



ELEVATE
— NET LEASE —



Dollar Store Portfolio OH

(8 STORES) - 9% CAP - \$10,800,455



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TENANT PROFILE DT/FD

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PROPERTY SUMMARY

AERIAL MAP

DEMOGRAPHICS MAP & REPORT

TENANT	#	ADDRESS	SQ.FT.	LEASE EXPIRATION	NOI	PRICE
Family Dollar	125	25880 Broadway, Cleveland, OH 44146	8,320	06/30/31	\$115,196	\$1,279,955
Dollar Tree	155	2188 E Market, Akron, OH 44312	9,773	04/30/31	\$100,173	\$1,113,033
Family Dollar	160	3787 Pearl Road, Cleveland, OH 44109	14,860	03/31/30 *	\$102,600	\$1,140,000
Family Dollar	154	1280 East Main Street, Newark, OH 43055	8,540	09/30/29	\$121,692	\$1,352,133
Family Dollar	152	12915 Buckeye Road, Cleveland, OH 44120	8,320	06/30/29	\$117,273	\$1,303,033
Dollar Tree	159	815 Copley Road, Akron, OH 44320	9,032	01/31/27	\$112,448	\$1,249,422
Family Dollar	126	6513 Clark Ave Cleveland, OH	9,120	09/30/34	\$133,221	\$1,480,233
Dollar Tree	166	354-350 Waterloo Rd, Akron, OH 44319	19,960	08/31/34	\$169,438	\$1,882,644
TOTAL:		CAP RATE: 9.0%	87,925 SF	WALT: 5.75 YEARS	NOI: \$972,041	PRICE: \$10,800,455





TENANT OVERVIEW

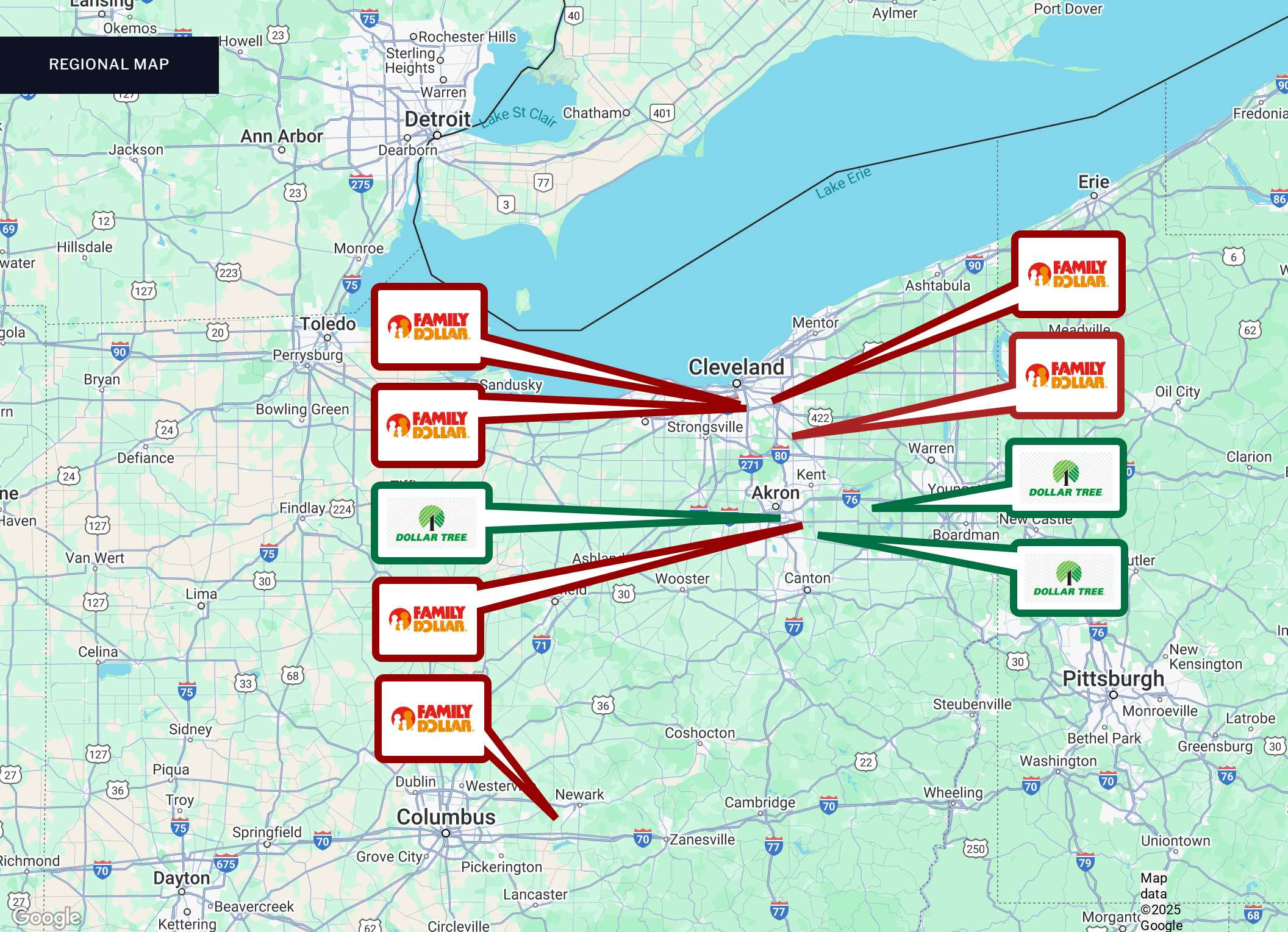
Company:	Dollar Tree, INC NASDAQ: DLTR
Founded:	DT: 1986 FD: 1959
Credit Rating:	BBB
Locations:	16,000 Dollar Tree's & 7,642 Family Dollars
Headquarters:	Chesapeake, VA
Website:	https://www.familydollar.com/ https://www.dollartree.com/



TENANT HIGHLIGHTS

- **Revenue Growth:** Dollar Tree consistently exceeds \$30.9 billion in annual sales, driven by demand for affordable products. Dollar Tree gross profit for the twelve months ending October 31, 2024 was \$9.697B, a 8.43% increase year-over-year. Dollar Tree annual gross profit for 2024 was \$9.332B, a 4.44% increase from 2023.
- **Acquisition of Family Dollar:** Dollar Tree acquired Family Dollar in 2015 for approximately \$8.5 billion. This acquisition allowed Dollar Tree to significantly expand its footprint, with Family Dollar operating as a subsidiary under the Dollar Tree brand.
- **Market Position:** As of 2024, Dollar Tree operates over 16,000 and 7,600 Family Dollar Stores across the United States and Canada, making it one of the largest discount retailers in North America. The company has a significant presence in both urban and rural areas, with stores in virtually every state
- **Resilience:** Dollar Tree benefits from the "value retail" trend, thriving in economic downturns. continues to grow with store openings, expansions, and renovations, with both brands complementing each other by catering to different demographics and shopping needs.
- **Sustainability:** The company is focusing on reducing plastic waste and improving eco-friendly packaging. Beyond \$1 items, Dollar Tree offers higher-priced options in select locations.

