPULATION			
	3-MILES	5-MILES	10-MILES	
	2030 POPULATION	1,749	6,874	26,834
	2025 POPULATION	1,846	7,113	27,633
	INCOME			
	3-MILES	5-MILES	10-MILES	
2025 AVERAGE HH INCOME		\$71,150	\$71,260	\$81,076

REGIONAL MAP



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DOLLAR GENERAL

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