

INVESTMENT OFFERING



FAMILY DOLLAR

1211 Chartiers Ave
Pittsburgh, PA 15220



REPRESENTATIVE PHOTO

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DISCLAIMER

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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.

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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	\$1,613,737
DOWN PAYMENT	100% / \$1,613,737
RENTABLE SQUARE FEET	8,330 SF
CAP RATE	7.25%
YEAR BUILT / RENOVATED	2018
LOT SIZE	1.31 +/- Acres
TYPE OF OWNERSHIP	Fee Simple

TENANT SUMMARY

TENANT TRADE NAME	Family Dollar
OWNERSHIP	Public
LEASE GUARANTOR	Corporate
LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
ORIGINAL LEASE TERM	Fifteen (15) Years
RENT COMMENCEMENT DATE	04/01/2018
LEASE EXPIRATION DATE	03/31/2033
INCREASES	10% Every 5-Years (Starting in 2028)
OPTIONS TO RENEW	(6) 5-Year Options



REPRESENTATIVE PHOTO

ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
4/1/18 - 3/31/28	\$116,996.00	\$9,749.67
4/1/28 - 3/31/33	\$128,695.60	\$10,724.63
4/1/33 - 3/31/38 (Option 1)	\$141,565.16	\$11,797.10
4/1/38 - 3/31/43 (Option 2)	\$155,721.68	\$12,976.81
4/1/43 - 3/31/48 (Option 3)	\$171,293.84	\$14,274.49
4/1/48 - 3/31/53 (Option 4)	\$188,423.23	\$15,701.94
4/1/53 - 3/31/58 (Option 5)	\$207,265.55	\$17,272.13
4/1/58 - 3/31/63 (Option 6)	\$213,428.04	\$17,785.67
NET OPERATING INCOME		\$116,996.00
TOTAL RETURN YR-1		7.25% \$116,996.00

TENANT OVERVIEW



FAMILY DOLLAR STORES, INC.

As one of the nation’s fastest growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family, ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

The relatively small footprint of many Family Dollar stores allows the Company to open new stores in rural areas and small towns, as well as in large urban neighborhoods. Within these markets, the stores are located in shopping centers or as free-standing buildings, all convenient to the Company’s customer base.

In 2015, Dollar Tree acquired Family Dollar. Headquartered in Chesapeake, Virginia, Dollar Tree is the largest and most successful single price-point retailer in North America, operating thousands of stores across 48 U.S. states and five Canadian provinces. Dollar Tree’s strategic rationale behind the Family Dollar acquisition include creating a leading discount retailer in North America, targeting a broader range of customers and geographies, leveraging complementary merchandise expertise, generating significant synergy opportunities, and enhancing financial performance and improved growth prospects.



PROPERTY NAME	Family Dollar
PROPERTY ADDRESS	1211 Chartiers Ave Pittsburgh, PA 15220
PROPERTY TYPE	Net Lease Dollar Store
LEASE GUARANTOR	Corporate
ORIGINAL LEASE TERM	Fifteen (15) Years
OPTIONS TO RENEW	(6) 5-Year Options
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITY	None
INCREASES	10% Every 5-Years (Starting in 2028)
YEAR 1 NET OPERATING INCOME	\$116,996.00
NO. OF LOCATIONS	8,200+
HEADQUARTERED	Chesapeake, VA
WEBSITE	www.familydollar.com
YEARS IN THE BUSINESS	Since 1959

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

The subject property is a freestanding Family Dollar store located in Pittsburgh, PA. The property is under a long-term absolute NNN lease with attractive 10% rent increases in 2028 and in each of the (6) 5-year options. The lease is corporately guaranteed by Family Dollar and Dollar Tree (Nasdaq: DLTR). Family Dollar sits on a large 1.31 acre parcel on Chartiers Road with over 20,000 vehicles per day. The property is strategically located in a dense residential neighborhood, just 3-miles from Downtown Pittsburgh. There are 10,720 people within 1-mile, 111,583 people within 3-miles, and 312,488 people within 5-miles. Family Dollar is situated among numerous residential neighborhoods with limited competition, making this a go to store for nearby residents.

