



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

Absolute NNN Lease Investment Opportunity

12375 Mayfield Road | Chardon, OH

**DOLLAR
GENERAL®**

12375 Mayfield Road
Chardon, OH 44027

Exclusively Marketed By: Sands Investment Group

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INVESTMENT SUMMARY

Investment Summary
Investment Highlights

AREA OVERVIEW

Location Map
Site Map
Area Map & Retail Map
City Overview

TENANT

Tenant Profile

LEASE ABSTRACT

Lease Summary
Rent Roll

In Cooperation with Cooper Commercial Investment Group, LLC
BoR: Dan Cooper – Lic. # 2009003618

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DOLLAR GENERAL[®]

OFFERING SUMMARY

PRICE	\$1,561,500
CAP	6.30%
NOI	\$98,377
PRICE PER SF	\$173.46
YEARS REMAINING	15 Years
LEASE GUARANTY	Dollar General Corporation

PROPERTY SUMMARY

ADDRESS	12375 Mayfield Road Chardon, OH 44027
COUNTY	Geauga
BUILDING AREA	9,002 SF
LAND AREA	5.009 Acres
BUILT	2018



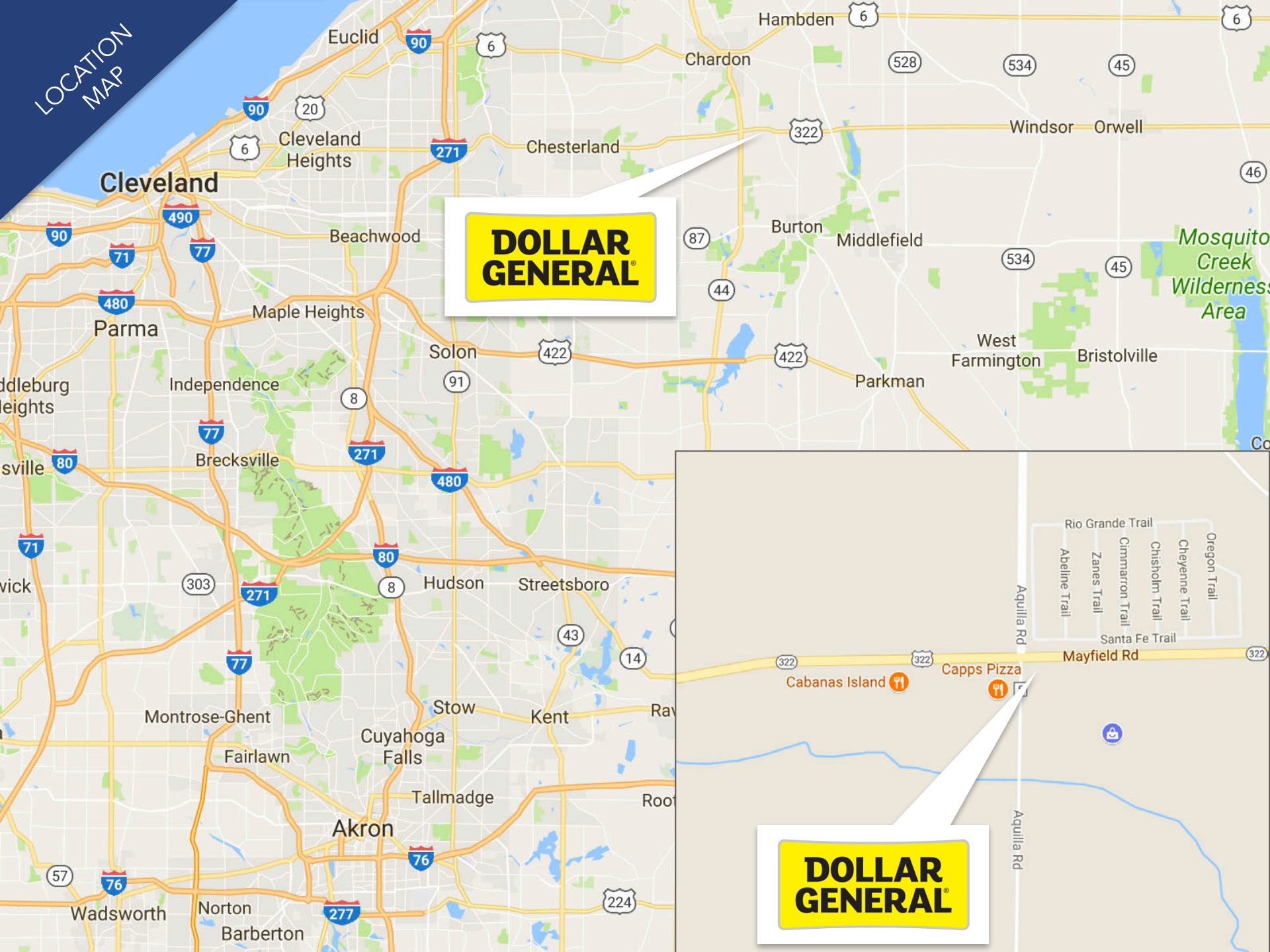
Representative Image



HIGHLIGHTS

- Brand New 2018 Construction - Absolute Triple Net (NNN) Lease – No Landlord Responsibilities
- 15 Years of Lease Term Remaining with Rent Increase at Options