REGIONAL MAP



PROPERTY SUMMARY



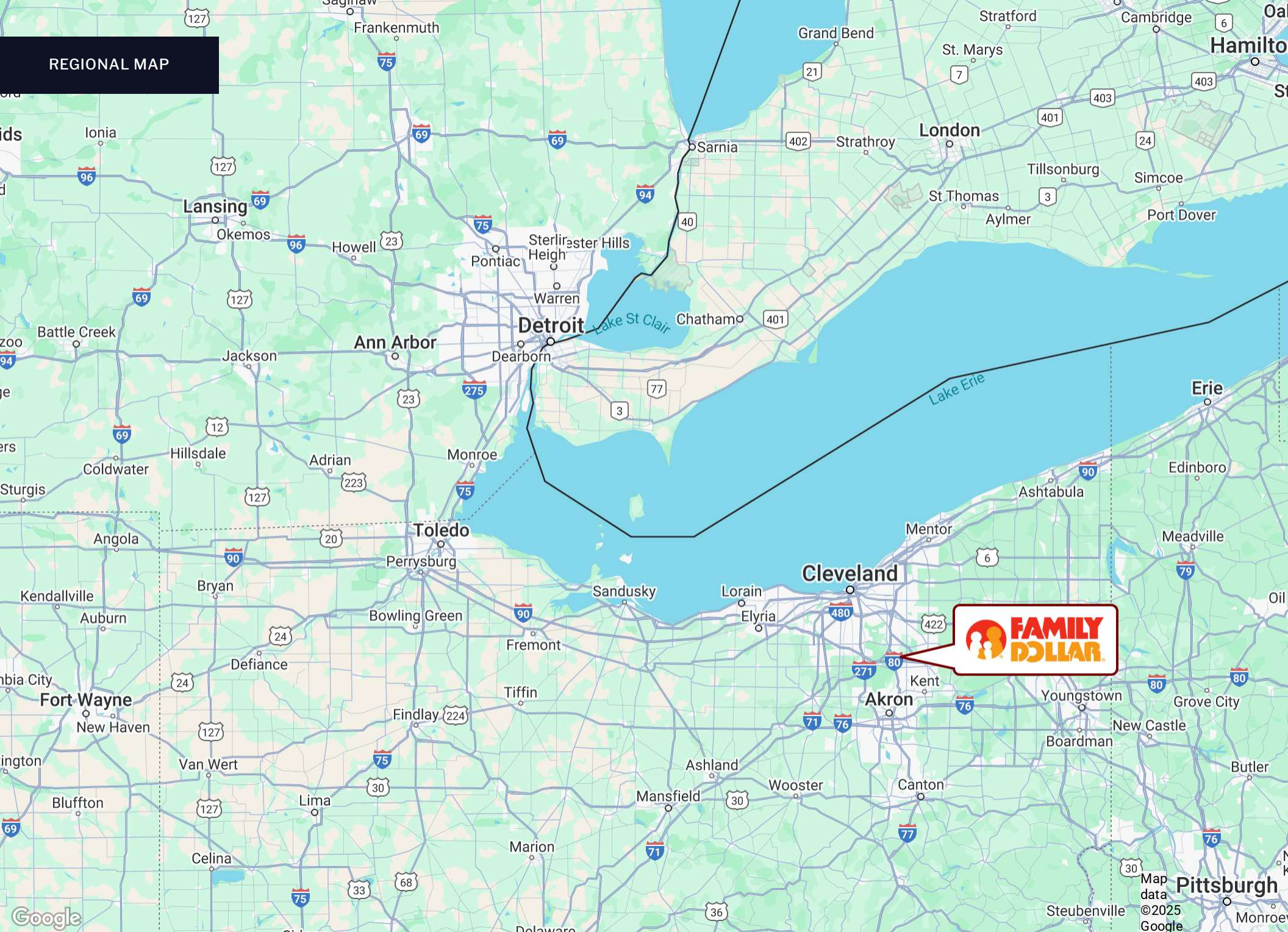
PROPERTY HIGHLIGHTS

- Located On A Signalized Hard Corner At Broadway Ave & Alexander Rd, Offering Multiple Points Of Entry/Access, With Over 23,000 Vehicles Passing The Site Daily.
- Dense Demographics 40,000 People Reside Within a 3 Mile Radius Of The Site
- Situated In A Vibrant Area With A Mix Of Businesses, Services, And Residential Communities, The Property Provides A Dynamic Environment For Potential Development Or Investment.
- Oakwood Village, OH, Is Part Of The Cleveland-Elyria, OH Metropolitan Statistical Area (MSA). This MSA Includes The City Of Cleveland And Surrounding Areas In Northeastern Ohio.
- The City Offers A Mix Of Residential Properties, From Single-Family Homes To Townhouses, As Well As Opportunities For Business Development, Making It An Attractive Place For Investment And Growth.
- Conveniently Located Near Major Highways, Including Interstate 480 And State Route 14, Offering Quick Access To Downtown Cleveland, Cleveland Hopkins International Airport, And Surrounding Communities.

OFFERING SUMMARY

Address:	25880 Broadway Ave, Oakwood Village, OH
Tenant:	Family Dollar
Sale Price:	\$1,279,955
Cap Rate:	9.0%
NOI:	\$115,195.00
Lease Expiration Date:	06/30/31
Lease Type:	NN+
Landlord Responsibilities:	Roof /Structure, Parking Lot Over \$2,000
Building Size:	8,320 SF
Lot Size:	1 Acre
Year Built:	2016

REGIONAL MAP



AERIAL MAP



Alexander Rd

Alexander Rd

9,944 Vehicles Per Day

13,306 Vehicles Per Day

Broadway Ave

Stephen Rd

Google

Map data ©2025 Imagery ©2025 Airbus, Maxar
Technologies, USDA/FPAC/Geo

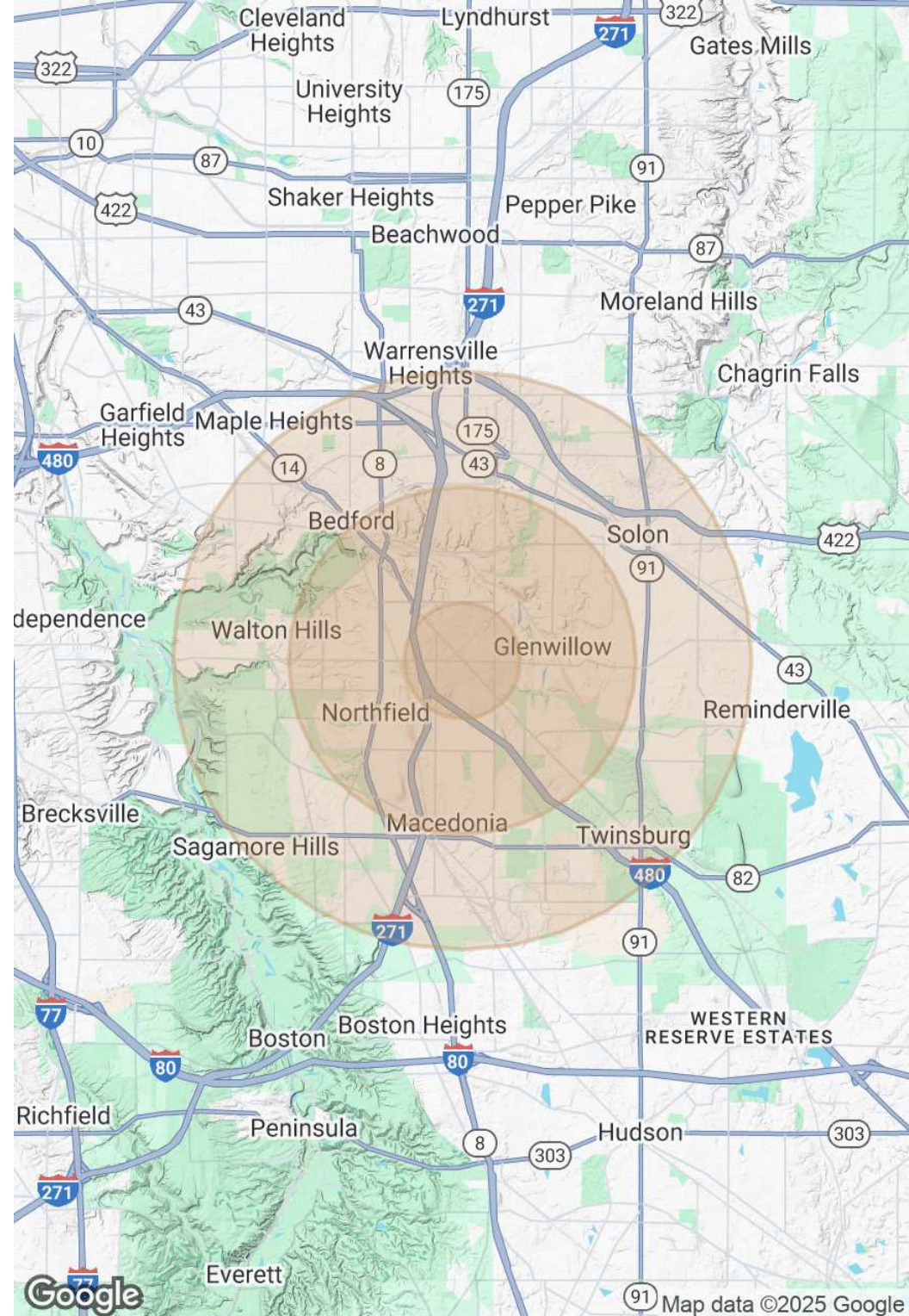
FAMILY DOLLAR | 25880 BROADWAY AVE, BEDFORD, OH 44146

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,562	40,668	110,651
Average Age	49	45	44
Average Age (Male)	47	43	42
Average Age (Female)	50	46	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,087	17,223	46,945
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$81,969	\$110,975	\$114,004
Average House Value	\$229,978	\$251,975	\$279,458

