INVESTMENT OFFERING

GUMBY'S & GENO'S

7-Property Net Lease Portfolio

West Virginia & Ohio

7-PROPERTY NET LEASE PORTFOLIO

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FINANCIAL OVERVIEW

OFFERING SUMMARY

PORTFOLIO NAME	Gumby's & Geno's
PRICE	$14,571,428
DOWN PAYMENT	100% / $14,571,428
CAP RATE	7.00%
NET OPERATING INCOME	$1,020,000
NUMBER OF PROPERTIES	Seven
TOTAL RENTABLE SF	24,037 SF
TOTAL LAND AREA	6.089 +/- Acres
WALT	Ten (10) Years
TYPE OF OWNERSHIP	Fee Simple

Actual Site - Weirton, WV

TENANT SUMMARY

TENANT TRADE NAME	Gumby's Cigarette & Beer World
OWNERSHIP	Private
LEASE GUARANTOR	Corporate Guarantee
LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
LEASE TERM	Ten (10) Years
RENT COMMENCEMENT DATE	Close of Escrow
LEASE EXPIRATION DATE	10-Years from Close of Escrow
INCREASES	10% Every 5-Years
OPTIONS TO RENEW	(4) 5-Year Options
YEAR 1 PORTFOLIO NOI	$1,020,000

ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1-5	$1,020,000.00	$85,000.00
Years 6-10	$1,122,000.00	$93,500.00
Years 11-15 (Option 1)	$1,234,200.00	$102,850.00
Years 16-20 (Option 2)	$1,357,620.00	$113,135.00
Years 21-25 (Option 3)	$1,493,382.00	$124,448.50
Years 26-30 (Option 3)	$1,642,720.20	$136,893.35

BASE RENT		$1,020,000.00
NET OPERATING INCOME		$1,020,000.00
TOTAL RETURN YR-1	7.00%	$1,020,000.00

TENANT OVERVIEW

GUMBY'S & GENO'S

Gumby's Cigarette & Beer World is a privately held convenience retail operator based in Wheeling, West Virginia. The operating entity, Gumby's, L.L.C., was formed in 1996 and is privately owned by John Prather, whose family has roots in the regional tobacco trade going back more than 50 years through the family-owned wholesale business Chas. M. Sledd Co. Gumby's offers tobacco products, cigars, beer, wine, snacks, and beverages, often with drive-thru service, while its companion concept, Geno's Play Grounds, provides specialty coffee and video lottery gaming and is typically co-located within the same storefronts. Both trade names were formally registered in 2005, and the two brands function together as a combined retail format across most sites.

Over nearly three decades of operation, Gumby's, L.L.C. has expanded in part through a series of mergers, absorbing a number of smaller regional operators and cafes — including entities such as Cafe Primo, Levendorf & Son's, Nancy's Restaurant, and Howdy's Owls Nest — into the parent company. This consolidation reflects a steady regional roll-up strategy, and the company continues to open new locations today, including a recently opened site in Follansbee, West Virginia. The properties occupied by Gumby's and Geno's are largely held by First Class Realty LLC, a related ownership entity, and are structured as single-tenant net lease assets. Combined, Gumby's and Geno's currently operate 44 locations across the Ohio Valley region of West Virginia and Ohio, supported by a customer loyalty and mailing list program that delivers discounts and promotions directly to shoppers across the footprint.

PROPERTY NAME	Gumby's & Geno's
PROPERTY TYPE	Single Tenant Net Lease
OWNERSHIP	Private
LEASE GUARANTOR	Corporate Guarantee
OPTIONS TO RENEW	(4) 5-Year Options
INCREASES	10% Every 5-Years
YEAR 1 NET OPERATING INCOME	$1,020,000.00
NO. OF LOCATIONS	44+
HEADQUARTERED	Wheeling, WV
WEBSITE	www.gumbys.com
YEARS IN THE BUSINESS	Since 1996

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

The subject offering consists of seven Gumby's and Geno's properties strategically located throughout the Northern Panhandle of West Virginia and eastern Ohio. The portfolio includes locations in Weirton, Chester, Wheeling, Moundsville and Bellaire, with two properties each in Wheeling and Moundsville. Each property is subject to a new 10-year absolute NNN lease featuring 10% rental increases every five years during the initial term and throughout the four 5-year option periods.

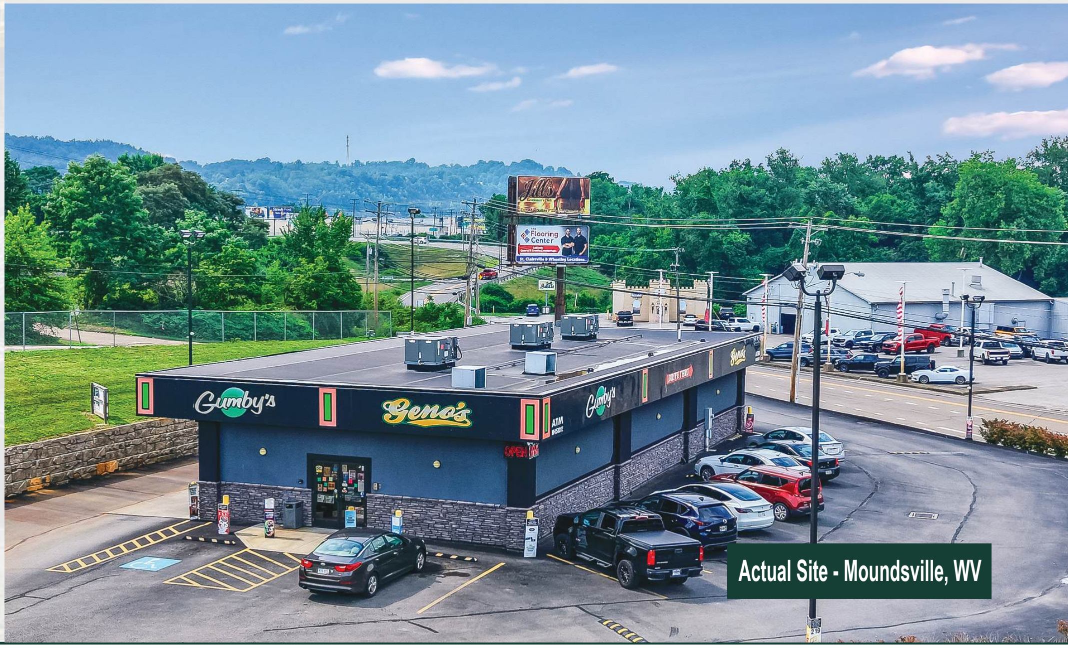
This lease structure provides investors with scheduled rental growth and up to 30 years of potential lease term across seven established operating locations. Centered around Wheeling, the portfolio benefits from a geographically concentrated footprint spanning connected communities along the Ohio River. Wheeling serves as the region's principal commercial, employment, healthcare and retail center and is strategically positioned along Interstate 70, a major east-west transportation corridor connecting the area with Pittsburgh, Columbus and surrounding regional markets. The portfolio's locations are positioned along established commercial corridors and benefit from convenient access to the highway network connecting West Virginia and eastern Ohio.

The properties serve established trade areas with individual 5-mile populations reaching approximately 53,478 residents and average household incomes reaching approximately $74,671. The Wheeling locations benefit from populations exceeding 51,000 residents and approximately 22,900 households within their respective trade areas. The portfolio also serves substantial employment bases, including approximately 34,750 employees near 880 National Road and 34,564 employees near 19 Wabash Street. Average household incomes exceed $70,000 surrounding several of the portfolio locations, including Weirton, Wheeling and Moundsville, supporting continued demand for the tenant's convenience-oriented offerings.

The surrounding region maintains a diverse economic base supported by healthcare, education, manufacturing, energy, logistics, government services and established industrial activity. Weirton continues to attract manufacturing and redevelopment investment, while Wheeling functions as the commercial and employment center of the broader market. Moundsville, Chester and Bellaire further extend the portfolio's reach into established residential communities on both sides of the Ohio River.

