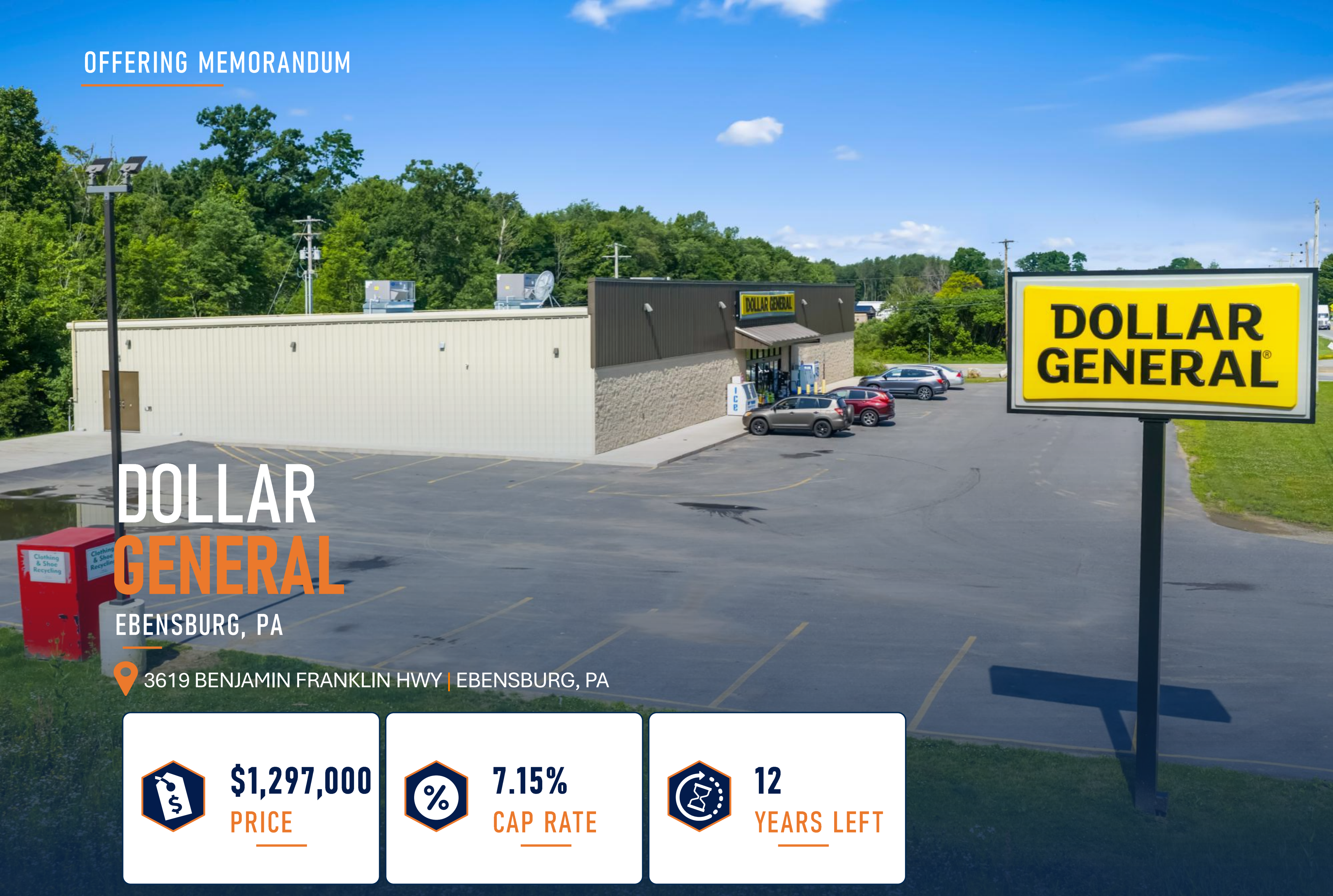
OFFERING MEMORANDUM



DOLLAR GENERAL

EBENSBURG, PA

3619 BENJAMIN FRANKLIN HWY | EBENSBURG, PA

$1,297,000 PRICE	7.15% CAP RATE	12 YEARS LEFT

Marcus & Millichap
THE WHALEN JOHNSON TEAM

DG

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3619 BENJAMIN FRANKLIN HWY | EBENSBURG, PA

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FINANCIAL OVERVIEW

DOLLAR GENERAL

3619 Benjamin Franklin Hwy, Ebensburg, PA 15931

PROPERTY SNAPSHOT

$92,709	7.15%	ABSOLUTE NET	$8.71	2.004AC	2023
NOI	CAP RATE	LEASE TYPE	RENT/PSF	LOT SIZE	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
CURRENT	**6/1/2023**	**5/31/2038**	**$92,709**	**$7,726**	**$8.71**
Option I	6/1/2038	5/31/2043	$101,980	$8,498	$9.58
Option II	6/1/2043	5/31/2048	$112,178	$9,348	$10.54
Option III	6/1/2048	5/31/2053	$123,396	$10,283	$11.60