Demographics data derived from AlphaMap



PROPERTY SUMMARY

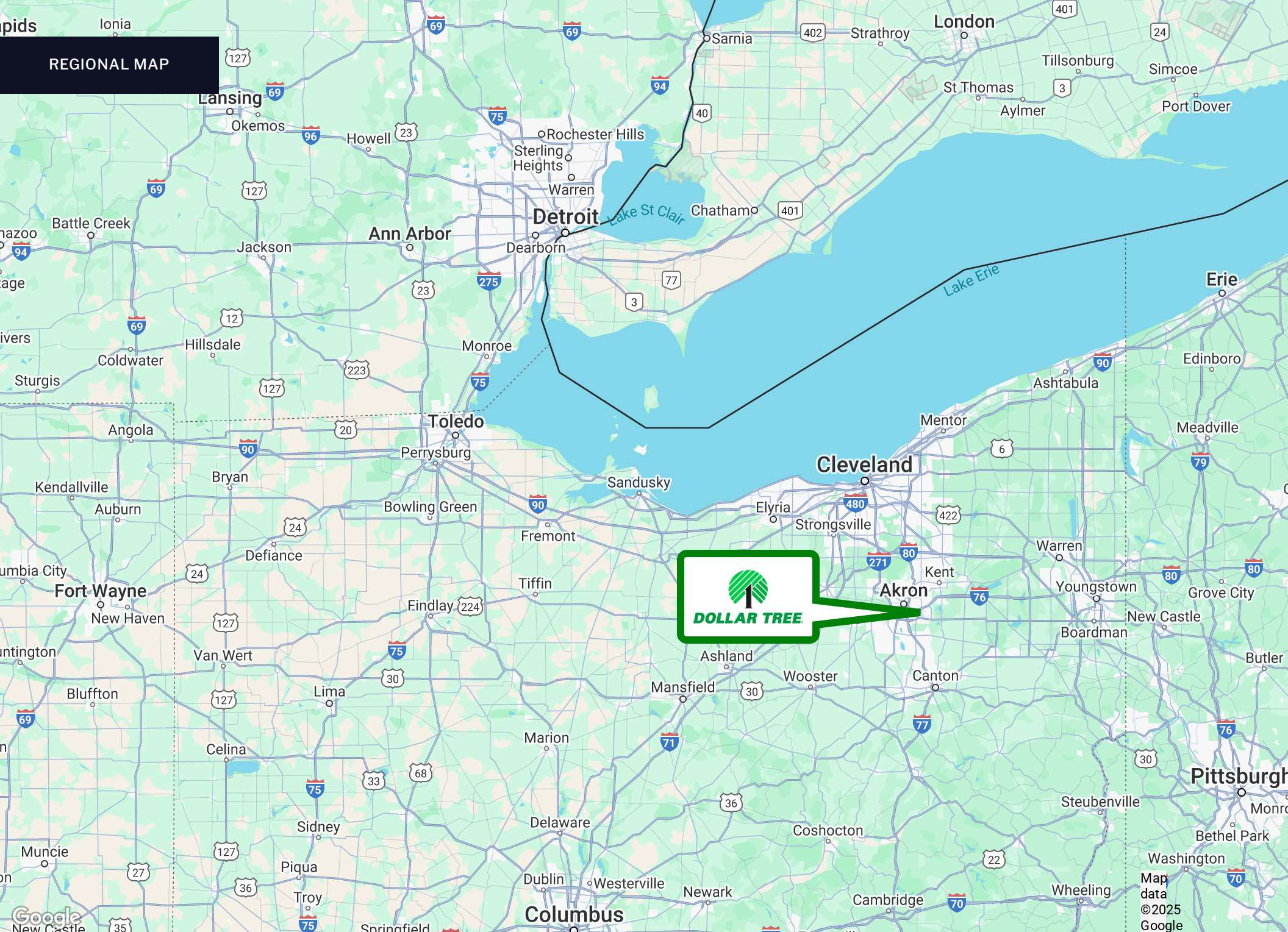


PROPERTY HIGHLIGHTS

- Dense Demographics - 12,500+ People Reside Within a 1 Mile Radius, 73,500+ People Reside Within a 3 Mile Radius Of The Site
- Located Approximately 3 Miles From Downtown Akron, a 7-Minute Drive; 3.5 Miles From The University Of Akron, About An 8-Minute Drive; 4.5 Miles From The Akron Zoo, A 10-Minute Drive; And 13 Miles From Akron-Canton Airport (CAK), With A Drive Time Of Around 15 Minutes.
- Situated In A Well-Trafficked Area Of Akron, OH, With Proximity To Major Roads Like East Market Street And Easy Access To I-76, Enhancing Visibility And Accessibility.
- The Property Spans A Spacious Lot, Offering Ample Space For Retail Use.
- Positioned In A Growing Commercial Corridor, The Property Offers Opportunities For Businesses Seeking To Capitalize On The Area's Development And Increasing Traffic.

OFFERING SUMMARY

Address:	2188 E Market St, Akron, OH
Tenant:	Dollar Tree
Sale Price:	\$1,113,033
NOI:	\$100,173
Cap Rate:	9.0%
Lease Expiration Date:	04/30/31
Type of Lease:	NN
Landlord Responsibilities:	Roof/Structure
Building Size:	9,773 SF
Lot Size:	1.12 Acres
Year Built/Renovated:	2016

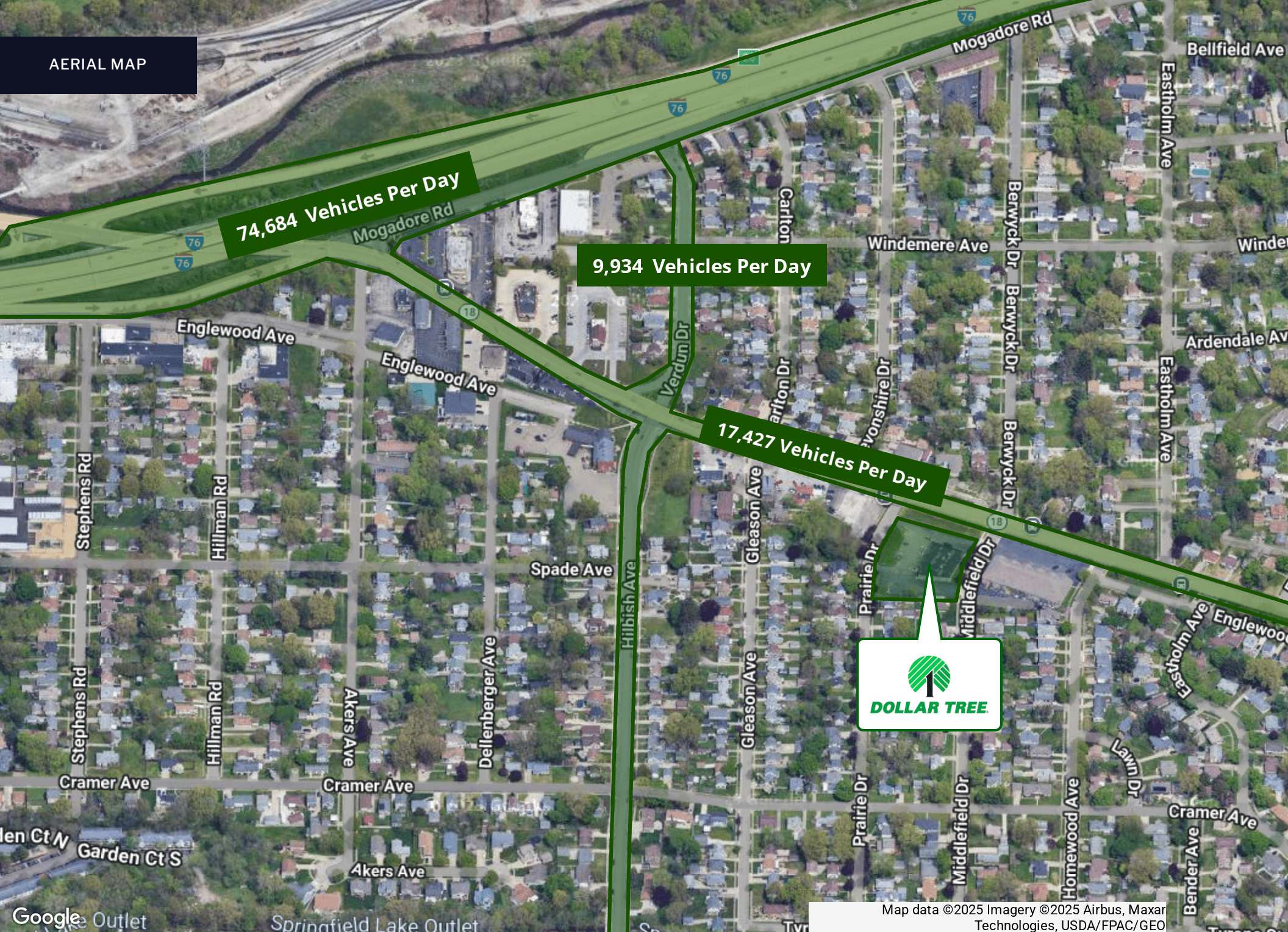


REGIONAL MAP



DOLLAR TREE | 1288 E MARKET ST, AKRON, OH 44305

AERIAL MAP



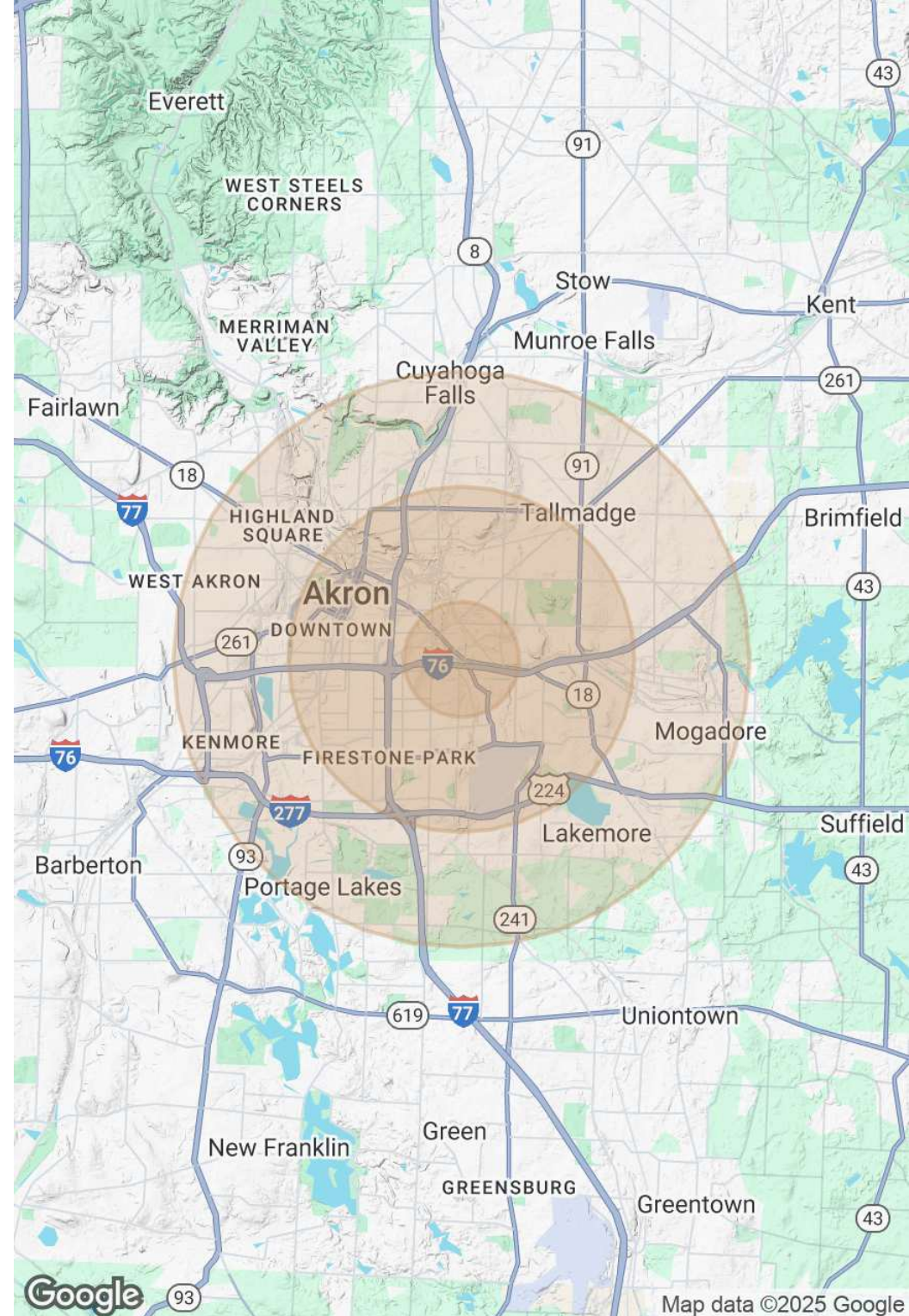
Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies, USDA/FPAC/GEO