- Dollar General (NYSE: DG) Recently Upgraded To BBB Credit Rating
- Corporate Guaranty From Investment Grade Tenant
- Located Just 45 Minutes Outside of Downtown Cleveland
- Located Off of U.S. Route 322 – Main Artery to Cleveland and Across the Street From the Mayfield Sand Ridge Golf Club
- Neighboring Tenants Include – Sun Mart, Junction Buick GMC, Morning Star Friends Church and Mayfield Road Drive-In Theatre

LOCATION
MAP



**DOLLAR
GENERAL®**

**DOLLAR
GENERAL®**

AERIAL
MAP

Aquilla Rd

Mayfield Rd

Cabanas Island
Restaurant

**DOLLAR
GENERAL**

RETAIL
MAP

SUNOCO **Citizens Bank** **CIRCLE K** **THE HOME DEPOT**
Walmart **DOLLAR GENERAL** **Wendy's**
DOLLAR TREE **SNAP FITNESS 24-7** **Bob Evans**
BEST CUTS **SALLY BEAUTY** **STAPLES**
SUBWAY **SHOE DEPT.**

Advance Auto Parts **FIFTH THIRD BANK**
First National Bank **FIRSTMERIT Bank**
Huntington KeyBank
CVS pharmacy **GNC** **ALDI**
GIANT EAGLE **heinen's** **SHERWIN-WILLIAMS**
DUNKIN' DONUTS **BURGER KING** **Jersey Mike's** **SUBWAY**

AutoZone **CHASE**
RITE AID **PET SUPPLIES PLUS**
Orange Julius **MC** **NAPA**
BIG LOTS! **TSC TRACTOR SUPPLY CO** **McDonald's**
Pizza Hut **DQ**
SHEETZ **Peebles** **Arby's**