National retailers in the immediate area include Advance Auto Parts, Dunkin' Donuts, Planet Fitness, CVS Pharmacy, Chase Bank, Dollar Tree, PNC Bank, ALDI, Rite Aid, Pizza Hut, Wendy's, 7-Eleven, O'Reilly Auto, Arby's, McDonald's, and many more. This is an excellent opportunity for an investor to purchase a stable, long term corporately guaranteed investment with zero landlord responsibility.



INVESTMENT HIGHLIGHTS

- Long-Term Absolute NNN Lease (Zero Landlord Responsibilities)
- Rare 10% Rent Increases Starting in 2028 and in Each Option
- Corporately Guaranteed Lease by Large Publicly Traded Company
- Located Just 3-Miles from Downtown Pittsburgh
- Traffic Counts Exceed 20,000 Vehicles Per Day
- 312,000 Residents within 5-Miles of Subject Property



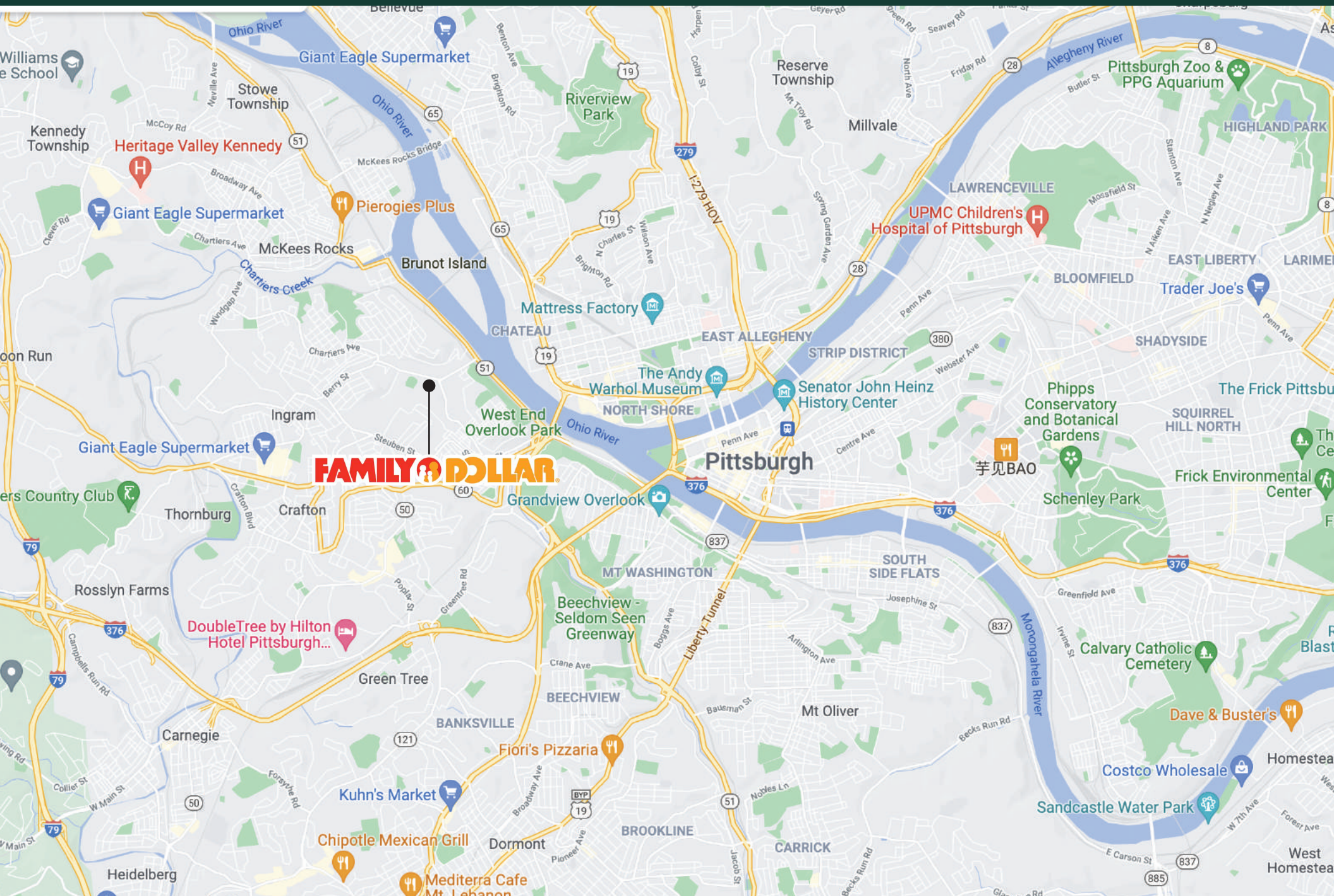
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AERIAL PHOTO