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,590	73,814	162,320
Average Age	35.8	36.0	38.9
Average Age (Male)	35.3	35.7	38.1
Average Age (Female)	38.5	37.0	40.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,103	45,775	103,439
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$66,236	\$57,783	\$59,220
Average House Value	\$55,323	\$46,995	\$45,759

2020 American Community Survey (ACS)



PROPERTY SUMMARY



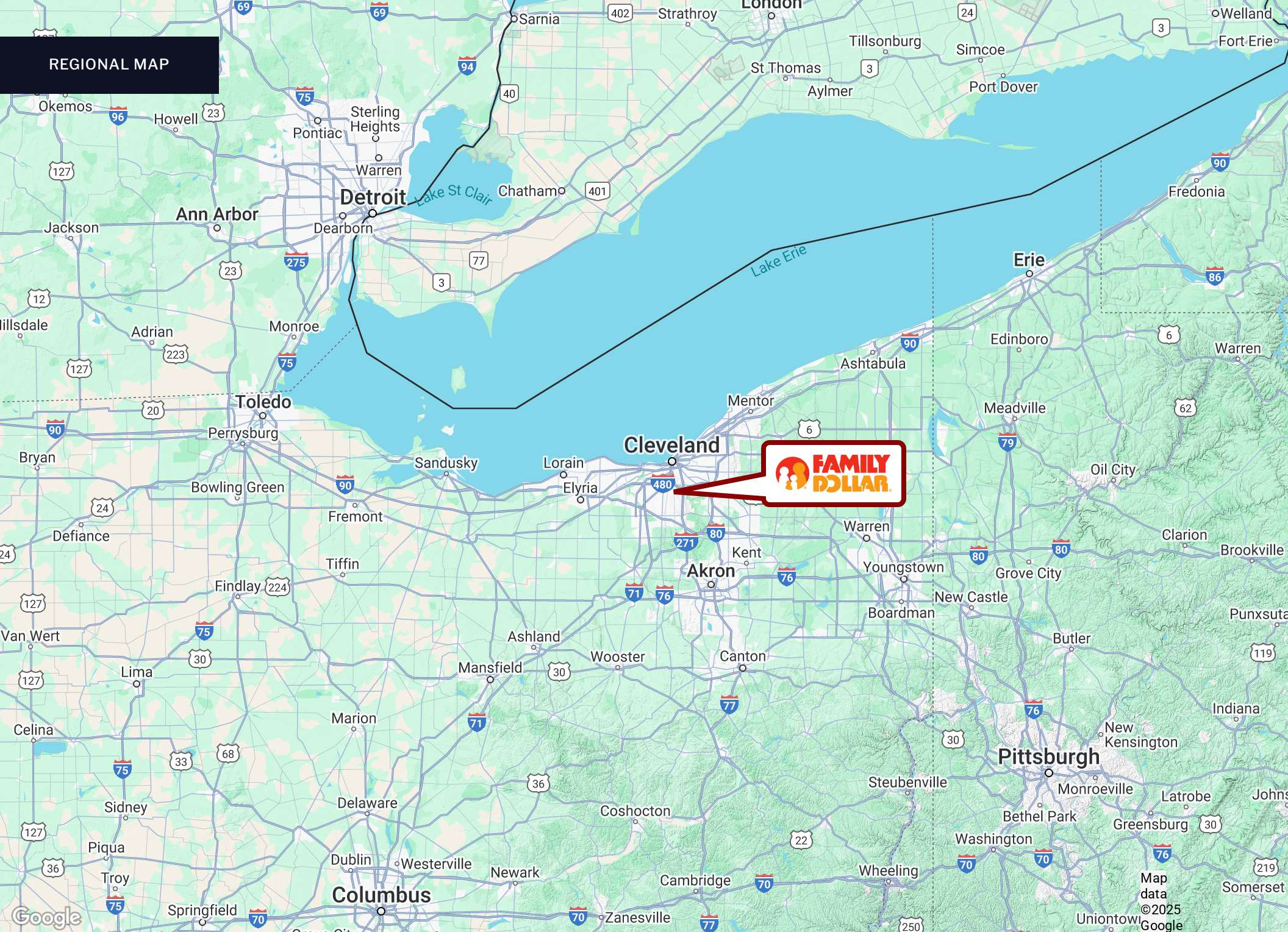
PROPERTY HIGHLIGHTS

- Dense Demographics - 15,500+ People Reside Within a 1 Mile Radius
124,000+ People Reside Within a 3 Mile Radius Of The Site
- 63,000 Daytime Employees Within a 3 Mile Radius Of The Site
- Located Along Pearl Road Over 20,000 Vehicles Pass The Site Daily.
The Property Benefits From High Visibility And Accessibility, Making It Suitable For Retail Or Service-Oriented Businesses.
- Large Lot And Building With a ±14,800 SF Structure Set On
Approximately ±2.00 Acres.
- Approximately 6 Miles East of 3787 Pearl Road, The Drive Typically
Takes About 10 Minutes Via I-71 N
- Cleveland Hopkins International Airport (CLE): Located About 7 Miles
Southwest of the Property,

OFFERING SUMMARY

Address:	3782 Pearl Road, Cleveland, OH
Tenant:	Family Dollar
Sale Price:	\$1,140,000
Cap Rate:	9.0%
NOI:	\$102,600
Lease Expiration Date:	03/31/30
Type of Lease:	NN
Landlord Responsibilities:	Rood/Structure
Termination Right:	If gross sales do not exceed \$2,000,000 starting April 1, 2028-March 31, 2029
Building Size:	14,860 SF
Lot Size:	2.0 Acres
Year Built / Remodeled:	1994/2017

REGIONAL MAP



AERIAL MAP

21,351 Vehicles Per Day



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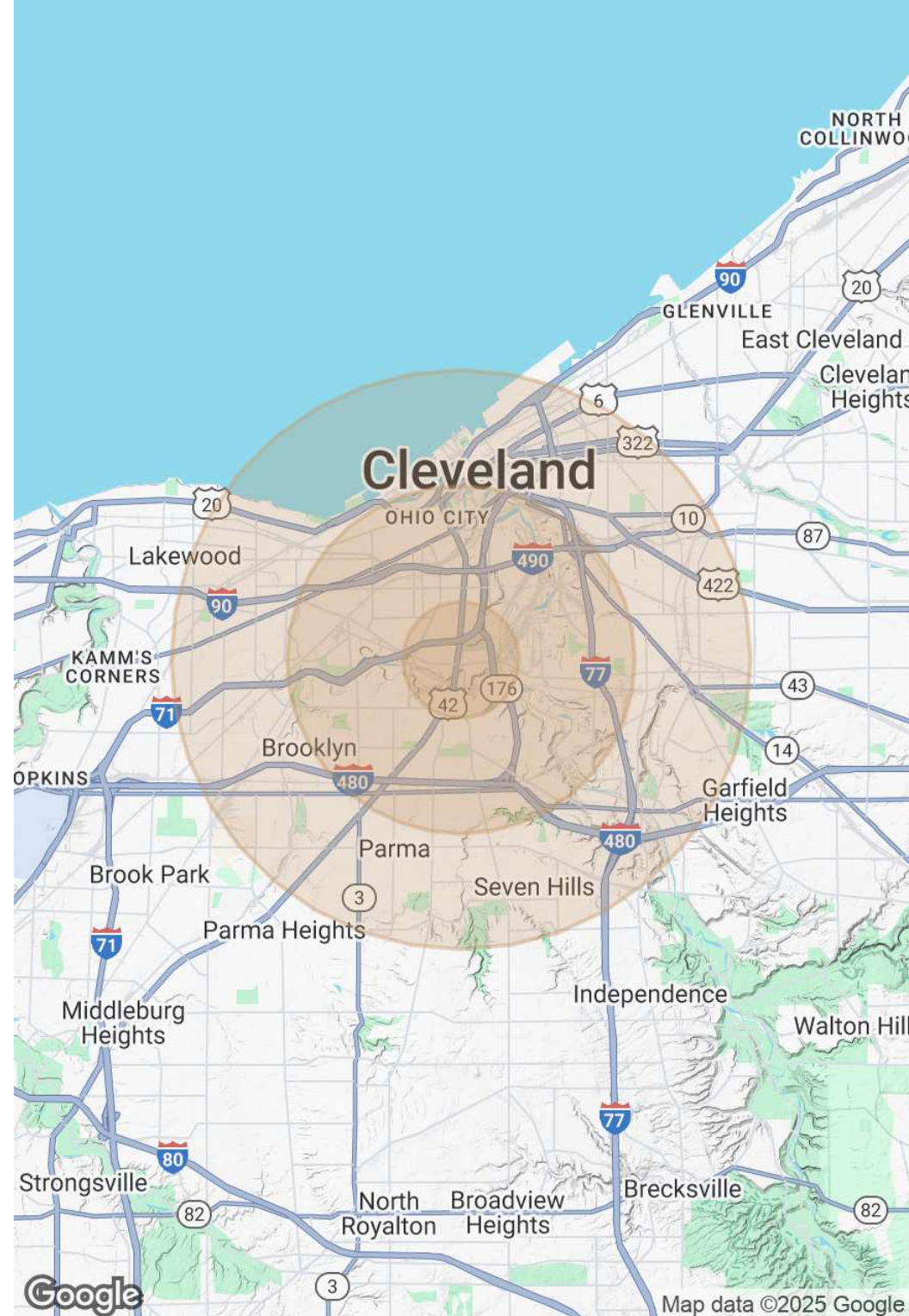
FAMILY DOLLAR | 3787 PEARL ROAD, CLEVELAND, OH 44109