INVESTMENT HIGHLIGHTS

- Seven-Property Portfolio Offering
- New 10-Year Absolute NNN Leases Across All Seven Properties
- 10% Rental Increases Every 5 Years and in All (4) 5-Year Option Periods
- Traffic Counts Exceeding 26,000 Vehicles Per Day at Select Locations
- Population Exceeding 53,000 Residents Within Select 5-Mile Trade Areas
- Average Household Income Exceeding $74,000 Within Select 5-Mile Trade Areas
- Surrounding Employment Base Exceeding 34,000 Employees at Select Locations
- Seven Established Operating Locations with Existing Customer Bases
- Immediate Scale Across a Geographically Concentrated Two-State Portfolio
- Strategically Located Throughout the Northern Panhandle and Ohio River Valley
- Regional Portfolio Centered Around the Wheeling, WV–OH Market

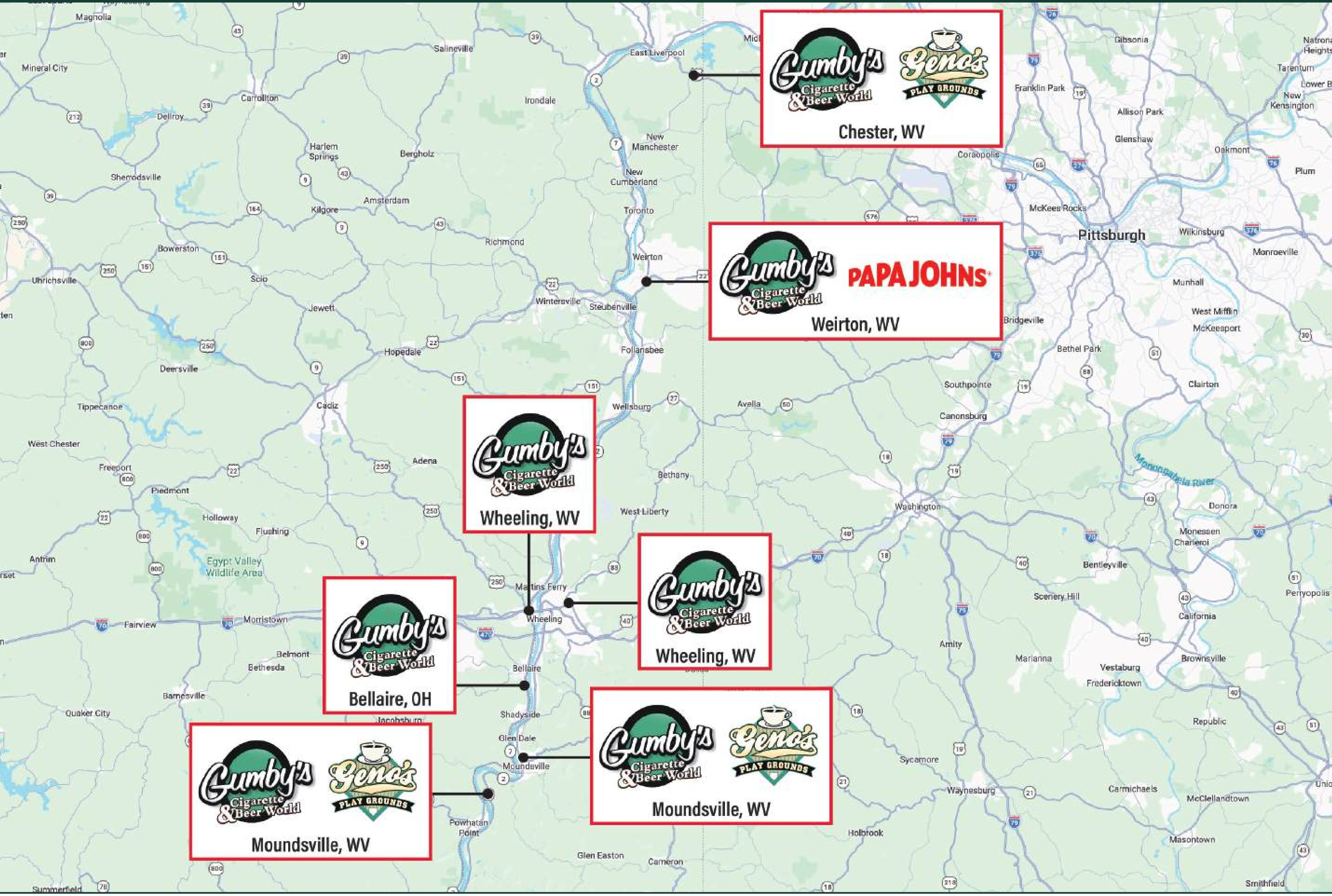


Actual Site - Moundsville, WV

PORTFOLIO OVERVIEW / RENT ROLL

PROPERTY	CITY	TENANT	SF	LEASE EXP.	ANNUAL RENT	MONTHLY RENT	INCREASES
1 Walmart Drive	Moundsville, WV	Gumby's & Geno's	3,404	2036	$134,000.00	$11,166.67	10% Every 5-Years
1505 Lafayette Ave	Moundsville, WV	Gumby's & Geno's	5,397	2036	$245,000.00	$20,416.67	10% Every 5-Years
2363 Lincoln Highway	Chester, WV	Gumby's & Geno's	3,080	2036	$145,000.00	$12,083.33	10% Every 5-Years
4052 Washington Street	Weirton, WV	Gumby's & Pappa Johns	4,500	2036	$180,000.00	$15,000.00	10% Every 5-Years
2300 Belmont Street	Bellaire, OH	Gumby's	1,754	2036	$80,000.00	$6,666.67	10% Every 5-Years
19 Wabash Street	Wheeling, WV	Gumby's	2,969	2036	$167,000.00	$13,916.67	10% Every 5-Years
880 National Road	Wheeling, WV	Gumby's	2,933	2036	$69,000.00	$5,750.00	10% Every 5-Years
TOTAL			24,037		$1,020,000.00	$85,000.00	

PORTFOLIO MAP



The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice.

