

## INVESTMENT OFFERING

**DOLLAR GENERAL**

**DOLLAR GENERAL**

3600 Walnut Street  
McKeesport (Pittsburgh), PA



REPRESENTATIVE PHOTO



# TABLE OF CONTENTS

## DOLLAR GENERAL

|                           |            |
|---------------------------|------------|
| <b>Financial Overview</b> | <b>3</b>   |
| <b>Tenant Overview</b>    | <b>4</b>   |
| <b>Executive Summary</b>  | <b>5</b>   |
| <b>Photos</b>             | <b>6-8</b> |
| <b>Location Map</b>       | <b>9</b>   |
| <b>Area Map</b>           | <b>10</b>  |
| <b>Market Overview</b>    | <b>11</b>  |
| <b>Demographic Report</b> | <b>12</b>  |

## DISCLAIMER

This Marketing Package was prepared by Wertz Real Estate Investment Services and DZ Net Lease Realty, LLC ("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:

John R. Wertz  
Tel: (619) 218-6427  
jwertz@wertzrealestate.com  
CA Lic No. 01448585

Greg LaBarre  
Tel: (619) 997-1242  
glabarre@wertzrealestate.com  
CA Lic. No. 02069301

Listed with PA broker  
DZ Net Lease Realty, LLC  
Lic. No. RB067686

**WERTZ**  
REAL ESTATE INVESTMENT SERVICES

# FINANCIAL OVERVIEW

## OFFERING SUMMARY

|                      |                    |
|----------------------|--------------------|
| PRICE                | \$1,834,092        |
| DOWN PAYMENT         | 100% / \$1,834,092 |
| RENTABLE SQUARE FEET | 8,320 SF           |
| CAP RATE             | 7.00%              |
| YEAR BUILT           | 2015               |
| LOT SIZE             | 1.36 +/- 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                               |
| LEASE TERM                | Fifteen (15) Years                 |
| RENT COMMENCEMENT DATE    | 07/01/2015                         |
| LEASE EXPIRATION DATE     | 06/30/2030                         |
| INCREASES                 | 10% Every 5-Years Starting Year-11 |
| OPTIONS TO RENEW          | (6) 5-Year Options                 |
| RIGHT OF FIRST REFUSAL    | No                                 |



## ANNUALIZED OPERATING DATA

| RENT INCREASES         | ANNUAL RENT  | MONTHLY RENT |
|------------------------|--------------|--------------|
| Years 1-10             | \$128,386.44 | \$10,698.87  |
| Years 11-15            | \$141,225.08 | \$11,768.76  |
| Years 16-20 (Option 1) | \$155,347.59 | \$12,945.63  |
| Years 21-25 (Option 2) | \$170,882.35 | \$14,240.20  |
| Years 26-30 (Option 3) | \$187,970.59 | \$15,664.22  |
| Years 31-35 (Option 4) | \$206,767.65 | \$17,230.64  |
| Years 36-40 (Option 5) | \$227,444.41 | \$18,953.70  |
| Years 41-45 (Option 6) | \$250,188.85 | \$20,849.07  |
| NET OPERATING INCOME   |              | \$128,386.44 |
| TOTAL RETURN YR-1      | 7.00%        | \$128,386.44 |

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.



# 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            | 3600 Walnut Street<br>McKeesport (Pittsburgh), PA 15132          |
| PROPERTY TYPE               | Net Lease Dollar Store   |
| OWNERSHIP                   | Public   |
| LEASE GUARANTOR             | Corporate  |
| STOCK SYMBOL                | DG   |
| BOARD                       | NYSE   |
| 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 Year-11                               |
| YEAR 1 NET OPERATING INCOME | \$128,386.44   |
| NO. OF LOCATIONS            | 19,100+  |
| HEADQUARTERED               | Goodlettsville, TN   |
| WEBSITE                     | <a href="http://www.dollargeneral.com">www.dollargeneral.com</a> |
| YEARS IN THE BUSINESS       | Since 1968   |

# EXECUTIVE SUMMARY

## INVESTMENT OVERVIEW

The subject property is a freestanding site for Dollar General located in McKeesport, PA (Outside Pittsburgh). The 15-year Absolute NNN lease commenced July 1, 2015 and includes a rare 10% rental increase in year 11 (July 1, 2026) as well as 10% rental increases in the (6) 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.