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,492	128,965	293,007
Average Age	37	39	39
Average Age (Male)	37	38	38
Average Age (Female)	37	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,920	57,440	131,599
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$45,012	\$62,591	\$62,544
Average House Value	\$138,019	\$171,177	\$171,314

Demographics data derived from AlphaMap



PROPERTY SUMMARY

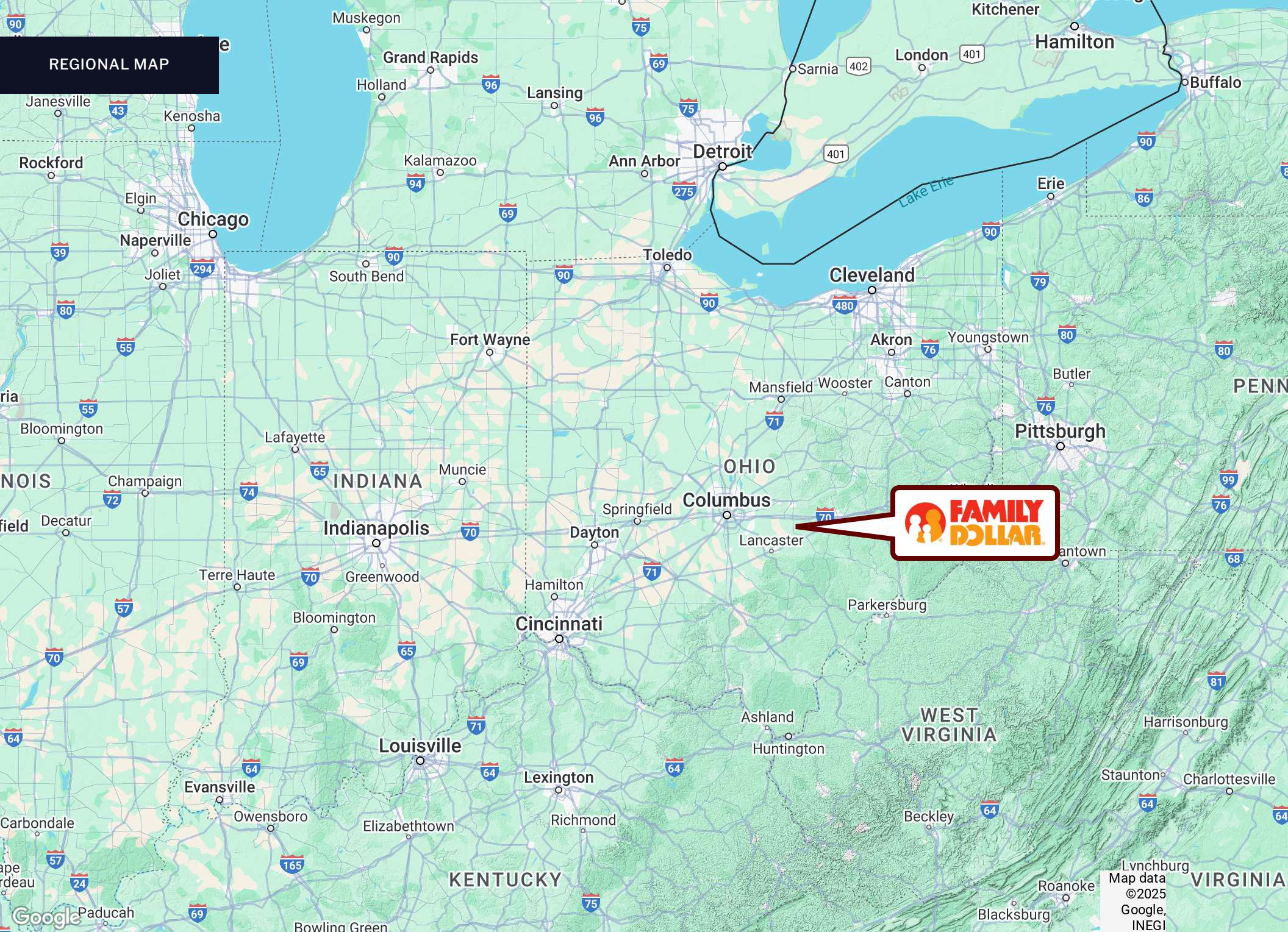


PROPERTY HIGHLIGHTS

- Demographics - 18,554+ People Reside Within a 3 Mile Radius Of The Site
- Positioned At The Intersection Of East Main Street And Dayton Road, The Property Benefits From High Visibility And Accessibility.
- Newark, Ohio, is part of the Columbus, OH Metropolitan Statistical Area (MSA).
- Newark Is Home To The Newark Campus Of Ohio State University, Providing Higher Education Opportunities For The Region. The Campus Offers A Variety Of Undergraduate Programs, Contributing To The Local Economy And Culture.
- Newark Is Experiencing Steady Growth With An Increasing Number Of New Businesses And Developments, Including Both Residential And Commercial Properties. The City's Strategic Location And Appealing Cost Of Living Make It An Attractive Place For New Residents And Businesses.

OFFERING SUMMARY

Address:	1280 East Main Street Newark, OH
Tenant:	Family Dollar
Sale Price:	\$1,352,133
Cap Rate:	9.0%
NOI:	\$121,692
Lease Expiration Date:	03/30/30
Type of Lease:	NN
Landlord Responsibilities:	Roof/Structure
Building Size:	8,540 SF
Lot Size:	2.50 Acres
Year Built:	2015



REGIONAL MAP



Lynchburg
Map data
©2025
Google,
INEGI

AERIAL MAP

22,173 Vehicles Per Day



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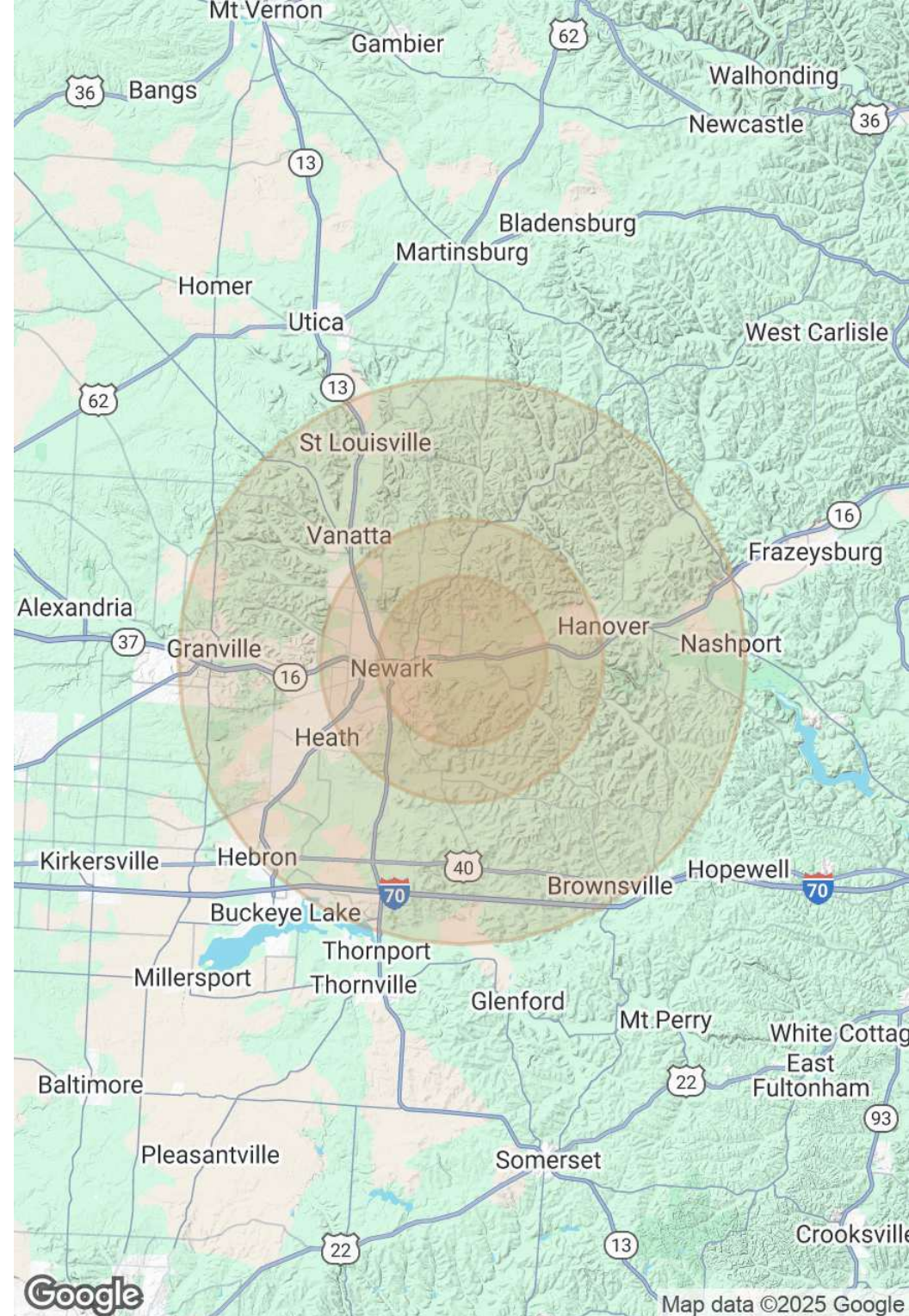
FAMILY DOLLAR | 1280 E MAIN ST, NEWARK, OH 43055

DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	18,640	49,463	94,800
Average Age	39	41	41
Average Age (Male)	38	39	40
Average Age (Female)	39	42	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	7,310	20,211	38,231
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$68,243	\$76,641	\$92,368
Average House Value	\$177,603	\$193,132	\$242,410