1 Walmart Drive
Moundsville, WV 26041

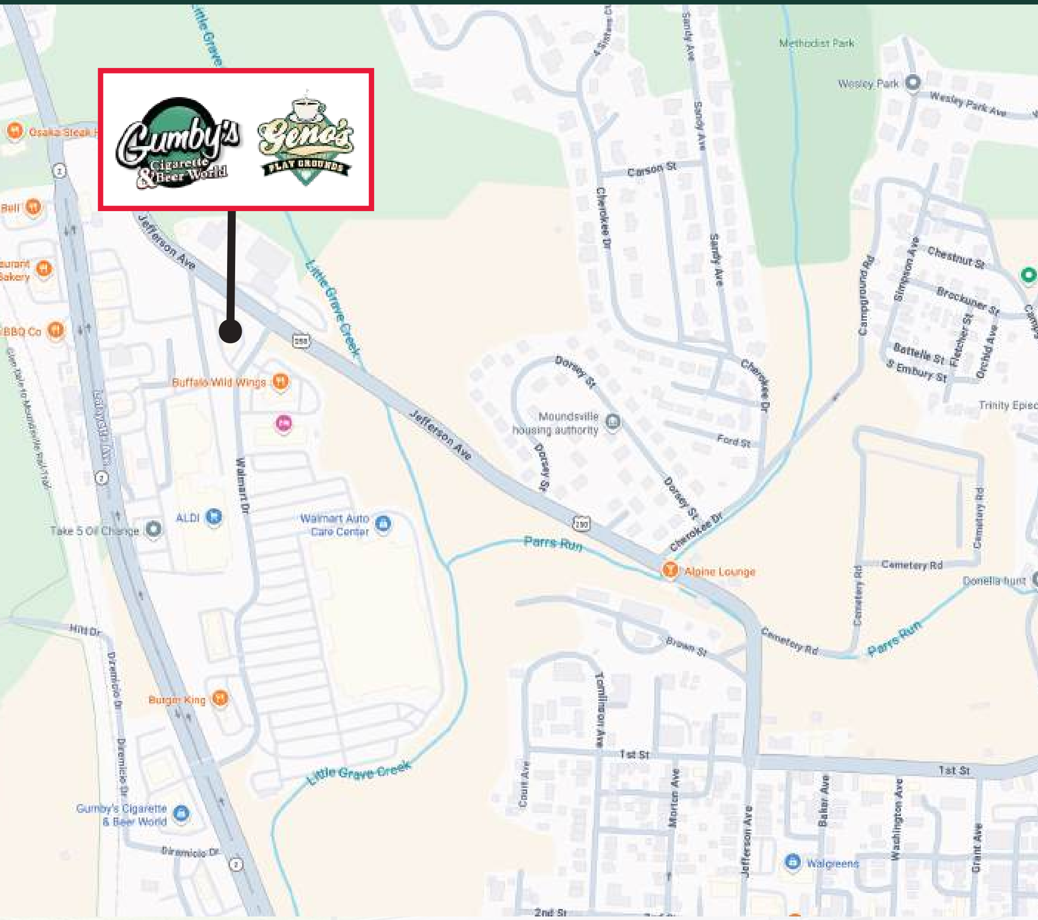
OFFERING SUMMARY

TENANT	Gumby's & Geno's
ADDRESS	1 Walmart Drive, Moundsville, WV 26041
PURCHASE PRICE ALLOCATION	$1,914,285
RENTABLE SF	3,404 SF
CAP RATE	7%
NOI	$134,000
YEAR BUILT	2020
LOT SIZE	1.071 +/- Acres
TYPE OF OWNERSHIP	Fee Simple

TENANT SUMMARY

TENANT TRADE NAME	Gumby's Cigarette & Beer World
OWNERSHIP	Private
LEASE GUARANTOR	Corporate Guarantee
LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
LEASE TERM	Ten (10) Years
RENT COMMENCEMENT DATE	Close of Escrow
LEASE EXPIRATION DATE	10-Years from Close of Escrow
INCREASES	10% Every 5-Years
OPTIONS TO RENEW	(4) 5-Year Options

1 Walmart Drive
Moundsville, WV 26041



INVESTMENT HIGHLIGHTS

- Strategically Positioned Within Moundsville's Primary Walmart Retail Node
- Approximately 22,713 Residents Within a 5-Mile Radius
- AHHI Exceeding $72,000 Within a 5-Mile Radius
- Complements the Lafayette Avenue Property and Expands the Tenant's Coverage Across Moundsville

DEMOGRAPHIC REPORT

Located in Moundsville, Marshall County, part of the Wheeling, WV-OH Metropolitan Statistical Area, the property serves a 5-mile trade area of approximately 22,713 residents and 9,873 households, with an average household income of $72,254 and roughly $268 million in total consumer spending. The trade area also shows strong homeownership, with 7,152 owner-occupied housing units within 5 miles, alongside a stable median age of 47 — indicators of a mature, established residential base rather than a transient one. The site sits within Moundsville's primary Walmart retail node, positioning it alongside high-traffic national co-tenants and reinforcing consistent daily visibility and consumer draw to the immediate trade area.

2026 SUMMARY	1 MILE	3 MILES	5 MILES
Population	5,685	14,491	22,713
Median Age	47.6	48.1	47
Owner Occupied Housing Units	1,706	4,628	7,152
Renter Occupied Housing Units	752	1,483	2,456

2026 SUMMARY	1 MILE	3 MILES	5 MILES
Average Household Income	$68,556	$73,908	$72,254
Households	2,544	6,312	9,873
Average Household Size	2.1	2.2	2.2
Total Consumer Spending	$65M	$171M	$268M

1505 Lafayette Ave
Moundsville, WV 26041

OFFERING SUMMARY

TENANT	Gumby's & Geno's
ADDRESS	1505 Lafayette Ave, Moundsville, WV 26041
PURCHASE PRICE ALLOCATION	$3,500,000
RENTABLE SF	5,397 SF
CAP RATE	7%
NOI	$245,000
YEAR BUILT	1986
LOT SIZE	.620 +/- Acres
TYPE OF OWNERSHIP	Fee Simple

TENANT SUMMARY

TENANT TRADE NAME	Gumby's Cigarette & Beer World
OWNERSHIP	Private
LEASE GUARANTOR	Corporate Guarantee
LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
LEASE TERM	Ten (10) Years
RENT COMMENCEMENT DATE	Close of Escrow
LEASE EXPIRATION DATE	10-Years from Close of Escrow
INCREASES	10% Every 5-Years
OPTIONS TO RENEW	(4) 5-Year Options

1505 Lafayette Ave
Moundsville, WV 26041

INVESTMENT HIGHLIGHTS

- Established Gumby's & Geno's Location Along West Virginia Route 2
- Drive-Thru Convenience Supporting Quick and Efficient Customer Access
- Near the Kroger-Anchored Moundsville Plaza, Walmart Supercenter, Harbor Freight and Dunham's Sports
- Complements the Portfolio's Second Moundsville Location and Strengthens Local Market Coverage

DEMOGRAPHIC REPORT

Located in Moundsville, Marshall County, part of the Wheeling, WV-OH MSA, the property serves a 5-mile trade area of approximately 21,494 residents and 9,309 households, with an average household income of $72,865 and roughly $255 million in total consumer spending. The area shows strong homeownership (6,782 owner-occupied units within 5 miles) and a stable median age of 47.4. The site sits along West Virginia Route 2 near the Kroger-anchored Moundsville Plaza, Walmart Supercenter, Harbor Freight, and Dunham's Sports, reinforcing consistent daily traffic.

2026 SUMMARY	1 MILE	3 MILES	5 MILES
Population	2,266	12,954	21,494
Median Age	48.5	47.6	47.4
Owner Occupied Housing Units	666	4,073	6,782
Renter Occupied Housing Units	361	1,355	2,274

2026 SUMMARY	1 MILE	3 MILES	5 MILES
Average Household Income	$62,683	$73,917	$72,865
Households	1,070	5,611	9,309
Average Household Size	2	2.2	2.2
Total Consumer Spending	$24M	$152M	$255M