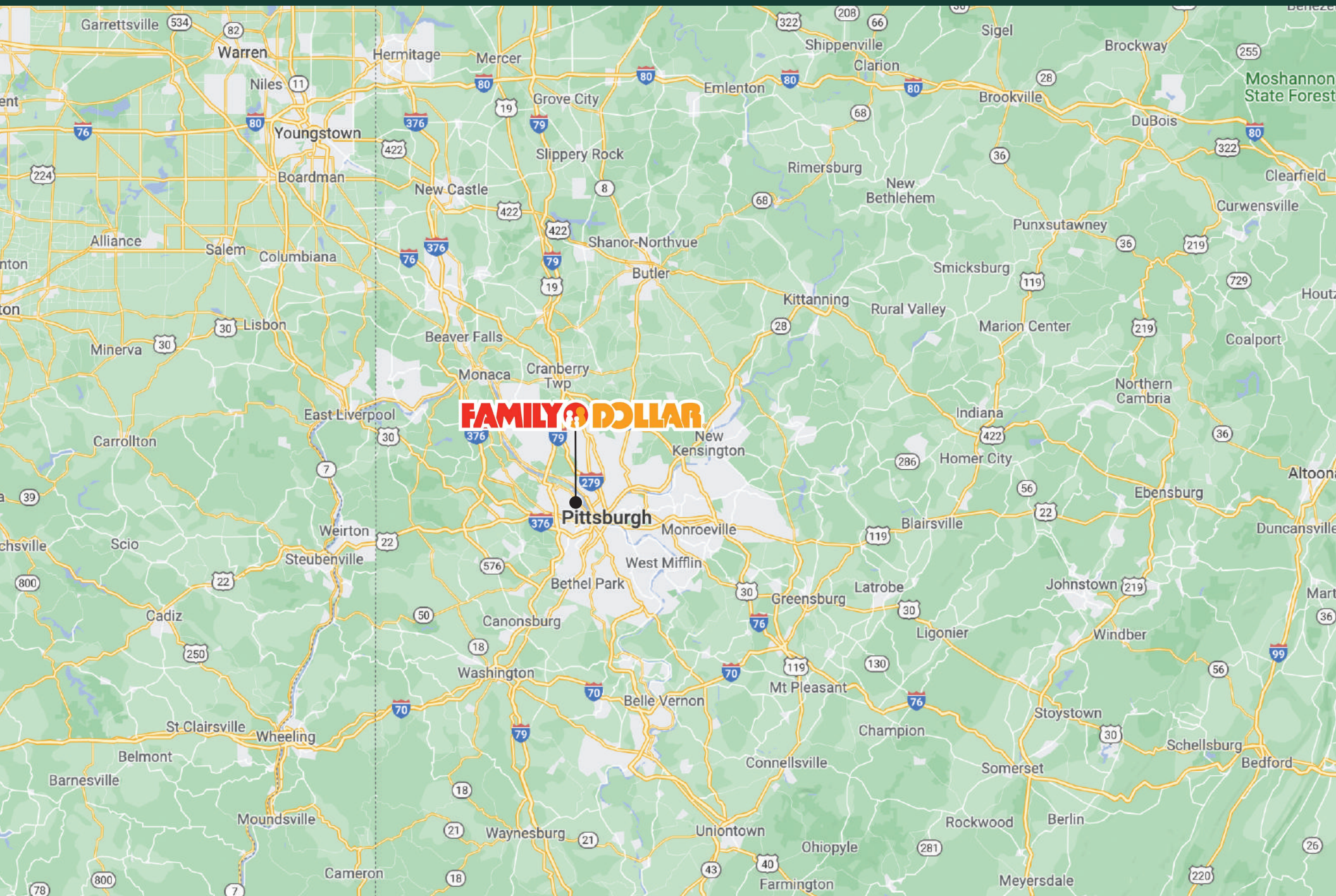
The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.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

