

INVESTMENT OFFERING

DOLLAR GENERAL

DOLLAR GENERAL

3330 South 3rd St
Ironton, OH 45638



REPRESENTATIVE PHOTO

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DISCLAIMER

This Marketing Package was prepared by Wertz Real Estate Investment Services and Capitol Real Estate Advisors, Inc. ("Broker") solely for the use of prospective buyer considering the purchase of the Property within (the "Property") and is not to be used for any other purpose. Neither the Broker nor the Owner of the Property make any representation or warranty, expressed or implied, as to the completeness or accuracy of the material contained in the Marketing Package.

Prospective purchasers of the Property are advised that changes may have occurred in the physical or financial condition of the Property since the time this Marketing Package or the financial statements herein were prepared. Prospective purchasers acknowledge that this Marketing Package and the financial statements herein were prepared by Broker, and not by Owner, and are based upon assumptions or events beyond the control of both Broker and Owner, and therefore may be subject to variation. Other than current and historical revenue and operating expense figures for the Property, Owner has not, and will not, provide Broker or any prospective purchaser with any projections regarding the Property. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Marketing Package is a solicitation of interest only and is not an offer to sell the Property. The Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expression of interest or offers to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice.

The Owner shall have no legal commitments or obligations to any entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such offer is approved by Owner pursuant to its Governing Authorities and the signature of the Owner or Owner's representative is affixed to a Real Estate Purchase Agreement prepared by Owner.

This Marketing Package is confidential. By accepting the Marketing Package, you agree (i) that you will hold and treat the Marketing Package and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Marketing Package, (iii) that you will not disclose the Marketing Package or any of its contents to any entity without the prior authorization of the Owner, and (iv) that you will not use the Marketing Package in any fashion or manner detrimental to the Owner or Broker.

Broker has obtained the information contained in this Marketing Package from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example only, and they may not represent current or future performance of the Property. You and your tax and legal advisors should conduct your own investigations of the physical condition of the Property and of the financial performance of its future Ownerships.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT BROKER FOR MORE DETAILS.

For more information contact:

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WERTZ
REAL ESTATE INVESTMENT SERVICES

FINANCIAL OVERVIEW

OFFERING SUMMARY

PRICE	\$1,916,666
DOWN PAYMENT	100% / \$1,916,666
RENTABLE SQUARE FEET	10,566 SF
CAP RATE	6.00%
YEAR BUILT	2023
LOT SIZE	1.50 +/- Acres
TYPE OF OWNERSHIP	Fee Simple

TENANT SUMMARY

TENANT TRADE NAME	Dollar General
OWNERSHIP	Public
LEASE GUARANTOR	Corporate
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITIES	None
ORIGINAL LEASE TERM	Fifteen (15) Years
RENT COMMENCEMENT DATE	06/01/2023
LEASE EXPIRATION DATE	05/31/2038
TERM REMAINING ON LEASE	Fifteen (15) Years
INCREASES	10% Every 5-Years in Options
OPTIONS TO RENEW	(4) 5-Year Options
RIGHT OF FIRST REFUSAL	No



ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1-15	\$115,000.00	\$9,583.33
Years 16-20 (Option 1)	\$126,500.00	\$10,541.67
Years 21-25 (Option 2)	\$139,149.95	\$11,595.82
Years 26-30 (Option 3)	\$153,064.94	\$12,755.41
Years 31-35 (Option 4)	\$168,371.44	\$14,030.96
NET OPERATING INCOME		\$115,000.00
TOTAL RETURN YR-1		6.00% \$115,000.00

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TENANT OVERVIEW

DOLLAR GENERAL

DOLLAR GENERAL CORPORATION

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of March, 3, 2023, the company's 19,147 Dollar General, DG Market, DGX and pOps shelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

DOLLAR GENERAL

PROPERTY NAME	Dollar General
PROPERTY ADDRESS	3330 South 3rd St Ironton, OH 45638
PROPERTY TYPE	Net Lease Dollar Store
LEASE GUARANTOR	Corporate
ORIGINAL LEASE TERM	Fifteen (15) Years
TERM REMAINING ON LEASE	Fifteen (15) Years
OPTIONS TO RENEW	(4) 5-Year Options
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITY	None
INCREASES	10% Every 5-Years in Options
YEAR 1 NET OPERATING INCOME	\$115,000.00
NO. OF LOCATIONS	19,100+
HEADQUARTERED	Goodlettsville, TN
WEBSITE	www.dollargeneral.com
YEARS IN THE BUSINESS	Since 1968

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

The subject property is a newly constructed freestanding, relocation site for Dollar General located in Ironton, OH. The new 15-year absolute NNN lease includes 10% rental increases every 5-Years in the (4) five-year option periods. The lease is corporately guaranteed by Dollar General (NYSE: DG), an investment grade credit tenant, rated BBB by Standard & Poor's.