PNC

Heather Hill
Hospital & Health

Fairmount Santrol

Junction Buick
GMC/Junction Auto
Sales

DOLLAR GENERAL

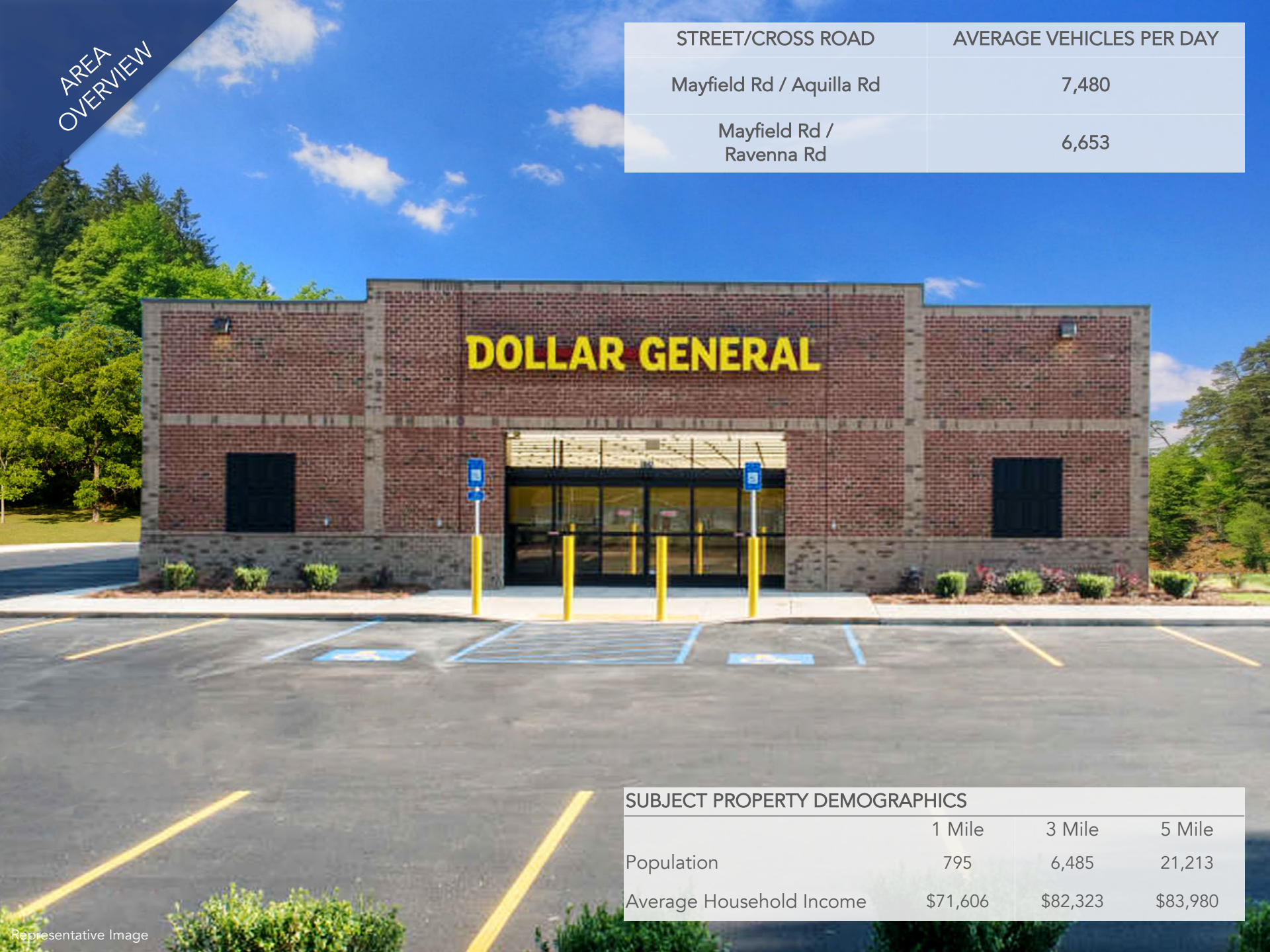
the Y

Mayfield Rd

CIRCLE K

Mayfield Sand
Ridge Golf Club

AREA
OVERVIEW



STREET/CROSS ROAD	AVERAGE VEHICLES PER DAY
Mayfield Rd / Aquilla Rd	7,480
Mayfield Rd / Ravenna Rd	6,653

SUBJECT PROPERTY DEMOGRAPHICS			
	1 Mile	3 Mile	5 Mile
Population	795	6,485	21,213
Average Household Income	\$71,606	\$82,323	\$83,980