2363 Lincoln Highway
Chester, WV 26034

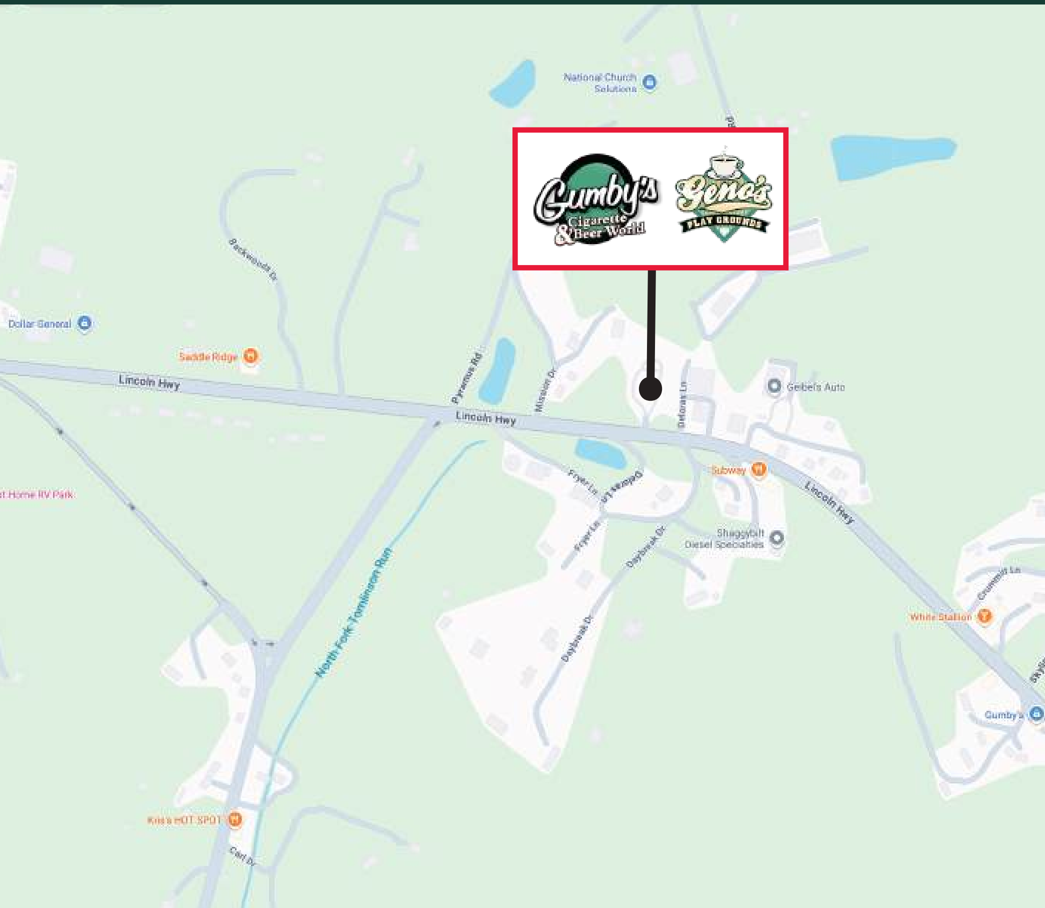
OFFERING SUMMARY

TENANT	Gumby's & Geno's
ADDRESS	2363 Lincoln Highway, Chester, WV 26034
PURCHASE PRICE ALLOCATION	$2,071,428
RENTABLE SF	3,080 SF
CAP RATE	7%
NOI	$145,000
YEAR BUILT	2004
LOT SIZE	2.970 +/- Acres
TYPE OF OWNERSHIP	Fee Simple

TENANT SUMMARY

TENANT TRADE NAME	Gumby's Cigarette & Beer World
OWNERSHIP	Private
LEASE GUARANTOR	Corporate Guarantee
LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
LEASE TERM	Ten (10) Years
RENT COMMENCEMENT DATE	Close of Escrow
LEASE EXPIRATION DATE	10-Years from Close of Escrow
INCREASES	10% Every 5-Years
OPTIONS TO RENEW	(4) 5-Year Options

2363 Lincoln Highway
Chester, WV 26034



INVESTMENT HIGHLIGHTS

- Established Gumby's/Geno's Combination Store Located Along Route 30
- Approximately 30,237 Residents Within a 5-Mile Radius
- AHHI Exceeding $66,000 Within a 5-Mile Radius
- Expands the Portfolio's Geographic Reach Across the Northern Portion of the Ohio River Valley

DEMOGRAPHIC REPORT

Located in Chester, Hancock County, part of the Weirton-Steubenville, WV-OH Metropolitan Statistical Area, the property serves a 5-mile trade area of approximately 30,237 residents and 13,015 households, with an average household income of $66,705 and roughly $332 million in total consumer spending. The trade area includes 8,692 owner-occupied and 4,274 renter-occupied housing units within 5 miles, with a median age of 44.8. As a combination Gumby's/Geno's store along Route 30, the site extends the portfolio's geographic reach into the northern Ohio Valley. This positions the property to benefit from the same Pittsburgh-area proximity advantage seen at the portfolio's Weirton asset, drawing on a broader regional consumer and labor base beyond the immediate trade area.

2026 SUMMARY	1 MILE	3 MILES	5 MILES
Population	5,067	19,434	30,237
Median Age	42.5	43.3	44.8
Owner Occupied Housing Units	1,226	5,163	8,692
Renter Occupied Housing Units	963	3,213	4,274

2026 SUMMARY	1 MILE	3 MILES	5 MILES
Average Household Income	$57,213	$60,195	$66,705
Households	2,191	8,391	13,015
Average Household Size	2.2	2.2	2.3
Total Consumer Spending	$50M	$199M	$332M

4052 Washington Street
Weirton, WV 26062

OFFERING SUMMARY

TENANT	Gumby's & Papa Johns
ADDRESS	4052 Washington Street, Weirton, WV 26062
PURCHASE PRICE ALLOCATION	$2,571,428
RENTABLE SF	4,500 SF
CAP RATE	7%
NOI	$180,000
YEAR BUILT	1995
LOT SIZE	1.071 +/- Acres
TYPE OF OWNERSHIP	Fee Simple

TENANT SUMMARY

TENANT TRADE NAME	Gumby's Cigarette & Beer World
OWNERSHIP	Private
LEASE GUARANTOR	Corporate Guarantee
LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
LEASE TERM	Ten (10) Years
RENT COMMENCEMENT DATE	Close of Escrow
LEASE EXPIRATION DATE	10-Years from Close of Escrow
INCREASES	10% Every 5-Years
OPTIONS TO RENEW	(4) 5-Year Options

4052 Washington Street
Weirton, WV 26062

INVESTMENT HIGHLIGHTS

- Strategically Located Along Washington Street Within the Established Weirton Trade Area
- Approximately 54,232 Residents Within a 5-Mile Radius
- AHHI Exceeding $71,000 Within a 5-Mile Radius
- Approximately 31,938 Employees Supporting the Surrounding Trade Area

DEMOGRAPHIC REPORT

Located in Weirton, part of the Weirton-Steubenville, WV-OH Metropolitan Statistical Area, the property serves a 5-mile trade area of approximately 54,232 residents and 22,914 households — the largest 5-mile population in the portfolio — with an average household income of $71,014 and roughly $594 million in total consumer spending. The trade area includes 14,799 owner-occupied and 7,583 renter-occupied housing units within 5 miles, with a median age of 44.3. The site sits along Washington Street within Weirton's established trade area, benefiting from the market's proximity to greater Pittsburgh. This scale is further reinforced by a strong local employment base, with approximately 31,938 employees supporting the surrounding trade area.

2026 SUMMARY	1 MILE	3 MILES	5 MILES
Population	4,769	25,466	54,232
Median Age	43	40.3	44.3
Owner Occupied Housing Units	1,215	5,705	14,799
Renter Occupied Housing Units	842	4,445	7,583

2026 SUMMARY	1 MILE	3 MILES	5 MILES
Average Household Income	$54,981	$61,249	$71,014
Households	2,123	10,360	22,914
Average Household Size	2.2	2.2	2.2
Total Consumer Spending	$47M	$245M	$594M

