

INVESTMENT OFFERING

DOLLAR GENERAL

DOLLAR GENERAL

2086 Waynesburg Road
Carrollton (Canton MSA), OH 44615



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.

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WERTZ
REAL ESTATE INVESTMENT SERVICES

FINANCIAL OVERVIEW

OFFERING SUMMARY

PRICE	\$1,578,947
DOWN PAYMENT	100% / \$1,578,947
RENTABLE SQUARE FEET	10,566 SF
CAP RATE	6.65%
YEAR BUILT	2023
LOT SIZE	2.07 +/- 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	04/25/2023
LEASE EXPIRATION DATE	04/30/2038
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	\$105,000.00	\$8,750.00
Years 16-20 (Option 1)	\$115,500.00	\$9,625.00
Years 21-25 (Option 2)	\$127,050.00	\$10,587.50
Years 26-30 (Option 3)	\$139,755.00	\$11,646.25
Years 31-35 (Option 4)	\$153,730.50	\$12,810.87
NET OPERATING INCOME		\$105,000.00
TOTAL RETURN YR-1	6.65%	\$105,000.00

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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	2086 Waynesburg Road Carrollton (Canton MSA), OH 44615
PROPERTY TYPE	Net Lease Dollar Store
OWNERSHIP	Public
LEASE GUARANTOR	Corporate
STOCK SYMBOL	DG
BOARD	NYSE
ORIGINAL LEASE TERM	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	\$105,000.00
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, Dollar General located in Carrollton (Canton-Massillon MSA), 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 Waynesburg Road, a major thoroughfare through Carrollton which boasts over 2,700 vehicles per day. This Dollar General is just minutes from downtown Carrollton, OH and only 21 miles from downtown Canton, OH. This site backs up to the Valley Run Wildlife Area, which is a beautiful, wooded spot, perfect for exploring outdoors and hunting and home to the Carroll Meadows Golf. This is an excellent opportunity for an investor to purchase a stable, long term corporately guaranteed investment with zero landlord responsibility.