The location benefits from its excellent visibility and strategic location of the hard corner, signalized intersection of Walnut St and Eden Park Blvd with combined traffic counts of over 25,000 VPD. The five-mile population is over 108,000 people with an average household income of over \$76,000. National retailers in the immediate vicinity include ALDI, Rite Aid, O'Reilly Auto Parts, AutoZone Auto Parts, Exxon Gas, Planet Fitness, McDonald's, KFC, Chase Bank and more. This site is only 15-miles from Downtown Pittsburgh and a rare opportunity for an investor to purchase a stable, long term corporately guaranteed investment on a hard corner, signalized intersection in a dense infill location with zero landlord responsibility.

# DOLLAR GENERAL

## INVESTMENT HIGHLIGHTS

- Located at Busy Signalized Intersection & Hard Corner
- Rare 10% Rent Increase in Year 11 (July 1, 2026)
- Traffic Counts Exceed 25,000 Vehicles Per Day
- 5-Mile Population Exceeds 108,000 Residents w/ Average Household Income Over \$76,000
- Dollar General (NYSE: DG) Corporate Guarantee (Investment Grade Credit - S&P Rated BBB)
- Just 15-Miles to Downtown Pittsburgh



REPRESENTATIVE PHOTO



# 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.



# 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.



# SITE PLAN



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.