AREA OVERVIEW

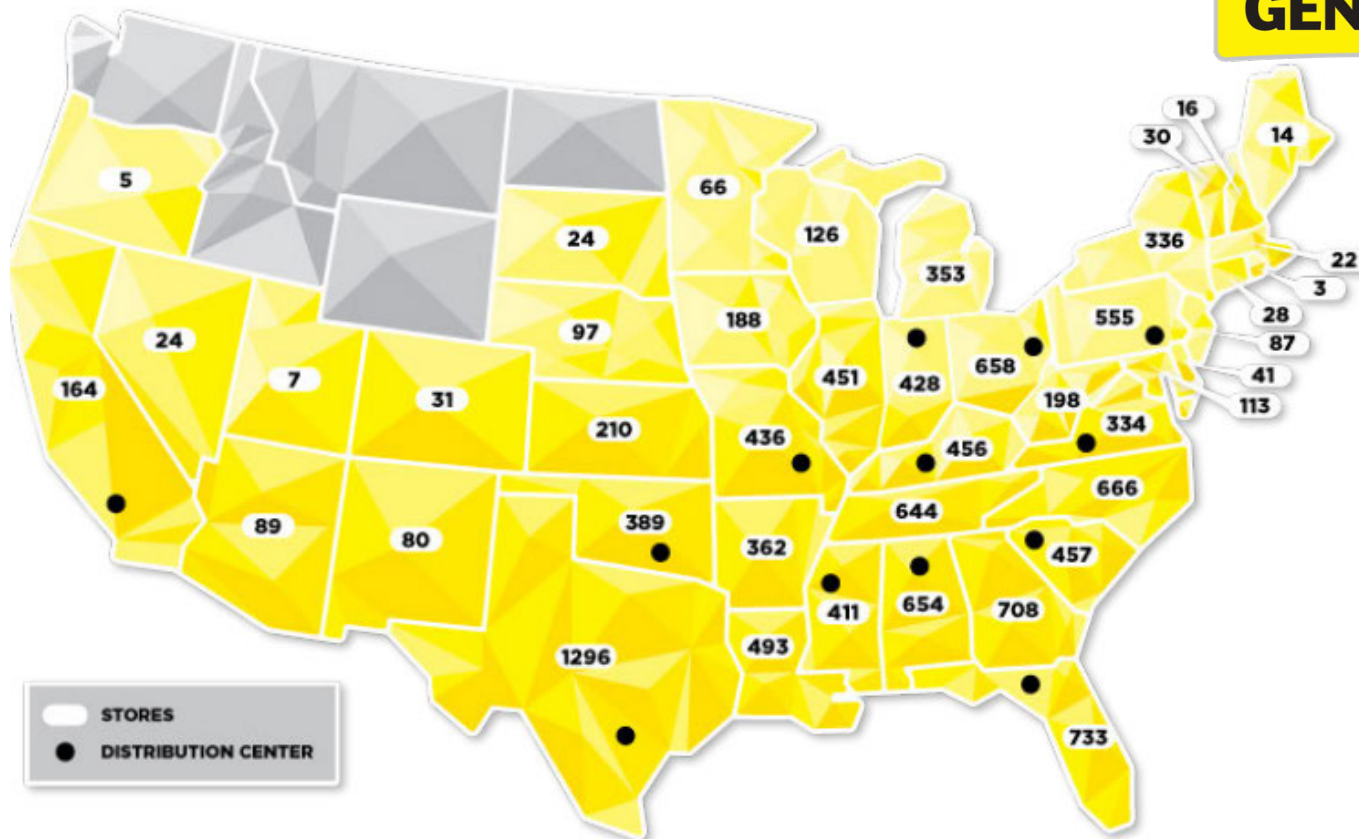


Chardon is the county seat of Geauga County, Ohio with a population of 5,192 in 2016. It is part of the **Cleveland Metropolitan Area**, or also known as "**Greater Cleveland.**" According to 2016 United States Census estimates, the five-county **Cleveland–Elyria Metropolitan Statistical Area** (MSA) consists of Cuyahoga County, Geauga County, Lake County, Lorain County, and Medina County, and has a population of 2,055,612, making Greater Cleveland the 32nd most populous metropolitan area in the United States and largest metro in Ohio.

Chardon is known for its maple syrup industry. Celebration of the syrup season begins at Tapping Sunday in March, when the sap is at prime thawing temperature. Chardon has a reputable education system and as of the 2011-2012 school year, the district had received an "Excellent" rating from the State of Ohio Board of Education for eleven consecutive years.

The annual Geauga County Maple Festival is a four-day celebration that takes place on the Chardon Square the last weekend in April. Greater Chardon features numerous parks and golf courses. Chardon Lakes Golf Course is located in the heart of Chardon, two minutes from the square. Sand Ridge Golf Club in nearby Munson Township is also an excellent course. Due to the area's varying weather conditions and abundance of park space, sports activities are available for every season.





COMPANY PROFILE

PUBLIC COMPANY	NYSE: DG
FOUNDED	1939
# OF LOCATIONS	14,000+
2015 WORLDWIDE SALES	\$20.4 Billion
NET WORTH	\$23.3 Billion
HEADQUARTERS	Goodlettsville, TN
WEBSITE	www.dollargeneral.com

Dollar General Corporation has been delivering value to shoppers for over 75 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at low everyday prices in convenient neighborhood locations. **Dollar General operated 14,000 stores in 44 states as of August 19, 2017.** In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

LEASE
ABSTRACT



LEASE SUMMARY

TENANT	Dollar General
PREMISES	A Building of Approximately 9,002 SF
LEASE COMMENCEMENT	Estimated March 1, 2018
LEASE EXPIRATION	Estimated February 28, 2033
LEASE TERM	15 Years
RENEWAL OPTIONS	4 x 5 Year Options
RENT INCREASES	10% At Options
LEASE TYPE	Absolute Triple Net (NNN)
USE	Discount Retailer
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No



SIZE	MONTHLY RENT					LEASE TERM			
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TENANT NAME	SQUARE FOOTAGE	% OF TOTAL	MONTHLY BASE RENT	RENT / SF	INCREASE DATES	RENTAL INCREASE	LEASE BEGIN	LEASE END	OPTIONS
Dollar General	9,002 SF	100%	\$8,197.72	\$0.91	At Options	10%	Est. 03/01/2018	Est. 02/28/2033	4 x 5 Years

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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