This location benefits from its excellent visibility and frontage on South 3rd Street, a major thoroughfare through Ironton which boasts over 7,500 vehicles per day. This Dollar General is just minutes from downtown Ironton, OH and Ohio University Southern, 3-miles to downtown Ashland, KY, and only 16 miles from Huntington, WV. Huntington is home to Marshall University, the largest University in the Huntington-Ashland-Ironton MSA with over 16,000 students enrolled.

National retailers in the immediate vicinity include Discount Tire, Wendy's, Speedway Gas, CVS, Subway, Dollar Tree, Family Dollar, PNC Bank, Kroger, Lowe's, Hobby Lobby, Tractor Supply, and many more. This is an excellent opportunity for an investor to purchase a stable, long term corporately guaranteed investment with zero landlord responsibility.

DOLLAR GENERAL

INVESTMENT HIGHLIGHTS

- Brand New 2023 Construction (Relocation Site)
- New 15-Year Abs NNN Lease w/ 10% Rent Increases Every 5-Yrs in the (4) 5-Yr Option Periods (Zero Landlord Responsibilities)
- Dollar General (NYSE: DG) Corporate Guarantee (Investment Grade Credit - S&P Rated BBB)
- Great Visibility & Access on South 3rd Street
- Minutes From Marshall University, the Largest University in the Huntington-Ashland-Ironton MSA w/ Over 16,000 Students Enrolled
- 103,000 Residents within 10-Miles of Subject Property