Demographics data derived from AlphaMap



PROPERTY SUMMARY



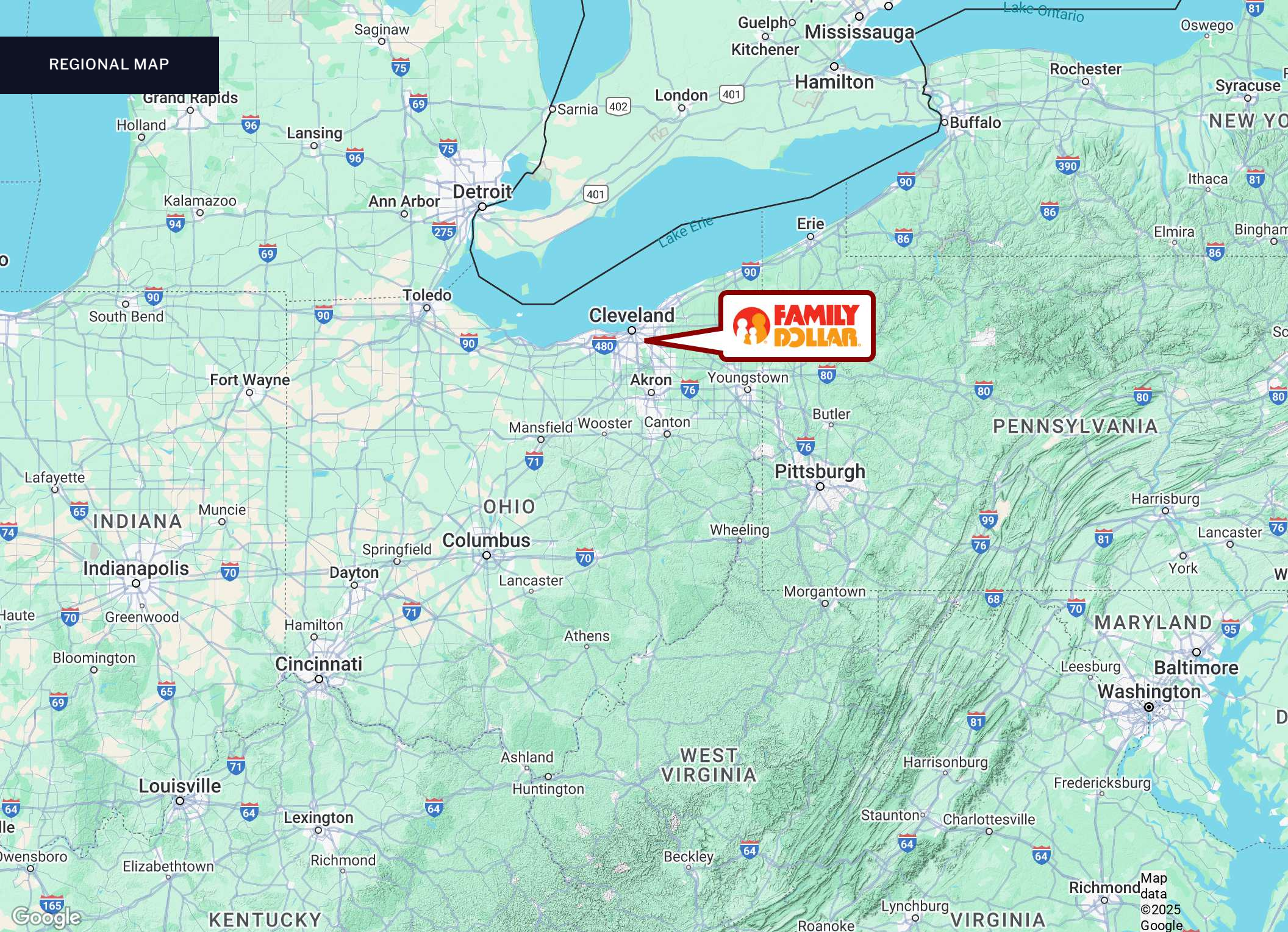
PROPERTY HIGHLIGHTS

- Dense Demographics - 20,000+ People Within a 1 Mile Radius and 150,000+ People Reside Within a 3 Mile Radius Of The Site
- 179,000+ Daytime Employees Within a 3 mile radius Of The Site
- Approximately 5 Miles From Downtown Cleveland, The Driving Distance Is Around 10-15 Minutes
- The Property Is Offered At A Competitive Rent Per Square Foot, Presenting A Strong Investment Opportunity Below Replacement Cost.
- The Location Benefits From Multiple Points Of Entry And Access, Enhancing Its Visibility And Convenience For Customers.

OFFERING SUMMARY

Address:	12915 Buckeye Road, Cleveland, OH
Tenant:	Family Dollar
Sale Price:	\$1,303,033
Cap Rate:	9.0%
NOI:	\$117,273
Lease Expiration Date:	06/30/29
Type of Lease:	NN
Landlord Responsibilities:	Roof/Structure Parking Lot over \$2,000
Building Size:	8,320 SF
Lot Size:	.79
Year Built:	2013

REGIONAL MAP



AERIAL MAP



9,088 Vehicles Per Day

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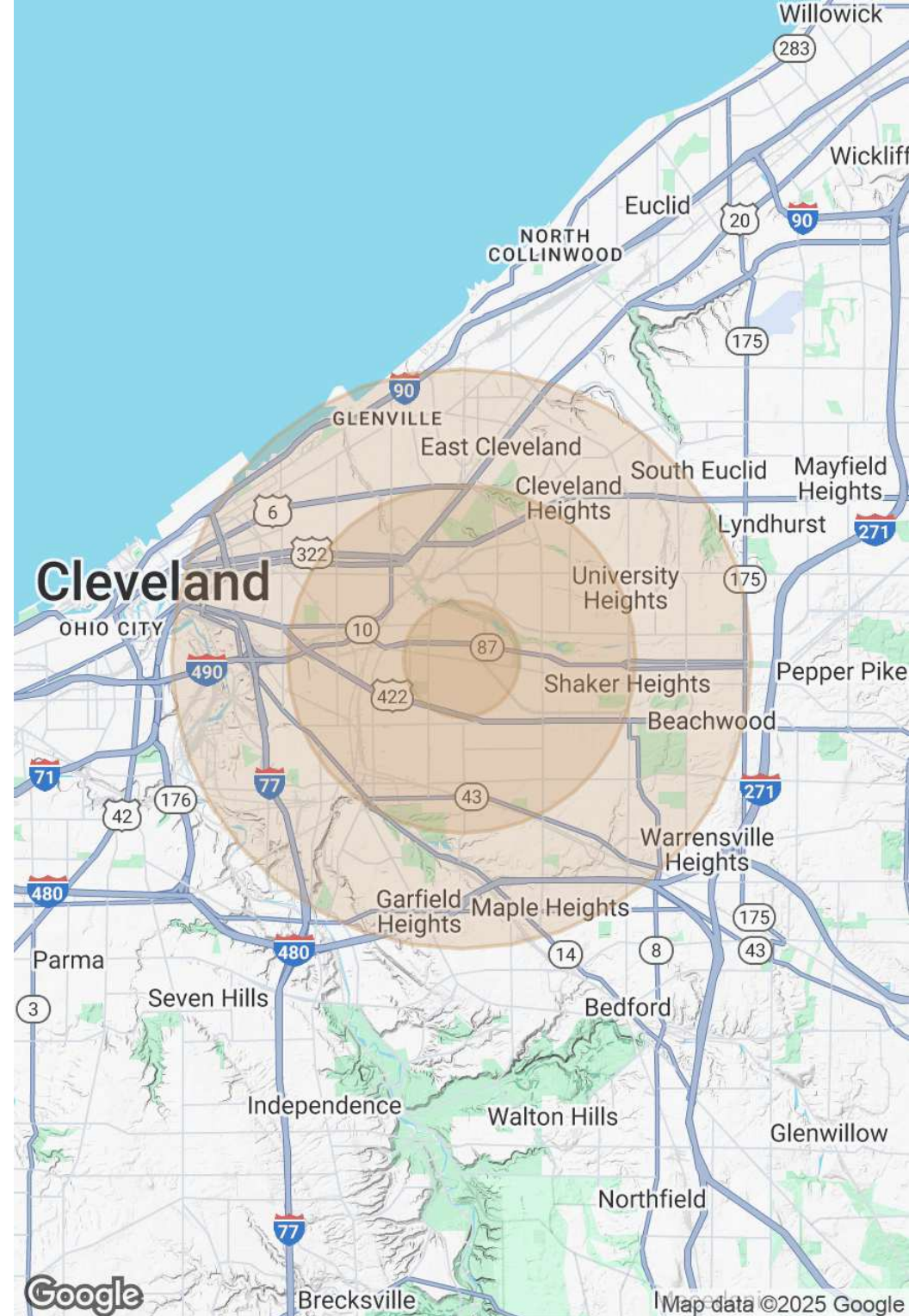
FAMILY DOLLAR | 12915 BUCKEYE ROAD, CLEVELAND, OH 44120

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,590	137,341	312,866
Average Age	42	40	40
Average Age (Male)	41	38	38
Average Age (Female)	43	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,591	62,352	137,812
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$66,601	\$77,744	\$74,247
Average House Value	\$220,278	\$209,311	\$194,581

Demographics data derived from AlphaMap



PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Single Tenant Freestanding Dollar Tree in Akron, OH
- Dense Demographics - 17,800+ People Reside Within a 1-Mile Radius and 91,000+ People Reside Within a 3-Mile Radius of the Site
- Distance to the University of Akron: Approximately 2.9 Miles, with an Estimated Driving Time of 7 Minutes. The University of Akron Serves Around 17,000 Students, Offering a Wide Range of Undergraduate, Graduate, and Doctoral Programs.
- Just 4 Miles Away from Downtown Akron and 23.9 Miles, with an Estimated Driving Time of 33 Minutes from the Akron-Canton Airport.
- Akron Is Located In Northeastern Ohio, About 40 Miles South Of Cleveland and Is Part Of The Greater Cleveland Metropolitan Area