LOCATION MAP



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AREA MAP



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MARKET OVERVIEW

PITTSBURGH, PENNSYLVANIA

Pittsburgh, Pennsylvania has a population of 302,971 residents living within the city limits as of the 2020 US Census, making it the 68th-largest city in the U.S. and the 2nd-most populous city in Pennsylvania, behind Philadelphia. The Pittsburgh metropolitan area is the anchor of Western Pennsylvania; its population of 2.37 million is the largest in both the Ohio Valley and Appalachia, the second largest in Pennsylvania, and the 27th-largest in the U.S.

Pittsburgh is located in the southwest of the state, at the confluence of the Allegheny River and the Monongahela River, forming the Ohio River. Pittsburgh is known both as "the Steel City" for its more than 300 steel-related businesses and as the "City of Bridges" for its 446 bridges. The city features 30 skyscrapers, two inclined railways, a pre-revolutionary fortification and the Point State Park at the confluence of the rivers. The city developed as a vital link of the Atlantic coast and Midwest, as the mineral-rich Allegheny Mountains led to the region being contested by the French and British empires, Virginians, Whiskey Rebels, and Civil War raiders.

Pittsburgh is a leader in the health care sector as the home to large medical providers such as University of Pittsburgh Medical Center (UPMC). The area is home to 68 colleges and universities, including research and development leaders Carnegie Mellon University and the University of Pittsburgh. Google, Apple Inc., Bosch, Facebook, Uber, Nokia, Autodesk, Amazon, Microsoft and IBM are among 1,600 technology firms generating \$20.7 billion in annual Pittsburgh payrolls. The area has served as the long-time federal agency headquarters for cyber defense, software engineering, robotics, energy research and the nuclear navy. The nation's fifth-largest bank, eight Fortune 500 companies, and six of the top 300 U.S. law firms make their global headquarters in the area, while RAND Corporation (RAND), BNY Mellon, Nova, FedEx, Bayer, and the National Institute for Occupational Safety and Health (NIOSH) have regional bases that helped Pittsburgh become the sixth-best area for U.S. job growth.

In 2015, Pittsburgh was listed among the "eleven most livable cities in the world". The Economist's Global Liveability Ranking placed Pittsburgh as the most or second-most livable city in the United States in 2005, 2009, 2011, 2012, 2014 and 2018.



27th Largest Metropolitan

Region in the United States with a
Population Exceeding 2.3 Million Residents



Ranked # 25

in the Nation with a Gross
Domestic Product of \$150 Billion



The Greater Pittsburgh

Area is Home to Over 40
Colleges and Universities



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DEMOGRAPHIC REPORT

REPRESENTATIVE PHOTO



POPULATION	1 MILE	3 MILES	5 MILES
2028 Projection	10,774	112,489	316,533
2023 Estimate	10,720	111,583	312,488
Percent Change 2023-2028	0.50%	0.81%	1.29%
Median Age	37.73	38.66	38.65

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 Est. Avg. HH Income	\$70,375	\$82,641	\$87,523
2028 Projection	4,855	51,018	146,335
2023 Est. Households	4,786	50,081	143,240
Percent Change 2023-2028	1.44%	1.87%	2.16%

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CONSUMER NOTICE

THIS IS NOT A CONTRACT

In an effort to enable consumers of real estate services to make informed decisions about the business relationships they may have with real estate brokers and salespersons (licensees), the Real Estate Licensing and Registration Act (RELRA) requires that consumers be provided with this Notice at the initial interview.