LEASE ABSTRACT

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

PROPOSED FINANCING

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

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+	**$40.6B**	**“DG”**	**1939**
# OF LOCATIONS	ANNUAL REVENUE	TRADED AS (NYSE)	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


DOLLAR GENERAL
DOLLAR GENERAL
Clothing & Shoe Recycling
Clothing & Shoe Recycling


DOLLAR GENERAL

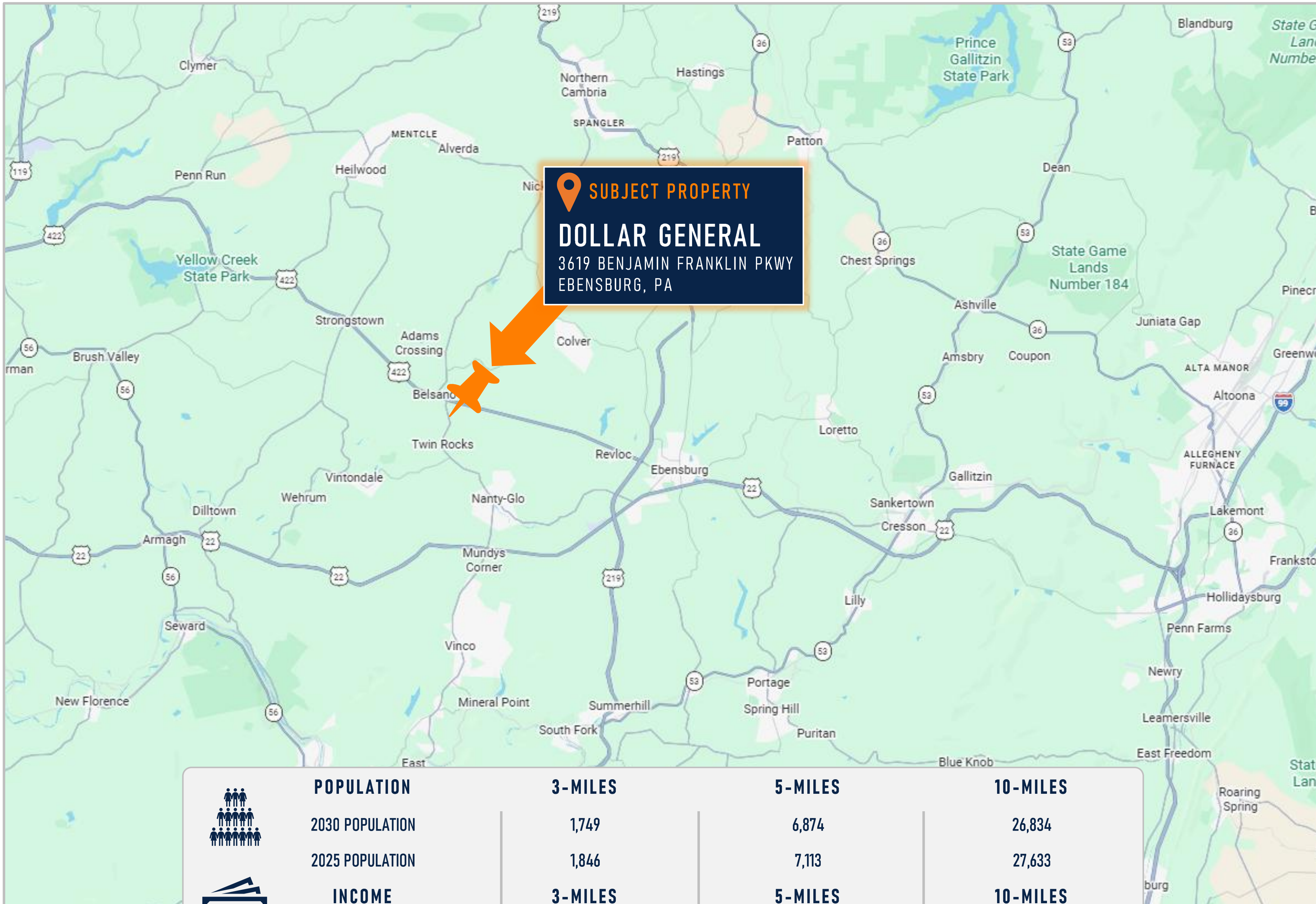

DOLLAR GENERAL


DOLLAR GENERAL

DRONE PHOTOS

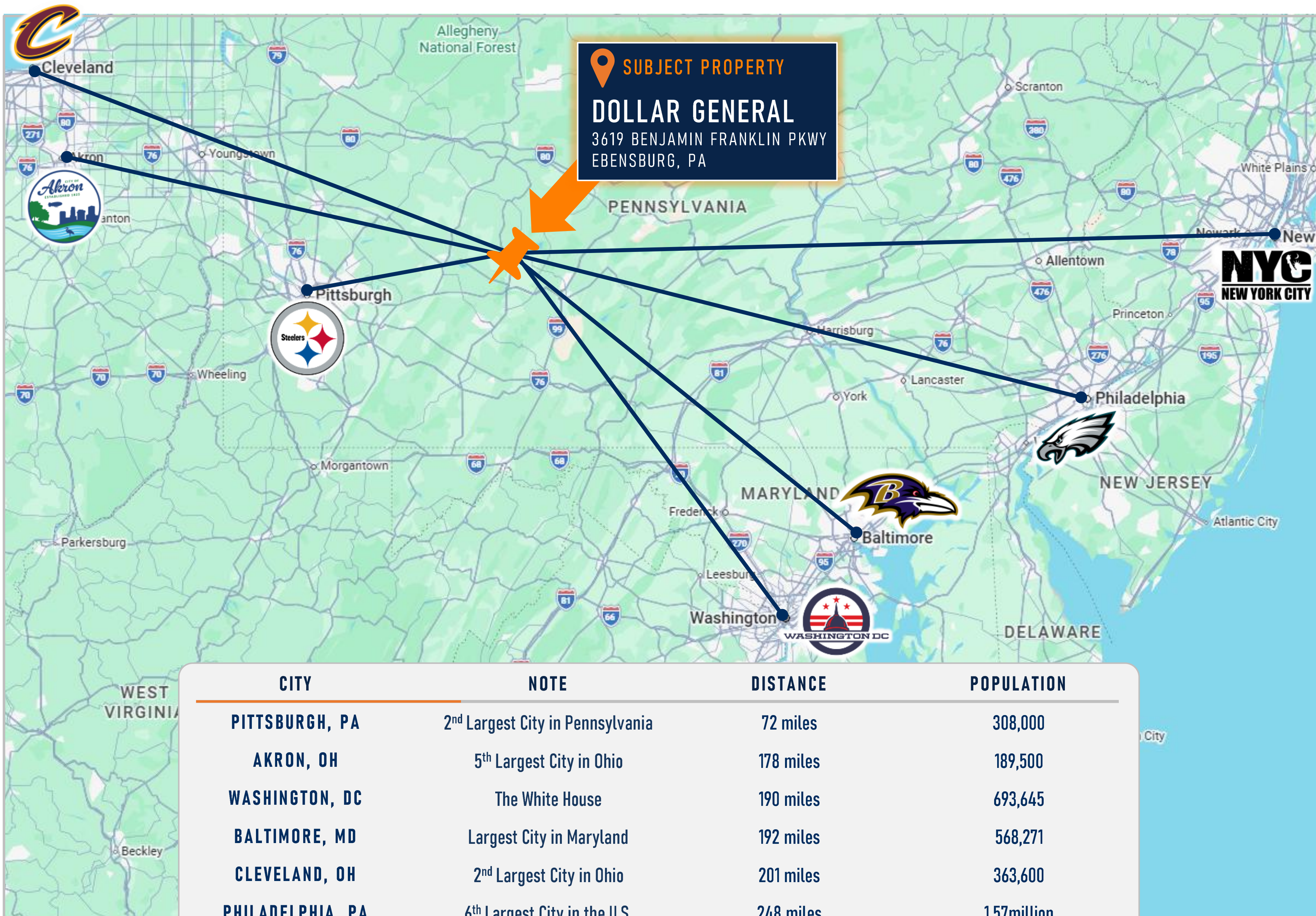
MARKET OVERVIEW

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



CITY	NOTE	DISTANCE	POPULATION
PITTSBURGH, PA	2nd Largest City in Pennsylvania	72 miles	308,000
AKRON, OH	5th Largest City in Ohio	178 miles	189,500
WASHINGTON, DC	The White House	190 miles	693,645
BALTIMORE, MD	Largest City in Maryland	192 miles	568,271
CLEVELAND, OH	2nd Largest City in Ohio	201 miles	363,600
PHILADELPHIA, PA	6th Largest City in the U.S.	248 miles	1.57million
NEW YORK CITY, NY	22nd Largest City in the World	298 miles	8.48million

DISCLAIMERS

DOLLAR GENERAL

EBENSBURG, PA

3619 BENJAMIN FRANKLIN HWY | EBENSBURG, PA

PRESENTED BY:

DOLLAR GENERAL

EBENSBURG, PA

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