DOLLAR GENERAL

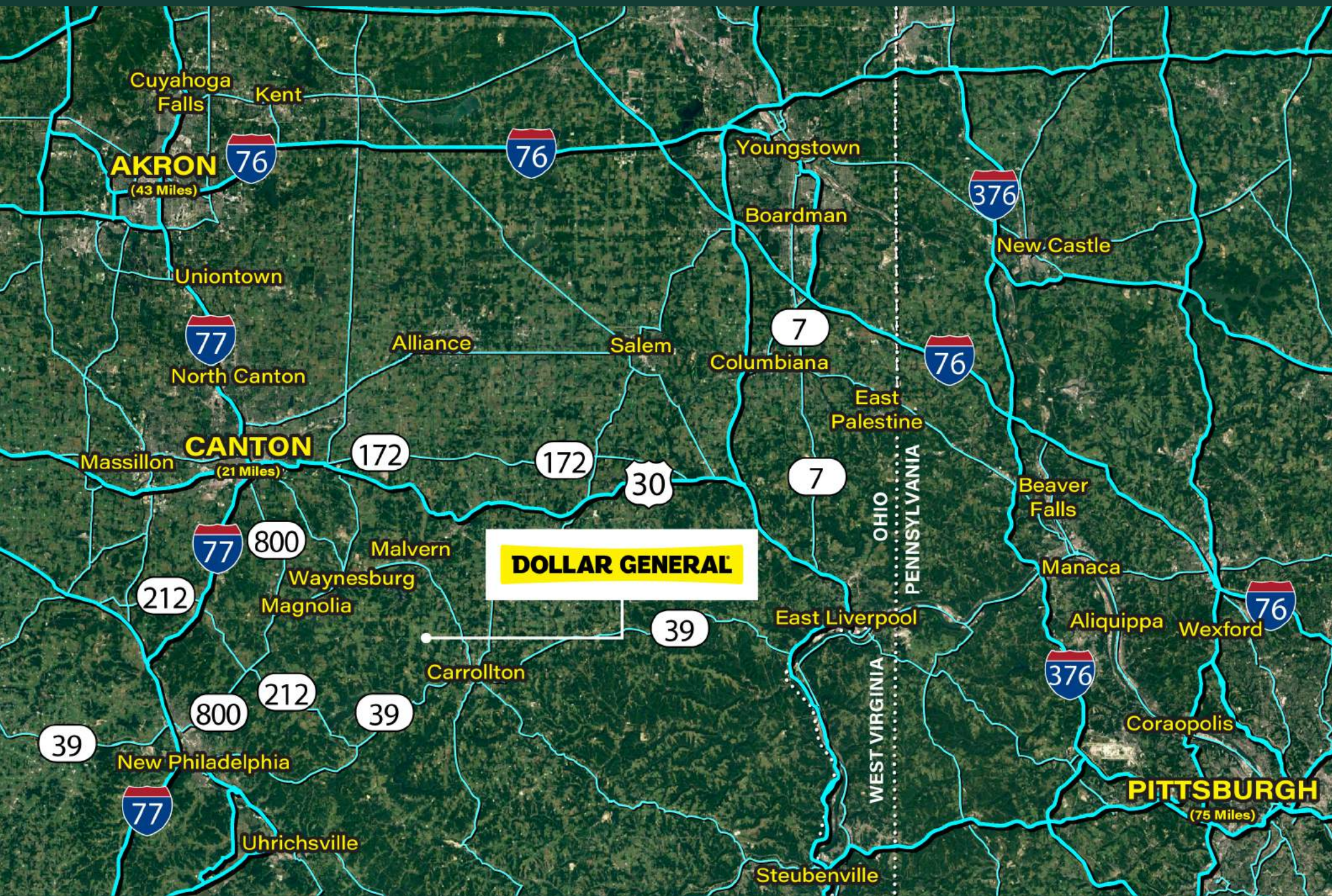
INVESTMENT HIGHLIGHTS

- Brand New 2023 Construction
- 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)
- Excellent Visibility & Frontage on Waynesburg Road
- Minutes From Downtown Carrollton, OH and Only 21 Miles from Downtown Canton, OH
- Average Household Income Exceeds \$79,000 (5-Mile Radius)