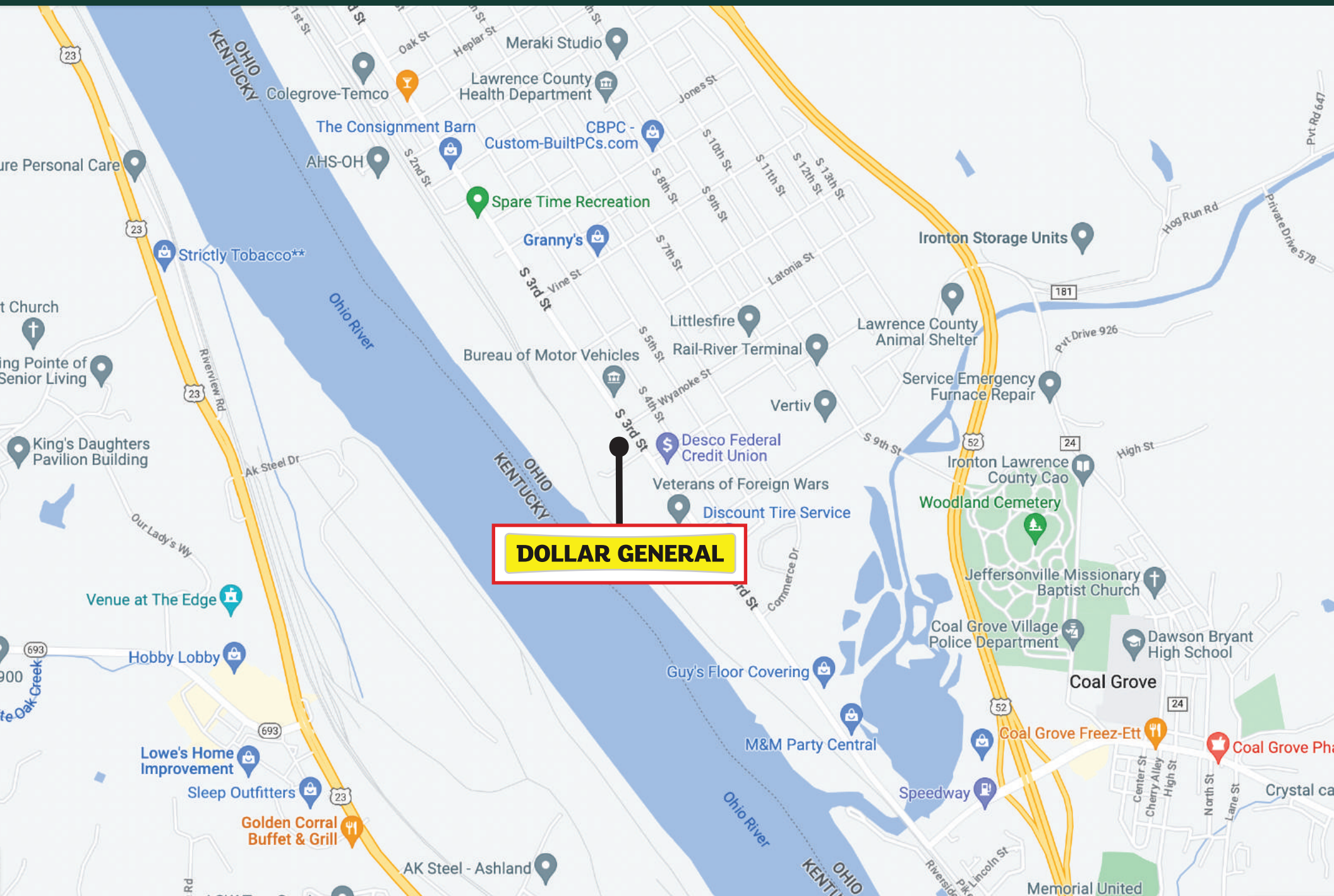
REPRESENTATIVE PHOTO

AERIAL PHOTO



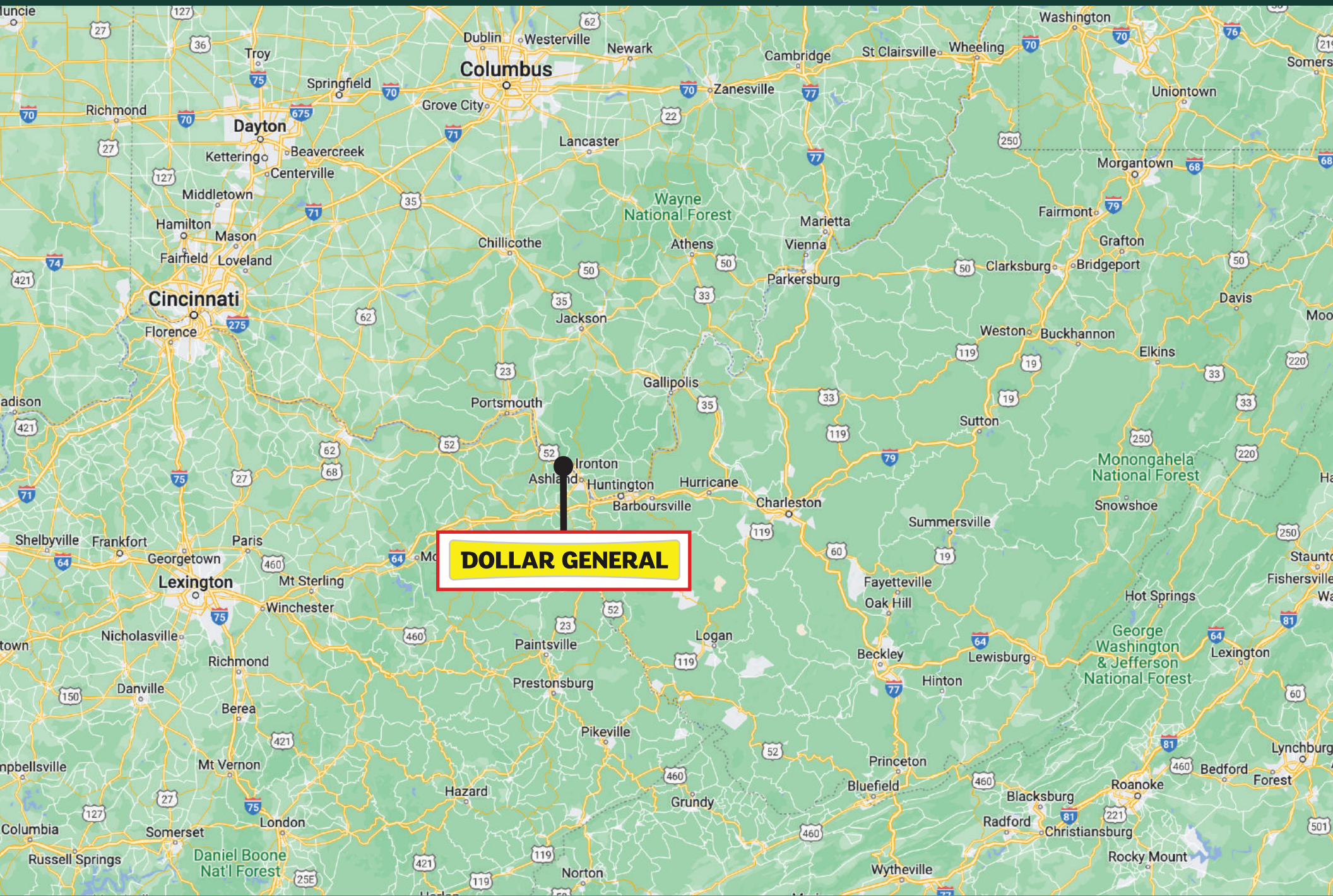
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LOCATION MAP