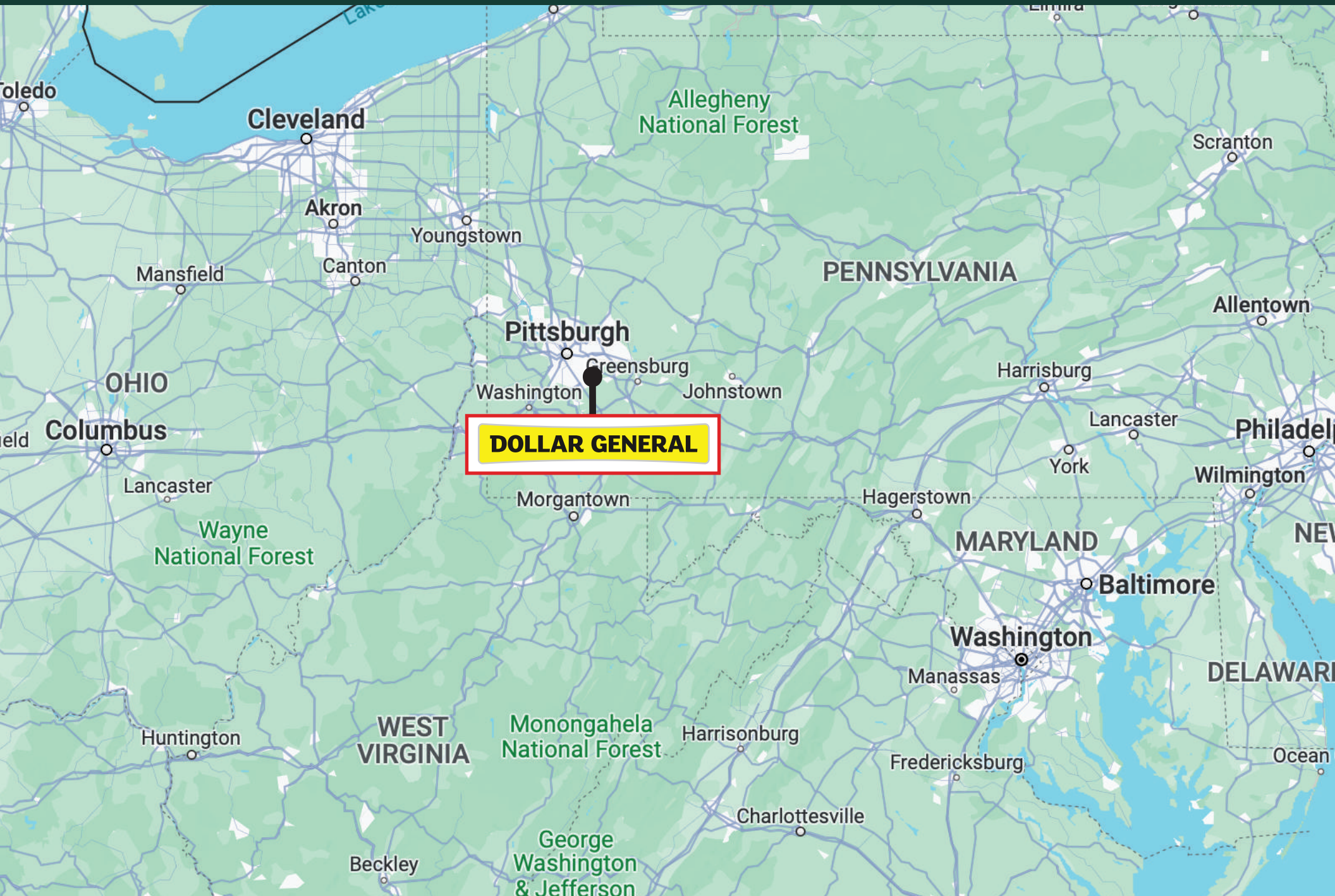
# LOCATION MAP



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.



# AREA 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. Wertz Real Estate Investment Services, Inc.



# 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



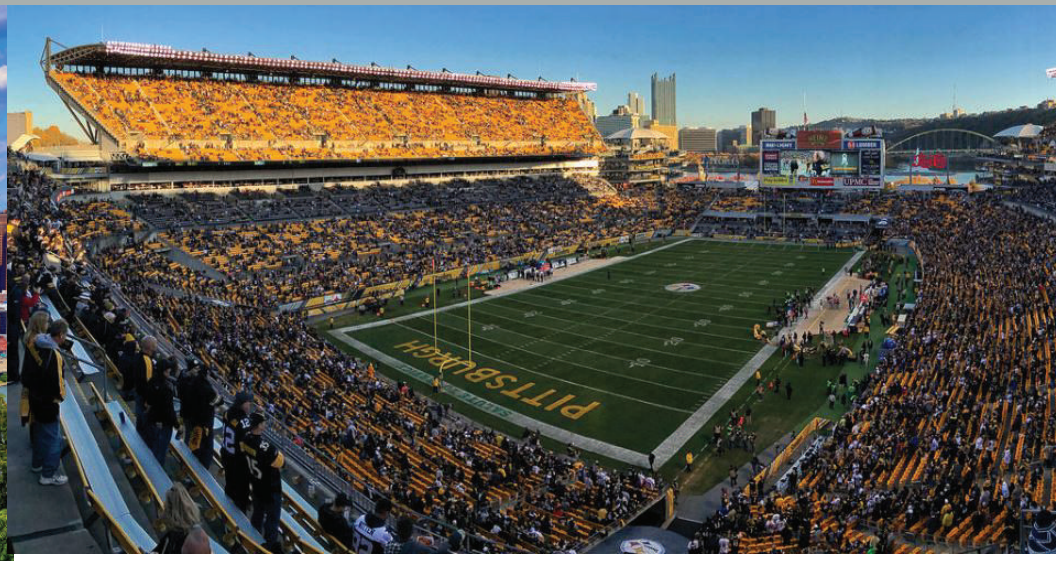
### ***Ranked # 25***

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



### ***The Greater Pittsburgh***

Area is Home to Over 40  
Colleges and Universities



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.



# DEMOGRAPHIC REPORT

REPRESENTATIVE PHOTO



| POPULATION    | 1 MILE | 3 MILES | 5 MILES |
|---------------|--------|---------|---------|
| 2024 Estimate | 8,705  | 48,371  | 108,558 |
| Median Age    | 43.45  | 45.03   | 45.98   |

| HOUSEHOLDS               | 1 MILE   | 3 MILES  | 5 MILES  |
|--------------------------|----------|----------|----------|
| 2024 Est. Avg. HH Income | \$64,186 | \$68,018 | \$76,445 |
| 2024 Est. Households     | 3,902    | 21,685   | 48,952   |

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.





Wertz Real Estate Investment Services  
3138 Roosevelt Street, Suite L  
Carlsbad, CA 92008  
Tel: (619) 218-6427  
Fax: (858) 408-1830  
[www.wertzrealestate.com](http://www.wertzrealestate.com)

Listed with PA broker  
DZ Net Lease Realty, LLC license RB067686



## **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