2300 Belmont Street
Bellaire, OH 43906

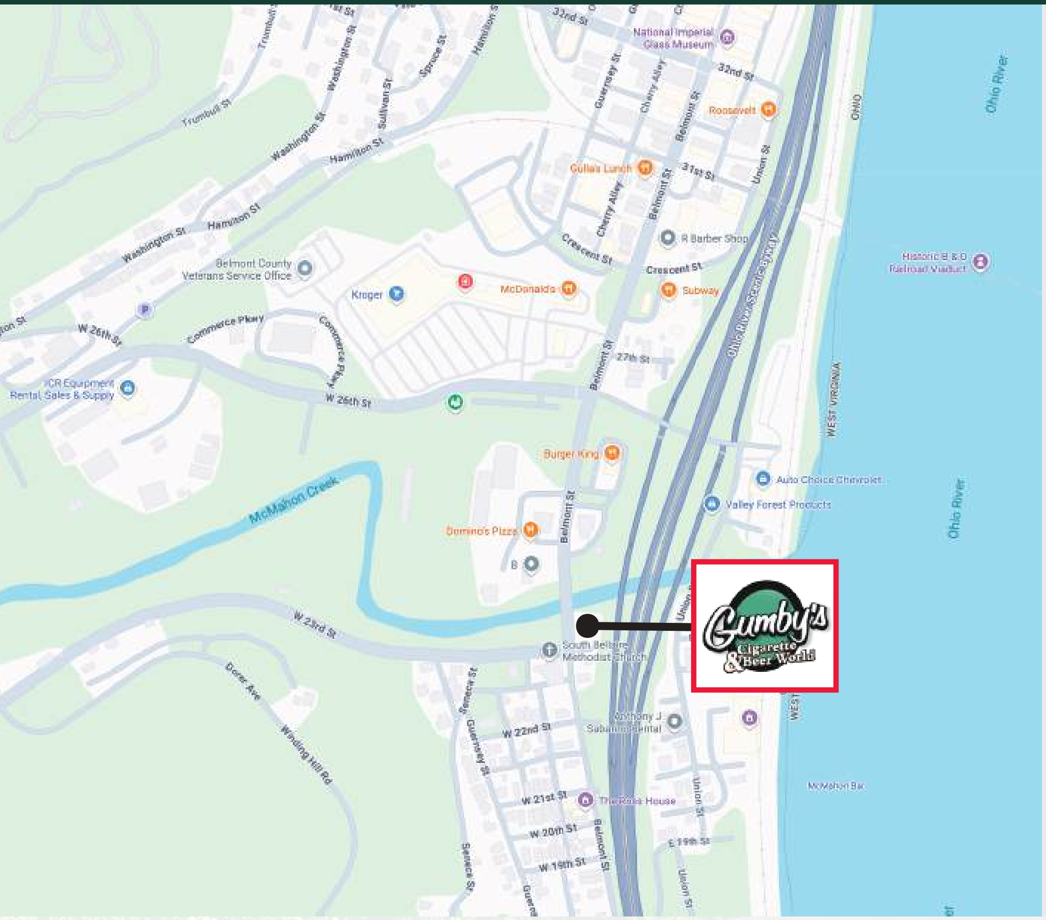
OFFERING SUMMARY

TENANT	Gumby's
ADDRESS	2300 Belmont Street, Bellaire, OH 43906
PURCHASE PRICE ALLOCATION	$1,142,857
RENTABLE SF	1,754 SF
CAP RATE	7%
NOI	$80,000
YEAR BUILT	1997
LOT SIZE	0.1022 +/- Acres
TYPE OF OWNERSHIP	Fee Simple

TENANT SUMMARY

TENANT TRADE NAME	Gumby's Cigarette & Beer World
OWNERSHIP	Private
LEASE GUARANTOR	Corporate Guarantee
LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
LEASE TERM	Ten (10) Years
RENT COMMENCEMENT DATE	Close of Escrow
LEASE EXPIRATION DATE	10-Years from Close of Escrow
INCREASES	10% Every 5-Years
OPTIONS TO RENEW	(4) 5-Year Options

2300 Belmont Street
Bellaire, OH 43906



INVESTMENT HIGHLIGHTS

- Strategically Located Within Bellaire's Established Belmont Street Trade Area
- Approximately 37,753 Residents Within a 5-Mile Radius
- AHHI Exceeding $66,000 Within a 5-Mile Radius
- Provides Two-State Diversification and Extends the Portfolio Across the Ohio River

DEMOGRAPHIC REPORT

Located in Bellaire, Belmont County, Ohio, on the Ohio side of the Wheeling, WV-OH Metropolitan Statistical Area, the property serves a 5-mile trade area of approximately 37,753 residents and 16,904 households, with an average household income of $66,932 and roughly $427 million in total consumer spending. The trade area includes 10,758 owner-occupied and 5,858 renter-occupied housing units within 5 miles, with a median age of 45.2. As the portfolio's only Ohio-side asset, the site sits within Bellaire's established Belmont Street trade area along the Ohio River, providing cross-state diversification within the same regional market.

2026 SUMMARY	1 MILE	3 MILES	5 MILES
Population	3,572	16,775	37,753
Median Age	43.5	43.9	45.2
Owner Occupied Housing Units	808	4,709	10,758
Renter Occupied Housing Units	775	2,535	5,858

2026 SUMMARY	1 MILE	3 MILES	5 MILES
Average Household Income	$52,734	$63,518	$66,932
Households	1,605	7,346	16,904
Average Household Size	2.1	2.2	2.2
Total Consumer Spending	$34M	$182M	$427M

19 Wabash Street
Wheeling, WV 26003

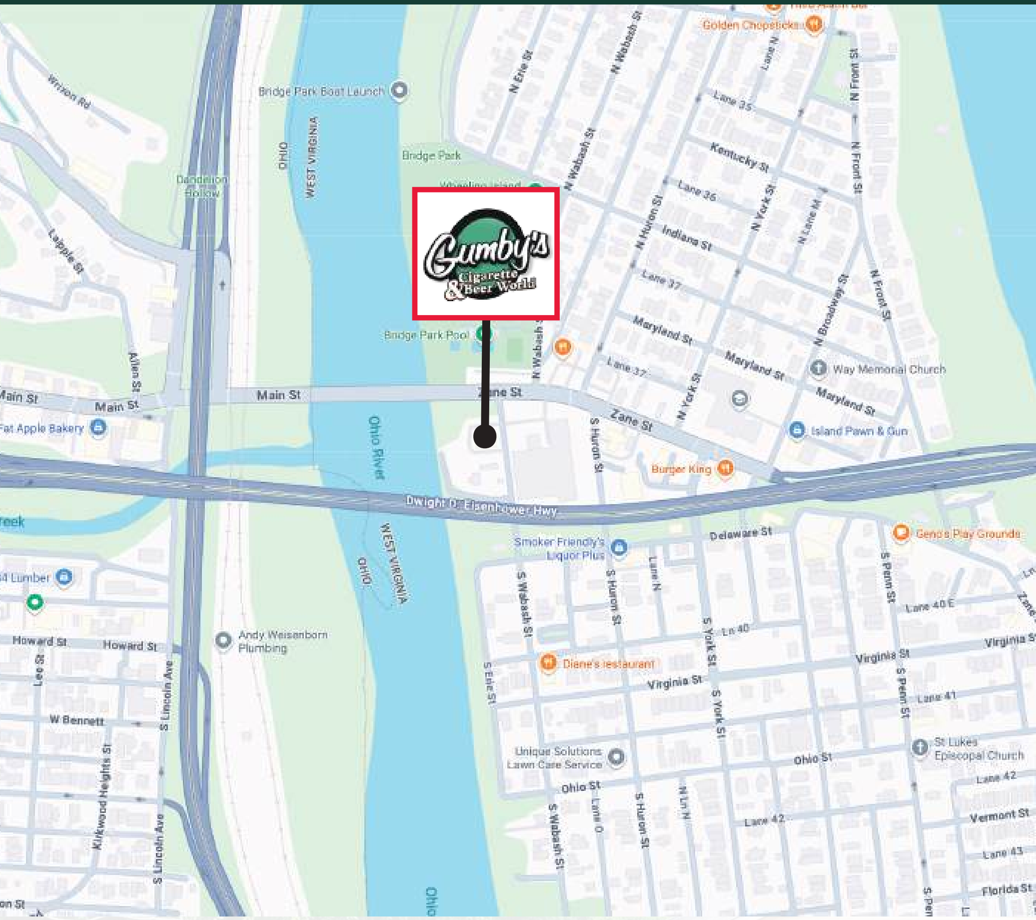
OFFERING SUMMARY

TENANT	Gumby's
ADDRESS	19 Wabash Street, Wheeling, WV 26003
PURCHASE PRICE ALLOCATION	$2,385,714
RENTABLE SF	2,969 SF
CAP RATE	7%
NOI	$167,000
YEAR BUILT	1969
LOT SIZE	0.948 +/- Acres
TYPE OF OWNERSHIP	Fee Simple