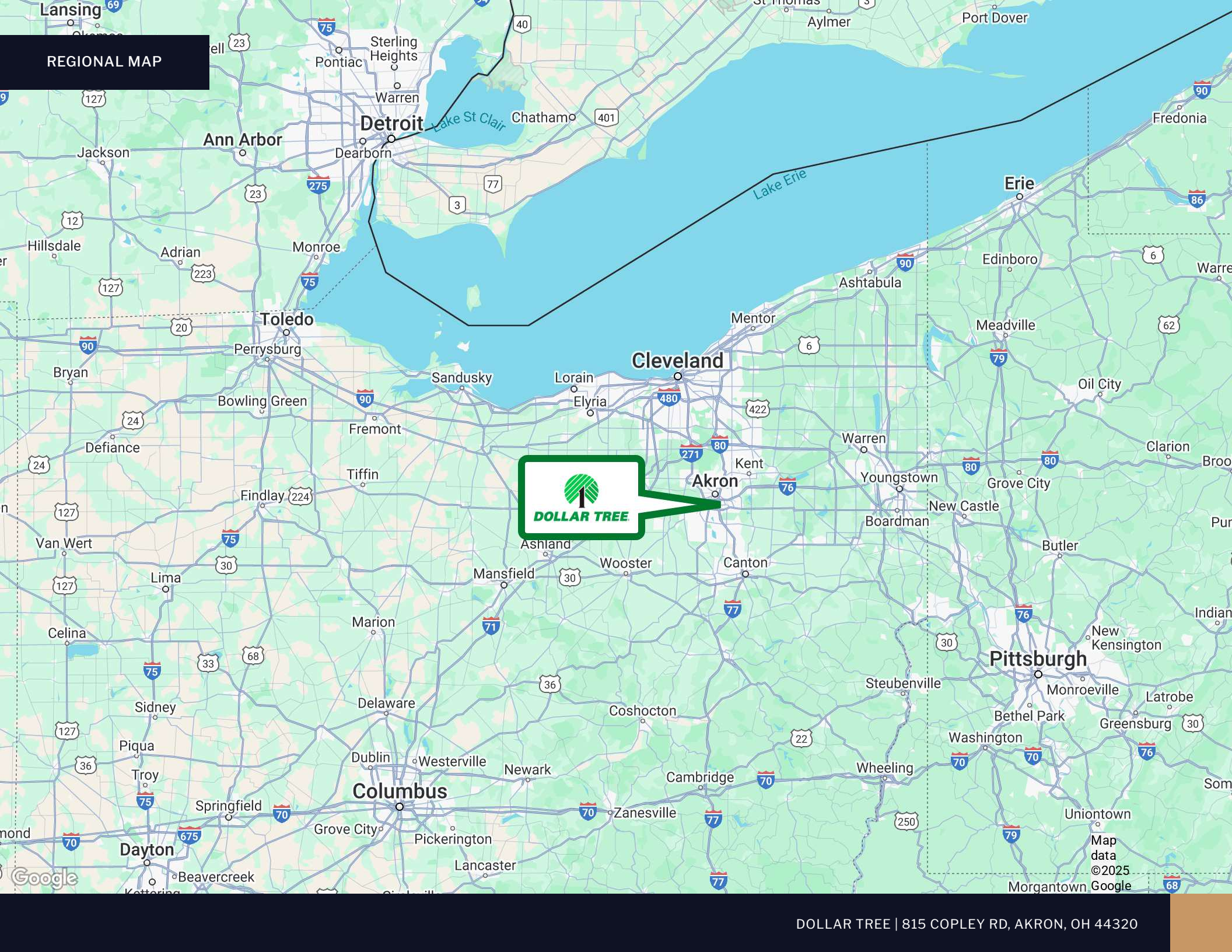
OFFERING SUMMARY

Address:	815 Copley Rd, Akron, OH 44320
Tenant:	Dollar Tree
Sale Price:	\$1,249,422
Cap Rate:	9.0%
NOI:	\$112,448
Lease Expiration Date:	01/31/27
Type of Lease:	NN
Landlord Responsibilities:	Roof/Structure
Building Size:	9,032 SF
Lot Size:	1.25 Acres
Year Built:	2016

REGIONAL MAP

The map displays the Great Lakes region, with Lake Erie and Lake St. Clair prominently featured. A green callout box containing the Dollar Tree logo points to Akron, Ohio. Surrounding cities and states are labeled, including Michigan (MI), Ohio (OH), and Pennsylvania (PA). Major highways are shown with their respective shields. The map is sourced from Google Maps, with data dated 2025.

DOLLAR TREE | 815 COPLEY RD, AKRON, OH 44320



AERIAL MAP

12,629 Vehicles Per Day



Map data ©2025 Google Imagery ©2025 Airbus,
Maxar Technologies

DOLLAR TREE | 815 COPLEY RD, AKRON, OH 44320

DEMOGRAPHICS MAP & REPORT

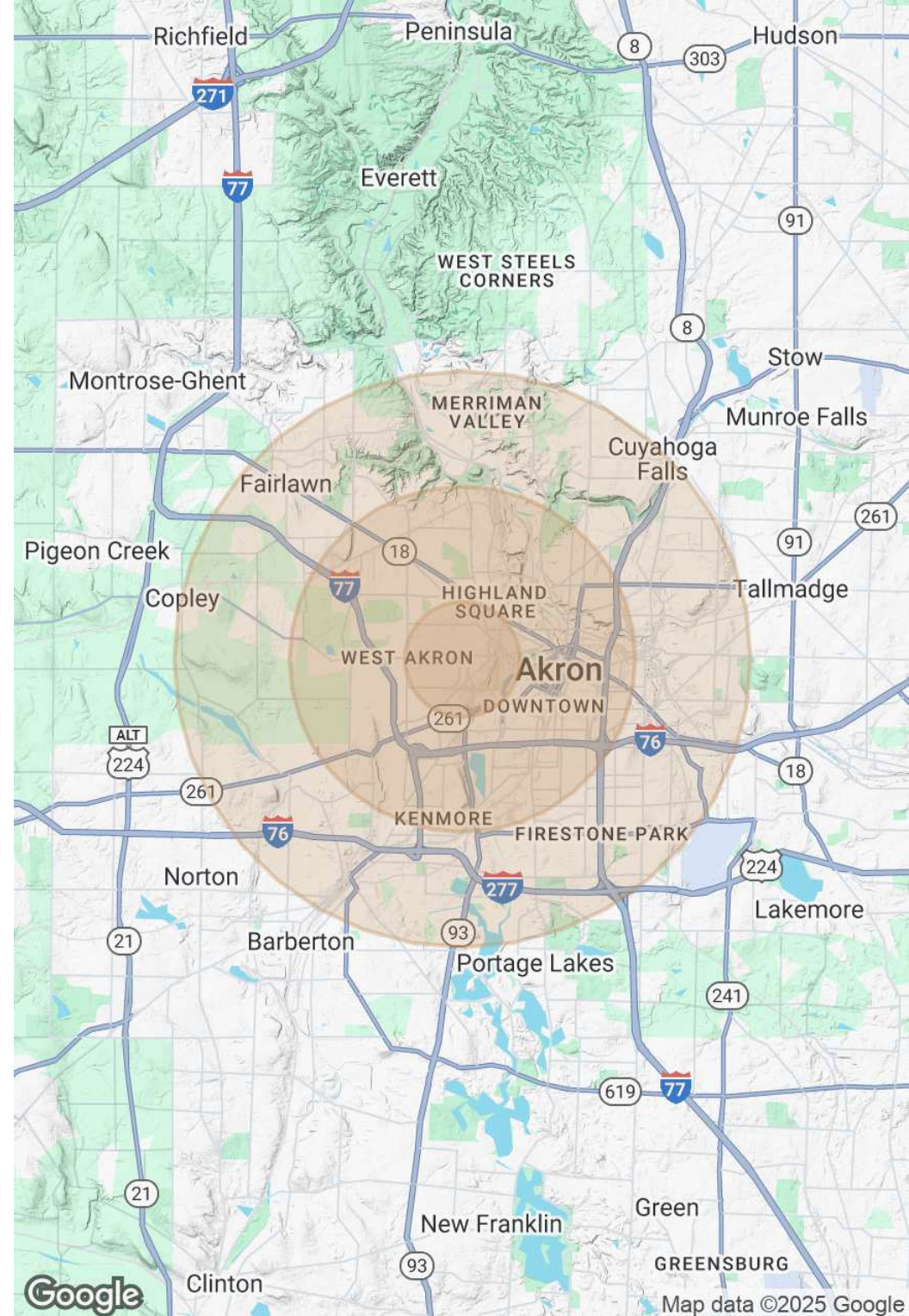
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	16,741	88,360	205,249
Average Age	41	39	40
Average Age (Male)	39	38	39
Average Age (Female)	42	40	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,595	38,133	89,933
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$52,885	\$60,109	\$67,487
Average House Value	\$132,235	\$141,793	\$155,242