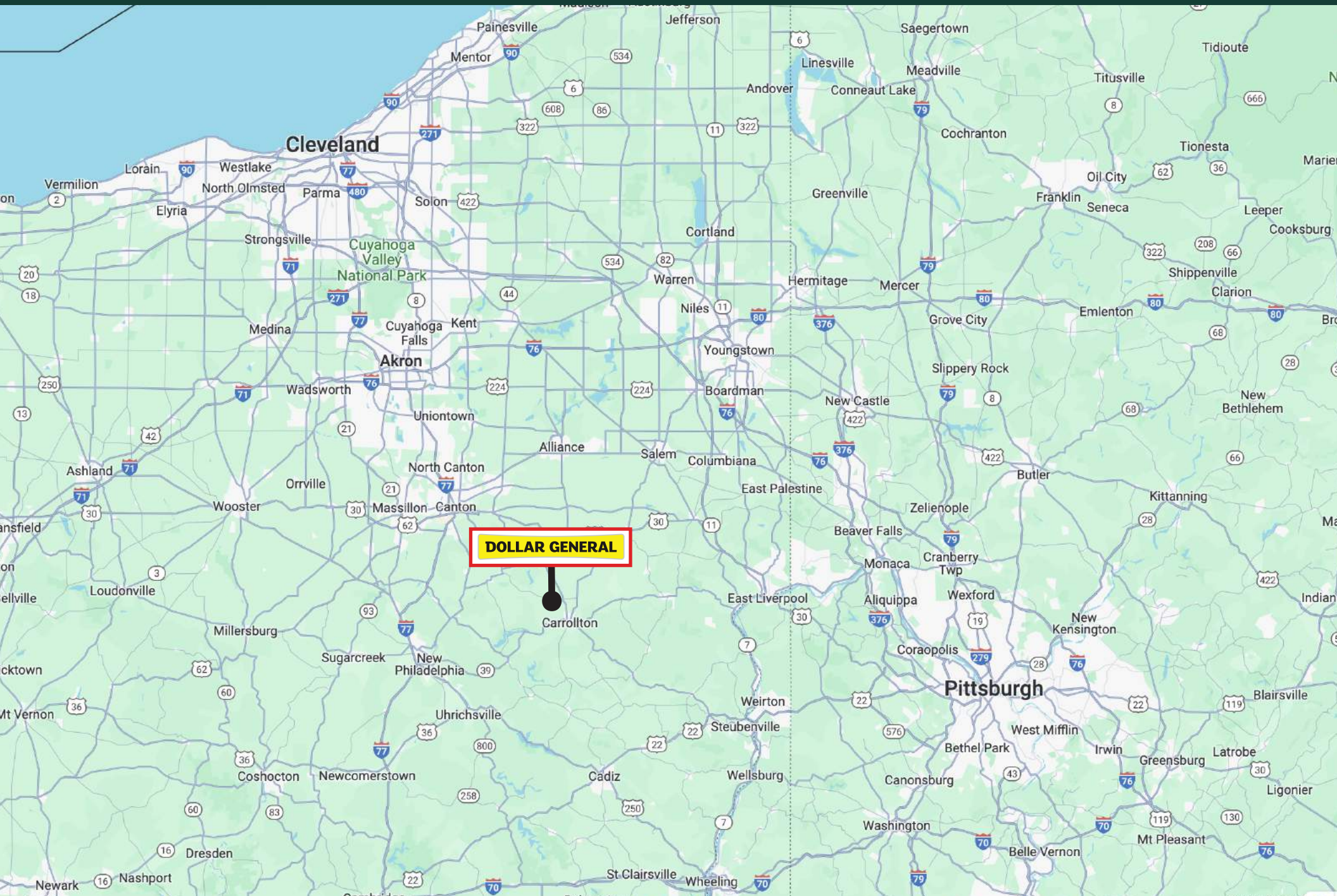
REPRESENTATIVE PHOTO

AERIAL PHOTO



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AREA MAP



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MARKET OVERVIEW

CANTON-MASSILLON MSA

Carrollton is a city in and the county seat of Carroll County, Ohio, which is part of the Canton–Massillon metropolitan statistical area, an area consisting of two counties in Northeast Ohio, anchored by the cities of Canton and Massillon. As of the 2010 census, the MSA had a population of 404,422. The MSA is also part of the Cleveland–Akron–Canton, OH Combined Statistical Area, which had a population of 3,515,646 in 2010, making it the largest CSA in Ohio. The largest universities in Canton-Massillon, OH are Stark State College (2,049 degrees awarded in 2021), Kent State University at Stark (793 degrees), and Walsh University (757 degrees). Canton is the southernmost city in the industrial corridor stretching south from Cleveland in northeast Ohio. Massillon is almost a twin city just to the west. The area is a center of diverse manufacturing and a gateway to the large Appalachian foothills to the south and east. Manufacturers include Timken (roller bearings) Diebold (ATM's and banking systems) and the Hoover Company (vacuums). Top Employers in the Canton-Massillon MSA include: US Acute Care Solutions, EMP Holdings, Timken Steel, Aultman Hospital, Midwest Industrial Supply. Canton is city in and the county seat of Stark County, Ohio. Canton is located approximately 24 miles south of Akron, and 60 miles south of Cleveland, in the northeastern part of Ohio. Canton lies on the outskirts of the greater northeast Ohio metropolitan area anchored by Cleveland and is also a short distance away from the periphery of the greater Pittsburgh area.

Canton is chiefly notable from the Pro Football Hall of Fame and Canton's economy has been growing and is poised for more growth with new development in the area. In particular, the Pro Football Hall of Fame has already started a \$700 million development project for the expansion of its campus, which will be called HOF Village. HOF Village will include significant renovations to the football stadium, the development of a four-star hotel and conference center, improvements to the Pro Football Hall of Fame Museum, the construction of an assisted living facility for former players, and restaurant and retail space. Over 1,300 new jobs will be created during the peak year of the development project alone. Over a period of 25 years, HOF Village will generate \$15.3 billion in cumulative net new total economic output within Stark County and will make Stark County a major tourist destination. Off the field, the city is also home to a burgeoning local arts scene as well as acclaimed landmarks including the William McKinley National Monument and the National First Ladies Library.



Top Employers Include

US Acute Care Solutions, EMP Holdings, Timken Steel, Aultman Hospital, and Midwest Industrial Supply



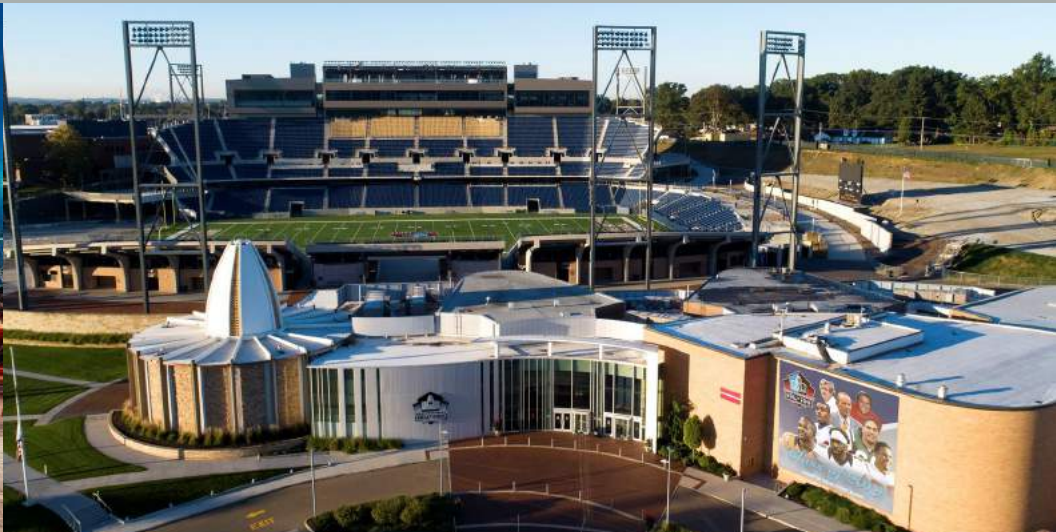
The Largest Universities Include

Stark State College, Kent State University at Stark, and Walsh University



Home to Pro Football Hall of Fame

(\$700 Million Development Project to Create Hall of Fame Village)



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DEMOGRAPHIC REPORT

REPRESENTATIVE PHOTO



2023 SUMMARY	5 MILES	10 MILES	15 MILES
Population	9,574	30,261	59,708
Owner Occupied Housing Units	3,161	9,548	19,203
Renter Occupied Housing Units	796	3,047	5,342
Median Age	46.31	45.48	45.26

2023 SUMMARY	5 MILES	10 MILES	15 MILES
Average Household Income	\$79,768	\$77,257	\$77,055
Households	3,956	12,595	24,545
Families	2,813	8,923	17,598
Average Household Size	2.40	2.40	2.40

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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