TENANT SUMMARY

TENANT TRADE NAME	Gumby's Cigarette & Beer World
OWNERSHIP	Private
LEASE GUARANTOR	Corporate Guarantee
LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
LEASE TERM	Ten (10) Years
RENT COMMENCEMENT DATE	Close of Escrow
LEASE EXPIRATION DATE	10-Years from Close of Escrow
INCREASES	10% Every 5-Years
OPTIONS TO RENEW	(4) 5-Year Options

19 Wabash Street
Wheeling, WV 26003



INVESTMENT HIGHLIGHTS

- Established Gumby's & Geno's Location Serving Wheeling Island and the Greater Wheeling Market
- Portfolio-Leading Traffic Counts Exceeding 22,000 VPD
- Approximately 50,000 Residents and an AHHI Exceeding $70,000 Within a 5-Mile Radius
- Supported by More Than 34,500 Employees Within the Surrounding Trade Area

DEMOGRAPHIC REPORT

Located in Wheeling, part of the Wheeling, WV-OH Metropolitan Statistical Area, the property serves a 5-mile trade area of approximately 50,445 residents and 22,545 households — the largest trade area by far in the portfolio — with an average household income of $70,014 and roughly $567 million in total consumer spending. The trade area shows a mix of owner- and renter-occupied housing (13,903 owner-occupied and 8,222 renter-occupied units within 5 miles) and a median age of 44.3. The site serves Wheeling Island and the greater Wheeling market, benefiting from portfolio-leading traffic counts exceeding 22,000 vehicles per day.

2026 SUMMARY	1 MILE	3 MILES	5 MILES
Population	6,066	28,813	50,445
Median Age	43.1	43.3	44.3
Owner Occupied Housing Units	1,264	7,432	13,903
Renter Occupied Housing Units	1,584	5,429	8,222

2026 SUMMARY	1 MILE	3 MILES	5 MILES
Average Household Income	$54,659	$66,373	$70,014
Households	2,852	13,004	22,545
Average Household Size	2	2.1	2.1
Total Consumer Spending	$60M	$312M	$567M

880 National Road
Wheeling, WV 26003

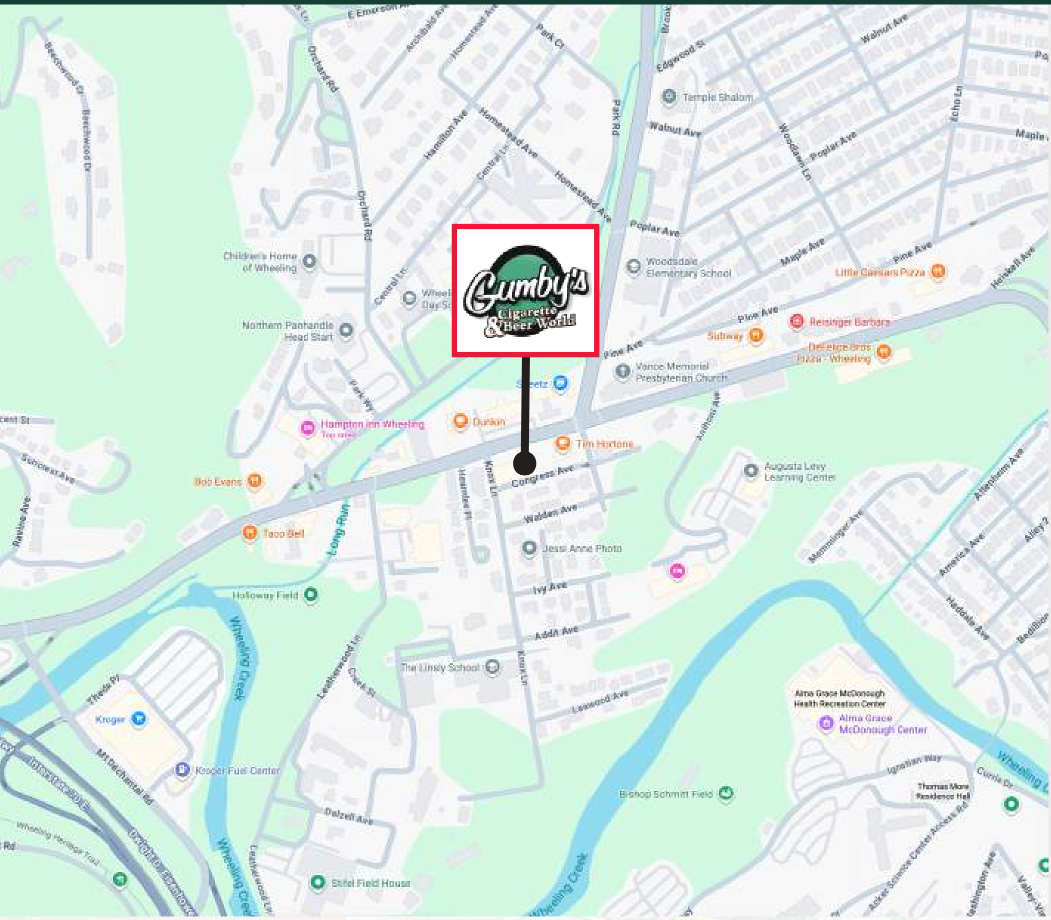
OFFERING SUMMARY

TENANT	Gumby's
ADDRESS	880 National Road, Wheeling, WV 26003
PURCHASE PRICE ALLOCATION	$985,714
RENTABLE SF	2,933 SF
CAP RATE	7%
NOI	$69,000
YEAR BUILT	1969
LOT SIZE	0.210 +/- Acres
TYPE OF OWNERSHIP	Fee Simple

TENANT SUMMARY

TENANT TRADE NAME	Gumby's Cigarette & Beer World
OWNERSHIP	Private
LEASE GUARANTOR	Corporate Guarantee
LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
LEASE TERM	Ten (10) Years
RENT COMMENCEMENT DATE	Close of Escrow
LEASE EXPIRATION DATE	10-Years from Close of Escrow
INCREASES	10% Every 5-Years
OPTIONS TO RENEW	(4) 5-Year Options

880 National Road
Wheeling, WV 26003



INVESTMENT HIGHLIGHTS

- Prominent Drive-Thru Location Along the Established National Road Commercial Corridor
- Traffic Counts Exceeding 11,800 Vehicles Per Day
- Approximately 51,250 Residents and an AHHI Exceeding $74,000 Within a 5-Mile Radius
- Supported by Approximately 34,750 Employees Within the Surrounding Trade Area

DEMOGRAPHIC REPORT

Located in Wheeling, part of the Wheeling, WV-OH Metropolitan Statistical Area, the property serves a 5-mile trade area of approximately 51,250 residents and 22,711 households, with an average household income of $74,815 — the highest household income within 5 miles across the portfolio — and roughly $592 million in total consumer spending. The trade area includes 14,263 owner-occupied and 8,045 renter-occupied housing units within 5 miles, with a median age of 44.2. The site sits along the established National Road commercial corridor, benefiting from traffic counts exceeding 11,800 vehicles per day.

2026 SUMMARY	1 MILE	3 MILES	5 MILES
Population	6,840	31,397	51,250
Median Age	43.2	43.9	44.2
Owner Occupied Housing Units	1,830	8,269	14,263
Renter Occupied Housing Units	1,005	5,715	8,045

2026 SUMMARY	1 MILE	3 MILES	5 MILES
Average Household Income	$87,253	$70,804	$74,815
Households	2,928	14,202	22,711
Average Household Size	2.1	2.1	2.1
Total Consumer Spending	$82M	$354M	$592M

MARKET OVERVIEW

WEST VIRGINIA & OHIO

The portfolio is situated within the Upper Ohio Valley, spanning two contiguous metropolitan statistical areas along the West Virginia-Ohio border: the Wheeling, WV-OH MSA, with a population of approximately 135,000, and the neighboring Weirton-Steubenville, WV-OH MSA, home to roughly 117,000 residents as of the 2020 Census (with more recent estimates trending closer to 113,000). Anchored by the Ohio River, the region has served as a historic transportation and industrial corridor since the 19th century, with Wheeling recognized as West Virginia's first state capital and the eastern terminus of the National Road. Today the trade area is supported by an established, long-tenured resident base with a median age in the mid-40s across both MSAs, reflecting a mature and stable consumer demographic rather than a high-growth one.