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AREA MAP



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MARKET OVERVIEW

HUNTINGTON-ASHLAND-IRONTON MSA

Ironton is a city in and the county seat of Lawrence County, Ohio, United States. Located directly on the Ohio River, Ironton is strategically located only 3 miles east of Ashland, KY and 16 miles northwest of Huntington, WV. Ironton is part of the Huntington-Ashland-Ironton Metropolitan Statistical Region, which has a population of 361,580, according to the 2020 US Census. Referred to locally as the "Tri-State area", and colloquially as "Kyova" (KY, OH, & WV) the region spans across seven counties in the three states of Kentucky, Ohio, and West Virginia.

The Tri-State area is nestled along the banks of the Ohio River and is an essential transport center for traffic between Ohio, the Great Lakes, Kentucky, and points east of the Appalachians. The largest employers are Marshall University, Cabell Huntington Hospital, St. Mary's Medical Center, Amazon, Huntington Alloys Corporation, and King's Daughters Medical all employing over 140,000 people. The newest area of development is KineticPark, a 96-acre premier business/technology park in Huntington, WV on State Hwy 10 near the Interstate 64 interchange which is home to a brand-new 70,000 square-foot Amazon customer service center. The Tri-State area provides a vast spectrum of support services including numerous industrial supply companies, industrial cleaning and rehabilitation services, steel manufacturers, distributorships, machine shops, tool and die makers, and training companies. The largest universities in the Tri-State area are Marshall University (16,000 students), Ashland Community and Technical College (4,700 students), Mountwest Community and Technical College (1,292 students), and Ohio University Southern-Ironton (1,235 students). The Tri-State area also offers a complete medical community with access to eight hospitals offering specialized services for all ages including 4 major centers, Huntington VA Hospital (80-beds), Cabell Huntington Hospital (303-beds), Marshall Health - St. Mary's Hospital (393-beds) and King's Daughters Medical Center (465-beds).



The Largest Employers Include

Marshall University, King's Daughters Medical, Cabell Huntington Hospital, St. Mary's Medical Center, & Amazon



Home to 3 Major Hospitals

Cabell Huntington Hospital (303-beds), Marshall Health - St. Mary's Hospital (393-beds) & King's Daughters Medical Center (465-beds)



Home to Marshall University

The Largest University in the Huntington-Ashland-Ironton MSA with Over 16,000 Students Enrolled



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DEMOGRAPHIC REPORT

REPRESENTATIVE PHOTO



2023 SUMMARY	3 MILES	5 MILES	10 MILES
Population	28,998	61,044	103,217
Owner Occupied Housing Units	7,648	17,057	29,000
Renter Occupied Housing Units	4,612	8,265	12,890
Median Age	43.76	43.76	43.51

2023 SUMMARY	3 MILES	5 MILES	10 MILES
Average Household Income	\$65,836	\$69,102	\$71,046
Households	12,260	25,322	41,890
Families	7,720	16,630	28,435
Average Household Size	2.29	2.36	2.39

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AGENCY DISCLOSURE STATEMENT

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: _____

Buyer(s): _____

Seller(s): _____

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

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

The seller will be represented by _____, and _____
AGENT(S) BROKERAGE

II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

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) _____ and real estate brokerage _____ 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:* _____
- ☐ 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 _____

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
77 S. High Street, 20th Floor
Columbus, OH 43215-6133
(614) 466-4100



**Department
of Commerce**

Division of Real Estate
& Professional Licensing