Licensees may enter into the following agency relationships with consumers:

Seller Agent

As a seller agent, the licensee and the licensee's company works exclusively for the seller/landlord and must act in the seller's/landlord's best interest, including making a continuous and good faith effort to find a buyer/tenant except while the property is subject to an existing agreement. All confidential information relayed by the seller/landlord must be kept confidential except that a licensee must reveal known material defects about the property. A subagent has the same duties and obligations as the seller agent.

Buyer Agent

As a buyer agent, the licensee and the licensee's company work exclusively for the buyer/tenant even if paid by the seller/landlord. The buyer agent must act in the buyer/tenant's best interest, including making a continuous and good faith effort to find a property for the buyer/tenant, except while the buyer is subject to an existing contract, and must keep all confidential information, other than known material defects about the property, confidential.

Dual Agent

As a dual agent, the licensee works for *both* the seller/landlord and the buyer/tenant. A dual agent may not take any action that is adverse or detrimental to either party but must disclose known material defects about the property. A licensee must have the written consent of both parties before acting as a dual agent.

Designated Agent

As a designated agent, the broker of the selected real estate company designates certain licensees within the company to act exclusively as the seller/landlord agent and other licensees within the company to act exclusively as the buyer/tenant agent in the transaction. Because the broker supervises all of the licensees, the broker automatically serves as a dual agent. Each of the designated licensees are required to act in the applicable capacity explained previously. Additionally, the broker has the duty to take reasonable steps to assure that confidential information is not disclosed within the company.

In addition, a licensee may serve as a ***Transaction Licensee***.

A transaction licensee provides real estate services without having any agency relationship with a consumer. Although a transaction licensee has no duty of loyalty or confidentiality, a transaction licensee is prohibited from disclosing that:

- The seller will accept a price less than the asking/listing price,
- The buyer will pay a price greater than the price submitted in the written offer, and
- The seller or buyer will agree to financing terms other than those offered.

Like licensees in agency relationships, transaction licensees must disclose known material defects about the property.

- Regardless of the business relationship selected, all licensees owe consumers the duty to:

- Exercise reasonable professional skill and care which meets the practice standards required by the RELRA.
- Deal honestly and in good faith.
- Present, as soon as practicable, all written offers, counteroffers, notices and communications to and from the parties. This duty may be waived *by* the seller *where* the seller's property is under contract and the waiver is in writing.
- Comply with the Real Estate Seller Disclosure Law.
- Account for escrow and deposit funds.
- Disclose, as soon as practicable, all conflicts of interest and financial interests.
- Provide assistance with document preparation and advise the consumer regarding compliance with laws pertaining to real estate transactions.
- Advise the consumer to seek expert advice on matters about the transaction that are beyond the licensee's expertise.
- Keep the consumer informed about the transaction and the tasks to be completed.
- Disclose financial interest in a service, such as financial, title transfer and preparation services, insurance, construction, repair or inspection, at the time service is recommended or the first time the licensee learns that the service will be used.
- The following contractual terms are *negotiable* between the licensee and the consumer and must be addressed in an agreement/disclosure statement:
 - The duration of the licensee's employment, listing agreement or contract.
 - The licensee's fees or commission.
 - The scope of the licensee's activities or practices.
 - The broker's cooperation with and sharing of fees with other brokers.
 - All sales agreements must contain the property's zoning classification except where the property is zoned solely or primarily to permit single family dwellings.
 - The Real Estate Recovery Fund exists to reimburse any person who has obtained a final civil judgment against a Pennsylvania real estate licensee owing to fraud, misrepresentation, or deceit in a real estate transaction and who has been unable to collect the judgment after exhausting all legal and equitable remedies. For complete details about the Fund, call (717) 783-3658.

Before you disclose any financial information to a licensee, be advised that unless you select a business relationship by signing a written agreement, the licensee is NOT representing you. A business relationship is NOT presumed.


ACKNOWLEDGMENT

I acknowledge that I have received this disclosure.

By _____
 (Consumer's printed name) (Consumer's signature) Date

By _____
 (Consumer's printed name) (Consumer's signature) Date

I certify that I have provided this document to the above consumer during the initial interview.

By David B Zacharia, DZ Net Lease Realty, LLC  RB067686
 (Licensee's printed name) (Licensee's signature) (License) Date