The regional economy has diversified beyond its manufacturing roots, though industrial heritage remains present — Weirton was historically home to one of the nation's largest integrated steel mills, and manufacturing continues to contribute to the Weirton-Steubenville MSA's employment base of roughly 38,200 nonfarm jobs, alongside a growing private-service sector. The Wheeling MSA supports approximately 60,500 nonfarm jobs, with healthcare, logistics, and tourism emerging as growth sectors, complemented by attractions such as Wheeling's National Heritage Area, Oglebay Resort, and the Wheeling Island Hotel-Casino-Racetrack. Both markets benefit from proximity to greater Pittsburgh, with the Weirton/Chester submarket sitting only 20-30 miles from downtown Pittsburgh and Pittsburgh International Airport, extending access to a substantially larger regional labor pool and consumer base beyond the immediate MSA boundaries.

Unemployment across both MSAs has held in the 5.0%-5.7% range, consistent with broader regional trends, while median household income runs near $59,180 in the Wheeling MSA (2023). The portfolio's seven properties sit along established retail and commuter corridors — including the Ohio River corridor connecting Moundsville, Wheeling, and Bellaire, and the WV-2/PA-60 corridor serving Weirton and Chester — providing durable, everyday-needs retail exposure across two connected but distinct submarkets. For long-term net-lease investors, the combined footprint offers geographic diversification across two states and two MSAs, anchored by a long-tenured regional operator with roots in the market dating to 1996.

Convenience and necessity-based retail has historically performed well within this trade area, driven by consistent, everyday consumer demand for tobacco, alcohol, and coffee/beverage categories that remain largely insulated from e-commerce disruption. Gumby's Cigarette & Beer World and Geno's Play Grounds have operated in this market since 1996, giving the portfolio's tenant base three decades of institutional knowledge of local consumer behavior and site selection within the trade area. This longevity, combined with the region's high household stability and low resident turnover, supports durable, recurring revenue for net-lease investors regardless of broader population growth trends.

Ohio River Corridor

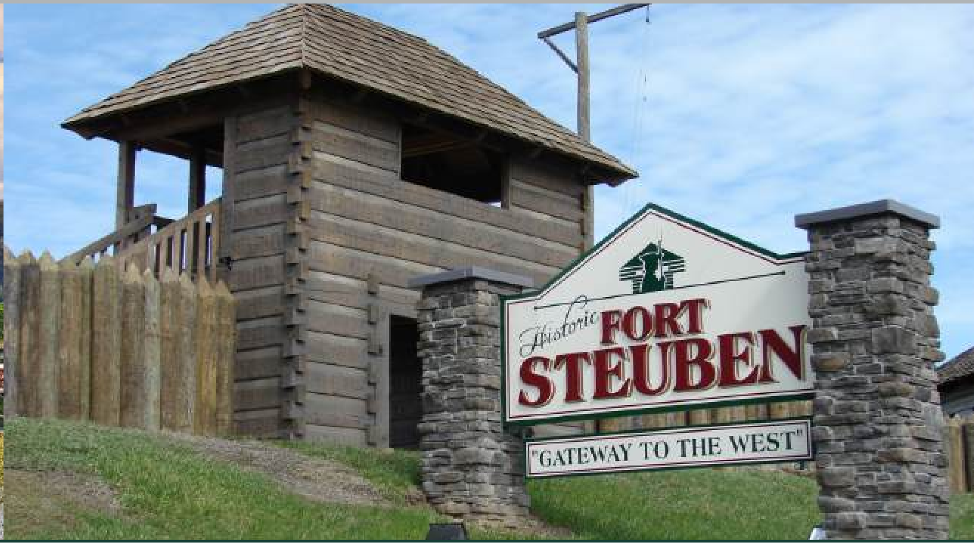
Connecting five of the seven properties along a historic transportation and industrial artery spanning Moundsville, Wheeling, and Bellaire

Two Connected MSAs

Wheeling, WV-OH (~135,000) and Weirton-Steubenville, WV-OH (~117,000) provide combined regional scale and cross-market diversification

Minutes from Pittsburgh

Weirton and Chester properties sit approximately 20-30 miles from Pittsburgh International Airport and the broader Pittsburgh MSA economy



David B Zacharia, Ohio real estate broker
David B Zacharia, West Virginia real estate broker

david@dznetlease.com
702.304.9900

A Guide To
Agency Relationships

I. TYPES OF AGENCY

Seller/Lessor Agency: As a seller/lessor agent, the licensee and all licensees of the brokerage work exclusively for the seller/lessor and must act in the seller's/lessor's best interest. All confidential information relayed by the seller/lessor must be kept confidential except that a licensee must reveal known material defects about the property.

Buyer/Lessee Agency: As a buyer/lessee agent, the licensee and the licensee's brokerage work exclusively for the buyer/lessee and must act in the buyer's/lessee's best interest. All confidential information relayed by the buyer/lessee must be kept confidential except that a licensee must reveal known material defects about the property.

Dual Agency: Dual Agency arises when the same brokerage represents the Seller and the Buyer in the same transaction.

a. **Disclosed Limited Dual Agency** - licensees acting as a disclosed limited dual agent requires that the licensees of the clients may not advocate for either or both clients but must remain neutral.

b. **Disclosed Designated Dual Agency** - licensees acting as disclosed designated dual agents are designated by the Broker, one to represent only the interests of the Seller and one to represent only the interests of the Buyer. The broker is a disclosed dual agent.

Unrepresented Party (customer): From time to time in a real estate transaction a party will not be represented by a licensee, but will otherwise interact with a licensee. This party is known as an unrepresented party (customer) and a licensee owes an unrepresented party (customer) the duties of good faith and fair dealing. An unrepresented party (customer) is not a client or prospective client. If you elect to be an unrepresented party (customer) to a listing contract or purchase transaction, take the steps necessary to protect your best interests. If the other party is represented by a licensee, you may be at a disadvantage in the transaction due to the skill and experience of that licensee.

II. WORKING WITH REAL ESTATE TEAMS

Real Estate Teams: Teams are defined as a group of more than one licensee working together who are affiliated with the same principal broker, led by a team leader, and representing themselves to the public utilizing the same authorized alternate or assumed name to brand, advertise, and broker real estate. A team does not operate independently of the principal broker or agency law and must not represent themselves as a separate brokerage providing real estate brokerage services. Make sure you understand who specifically is representing you as a licensee if you choose to work with a team.

West Virginia
Real Estate Commission
2006 Quarrier Street
Charleston, WV 25311
(304) 558-3555
http://rec.wv.gov
REVISED OCT 24th 2024

III. EXPECTATIONS OF SERVICE

Customer level duties owed to either a seller/lessor or buyer/lessee when working with a real estate licensee are:

- Perform necessary and customary acts to assist you in the purchase or sale of property.
- Perform these acts with honesty, good faith, reasonable skill, and care.
- Properly account for money or property you place in the care and responsibility of the real estate brokerage.
- Disclose all material facts of which the licensee has knowledge.

Client level duties owed to either a seller/lessor or buyer/lessee when working with a real estate licensee are:

- Perform the terms of the written agreement.
- Exercise reasonable skill and care.
- Promote your best interests in good faith, honesty, and fair dealing.
- Maintain the confidentiality of your information, including bargaining information, even after the representation has ended.
- Properly account for money or property you place in the care and responsibility of the real estate brokerage.
- Assist you in negotiating an acceptable price and other terms and conditions for the transaction.
- Disclose all material facts of which the licensee has knowledge.
- Be available to receive and present written offers and counter-offers to you or from you.

______________________________ ________________
Consumer Signature Date

______________________________ ________________
Consumer Signature Date

David B Zachariah ______________ 08.06.26 ________
Licensee Signature Date

___ Check here if team names are attached.

NOTICE OF AGENCY RELATIONSHIP

When working with a real estate licensee in buying, selling, or leasing real estate, West Virginia Law requires that you be informed of whom the licensee is representing in the transaction. The licensee may represent the seller/lessor, the buyer/lessee, or both. The party represented by the licensee is known as the licensee's principal and as such, the licensee owes the principal the duty of utmost care, integrity, honesty, and loyalty.

Regardless of whom they represent, the licensee has the following duties to all consumers in any transaction:

- Diligent exercise of reasonable skill and care in the performance of the licensee's duties.
- A duty of honest and fair dealing and good faith.
- Must offer all property without regard to race, religion, color, national origin, ancestry, sex, age, blindness, or disability.
- Must promptly present all written offers to the owner.
- Provide a true, legible copy of every contract to each person signing the contract.

The licensee is not obligated to reveal to either party any confidential information obtained from the other party which does not involve the affirmative duties set forth above.

Should you desire to have a real estate licensee represent you as your agent, you should enter into a written contract that clearly establishes the obligations of both parties. If you have any questions about the roles and responsibilities of a real estate licensee, the licensee can provide more information upon your request.

In compliance with the West Virginia Real Estate License Act, all parties are hereby notified that:

David B Zacharia ____________________(printed name of licensee), affiliated with

David B Zacharia ____________________(brokerage name), is acting as the agent of:

- [x] The Seller/Lessor
- [ ] The Buyer/Lessee
- [ ] The Seller/Lessor as a Designated Dual Agent.
- [ ] The Buyer/Lessee as Designated Dual Agent
- [ ] The undersigned Seller/Lessor is unrepresented.
- [ ] The undersigned Buyer/Lessee is unrepresented.
- [ ] Both the Seller/Lessor and Buyer/Lessee, as a Limited Dual Agent

CERTIFICATION

By signing below, the parties certify that they have read and understand the information contained in this disclosure and have been provided with signed copies prior to signing any contract.

Seller/Lessor	Date	Buyer/Lessee	Date
Seller/Lessor	Date	Buyer/Lessee	Date
Seller/Lessor	Date	Buyer/Lessee	Date

I hereby certify that I have provided the above-named individuals with a copy of this form prior to signing any contract.

Licensee's Signature David B Zacharia ____________ Date 08.06.26 ____________

Licensee's Signature ____________________ Date ____________________

West Virginia Real Estate Commission

2006 Quarrier Street
Charleston, WV 25311
(304) 558-3555
http://rec.wv.gov

EQUAL HOUSING OPPORTUNITY

THIS FORM HAS BEEN PROMULGATED BY THE WVREC FOR THE REQUIRED USE BY ALL WEST VIRGINIA REAL ESTATE LICENSEES

REVISED OCT 24th 2024

Ohio Department of Commerce

Division of Real Estate & Professional Licensing

AGENCY DISCLOSURE STATEMENT

EQUAL HOUSING OPPORTUNITY

The real estate agent who is providing you with this form is required to do so by Ohio law. You will not be bound to pay the agent or the agent's brokerage by merely signing this form. Instead, the purpose of this form is to confirm that you have been advised of the role of the agent(s) in the transaction proposed below. (For purposes of this form, the term "seller" includes a landlord and the term "buyer" includes a tenant.)

Property Address: 2300 Belmont Street, Bellaire, OH 43906

Buyer(s): ____________________

Seller(s): First Class Realty, LLC

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by ____________________ (AGENT(S)), and ____________________ (BROKERAGE).

The seller will be represented by David B Zacharia (AGENT(S)), and David B Zacharia (BROKERAGE).

II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

NOT APPLICABLE

If two agents in the real estate brokerage ____________________ represent both the buyer and the seller, check the following relationship that will apply:

☐ Agent(s)____________________ work(s) for the buyer and Agent(s)____________________ work(s) for the seller. Unless personally involved in the transaction, the principal broker and managers will be "dual agents," which is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information.

☐ Every agent in the brokerage represents every "client" of the brokerage. Therefore, agents ____________________ and ____________________ will be working for both the buyer and seller as "dual agents." Dual agency is explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* ____________________.

III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) David B Zacharia and real estate brokerage David B Zacharia will

☐ be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain*: ____________________.

OR

☐ represent only the (*check one*) ☒ **seller** or ☐ **buyer** in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency in this transaction, I (we) acknowledge reading the information regarding dual agency explained on the back of this form.

BUYER/TENANT	DATE	SELLER/LANDLORD	DATE
BUYER/TENANT	DATE	SELLER/LANDLORD	DATE

Effective 02/10/19

Revised 8/29/2024

DUAL AGENCY

Ohio law permits a real estate agent and brokerage to represent both the seller and buyer in a real estate transaction as long as this is disclosed to both parties and they both agree. This is known as dual agency. As a dual agent, a real estate agent and brokerage represent two clients whose interests are, or at times could be, different or adverse. For this reason, the dual agent(s) may not be able to advocate on behalf of the client to the same extent the agent may have if the agent represented only one client.

As a dual agent, the agent(s) and brokerage shall:

- Treat both clients honestly;
- Disclose latent (not readily observable) material defects to the purchaser, if known by the agent(s) or brokerage;
- Provide information regarding lenders, inspectors and other professionals, if requested;
- Provide market information available from a property listing service or public records, if requested;
- Prepare and present all offers and counteroffers at the direction of the parties;
- Assist both parties in completing the steps necessary to fulfill the terms of any contract, if requested.

As a dual agent, the agent(s) and brokerage shall not:

- Disclose information that is confidential, or that would have an adverse effect on one party's position in the transaction, unless such disclosure is authorized by the client or required by law;
- Advocate or negotiate on behalf of either the buyer or seller;
- Suggest or recommend specific terms, including price, or disclose the terms or price a buyer is willing to offer or that a seller is willing to accept;
- Engage in conduct that is contrary to the instructions of either party and may not act in a biased manner on behalf of one party.

Compensation: Unless agreed otherwise, the brokerage will be compensated per the agency agreement.

Management Level Licensees: Generally, the principal broker and managers in a brokerage also represent the interests of any buyer or seller represented by an agent affiliated with that brokerage. Therefore, if both buyer and seller are represented by agents in the same brokerage, the principal broker and manager are dual agents. There are two exceptions to this. The first is where the principal broker or manager is personally representing one of the parties. The second is where the principal broker or manager is selling or buying his own real estate. These exceptions only apply if there is another principal broker or manager to supervise the other agent involved in the transaction.

Responsibilities of the Parties: The duties of the agent and brokerage in a real estate transaction do not relieve the buyer and seller from the responsibility to protect their own interests. The buyer and seller are advised to carefully read all agreements to assure that they adequately express their understanding of the transaction. The agent and brokerage are qualified to advise on real estate matters. IF LEGAL OR TAX ADVICE IS DESIRED, YOU SHOULD CONSULT THE APPROPRIATE PROFESSIONAL.

Consent: By signing on the reverse side, you acknowledge that you have read and understand this form and are giving your voluntary, informed consent to the agency relationship disclosed. If you do not agree to the agent(s) and/or brokerage acting as a dual agent, you are not required to consent to this agreement and you may either request a separate agent in the brokerage to be appointed to represent your interests or you may terminate your agency relationship and obtain representation from another brokerage.

Any questions regarding the role or responsibilities of the brokerage or its agents should be directed to: attorney or to:

Ohio Department of Commerce
Division of Real Estate & Professional Licensing
6606 Tussing Rd
PO Box 4008
Reynoldsburg, OH 43068
(614) 466-4100

Ohio Department of Commerce
Division of Real Estate & Professional Licensing

EQUAL HOUSING OPPORTUNITY

Effective 02/10/19
Revised 8/29/2024