Demographics data derived from AlphaMap



PROPERTY SUMMARY



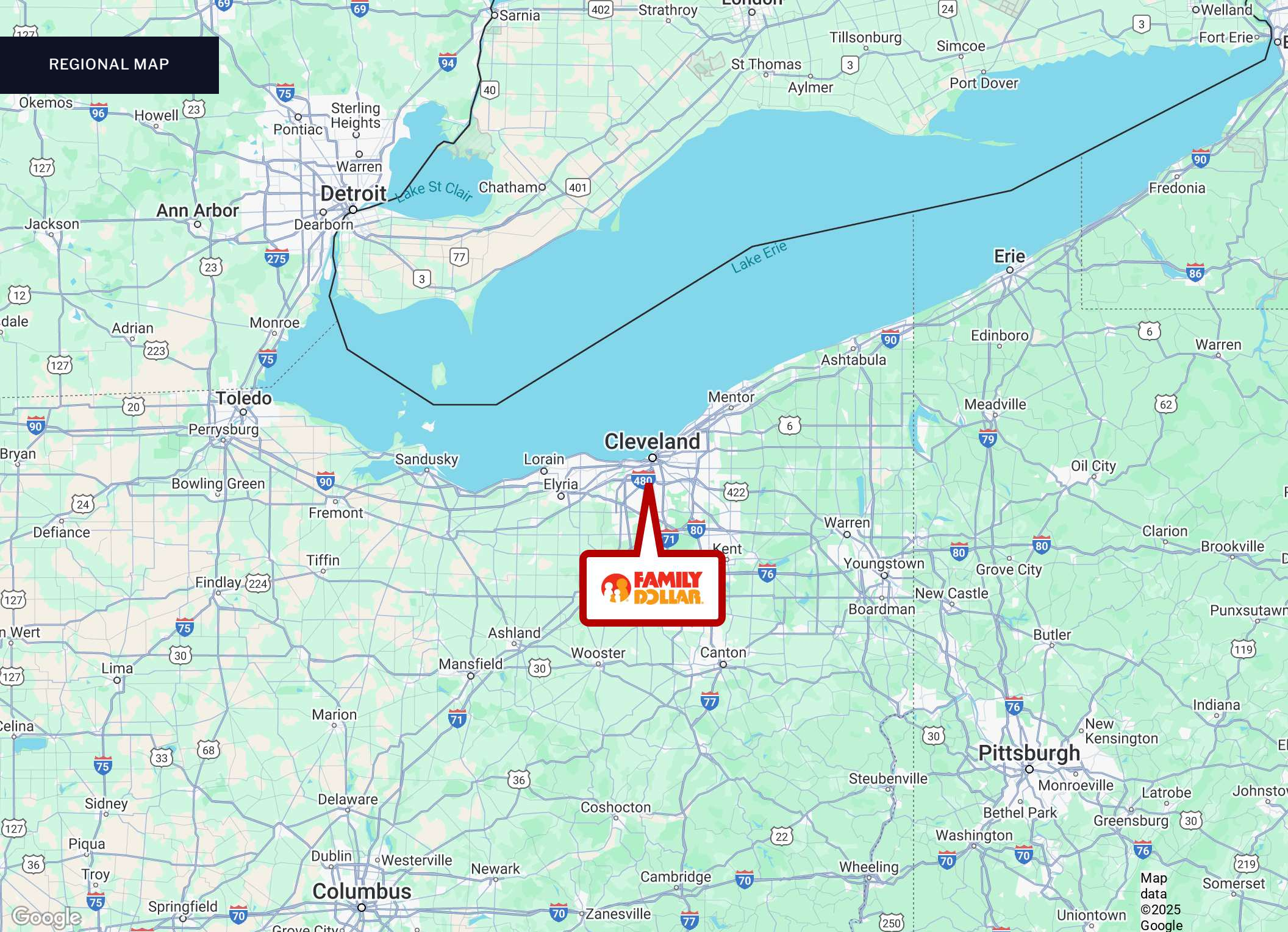
PROPERTY HIGHLIGHTS

- Single Tenant Freestanding Family Dollar In Cleveland, OH
Situated on a Signalized Hard Corner
- Cleveland MSA - Top 35 - Ranked (#33) in the U.S.A.
- Dense Demographics - 144,000+ People Reside Within a 3 Mile Radius Of The Site
- 94,800+ Daytime Employees Within a 3 Mile Radius Of The Site
- 18 Minute Drive to Cleveland Hopkins International Airport(9.8 Mile Distance)
- Over 16,000 Vehicles Passing the Site Daily
- The Clark-Fulton neighborhood, where 6513 Clark Avenue is located, is Cleveland's most densely populated area.

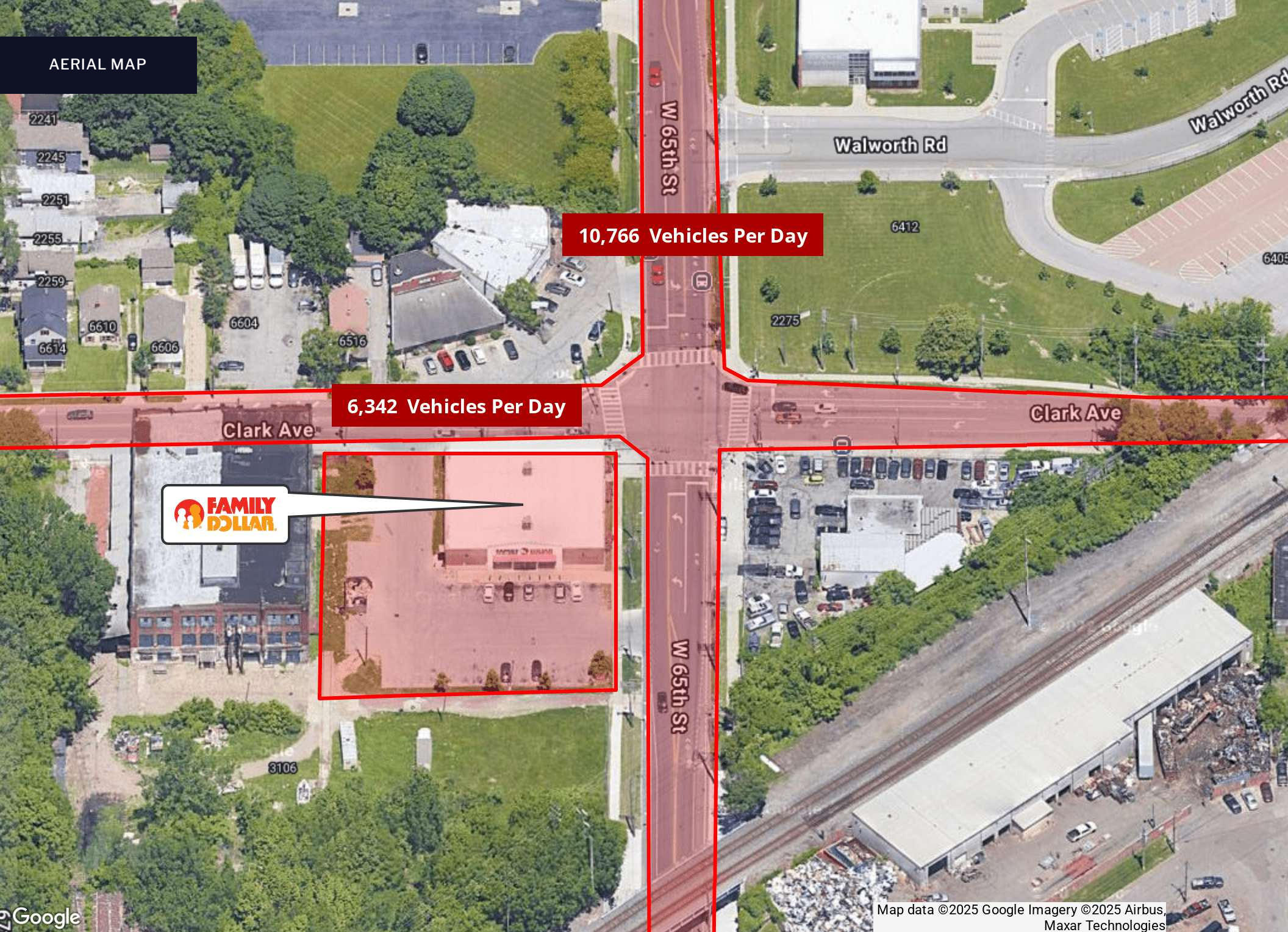
OFFERING SUMMARY

Address:	6513 Clark Ave, Cleveland, OH 44102
Tenant:	Family Dollar
Sale Price:	\$1,480,233
Cap Rate:	9.0%
Lease Expiration Date:	09/30/26
NOI:	133,221
Type of Lease:	NN
Landlord Responsibilities:	Roof/Structure Parking Lot Over \$2,000
Building Size:	9,120 SF
Lot Size:	.75 Acres
Year Built:	2016

REGIONAL MAP



AERIAL MAP



10,766 Vehicles Per Day

6,342 Vehicles Per Day



Google

Map data ©2025 Google Imagery ©2025 Airbus,
Maxar Technologies

FAMILY DOLLAR | 6513 CLARK AVE , CLEVELAND, OH 44102

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	24,719	143,700	308,514
Average Age	36	38	39
Average Age (Male)	36	38	38
Average Age (Female)	37	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,851	67,023	143,066
# of Persons per HH	2.5	2.1	2.2
Average HH Income	\$48,884	\$63,723	\$67,726
Average House Value	\$139,250	\$197,267	\$197,418

Demographics data derived from AlphaMap



PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Located On A Signalized Hard Corner At E Waterloo Rd & Glenmount Ave, Offering Multiple Points Of Entry/Access, With Over 17,000 Vehicles Passing The Site Daily.
- A 19,656 Square-Foot Building Situated On More Than 2.3 Acres.
- Approximately 14 Miles (15-20 Minutes) From Akron-Canton Airport, 4 Miles (10-15 Minutes) From The University Of Akron, And 4 Miles (10-15 Minutes) From Downtown Akron.
- Dense Demographics 70,000 People Reside Within a 3 Mile Radius Of The Site
- Proximity To Highways: Waterloo Road (OH-224) Is A Major East-West Corridor, Providing Easy Access To I-77, Making Travel Convenient To Downtown Akron And Beyond.

OFFERING SUMMARY

Address:	354-350 Waterloo Rd, Akron, OH
Building Size:	19,960 SF
Lot Size:	2.33 Acre
Tenant:	Dollar Tree Mi CASA Mexican Restaurant
Cap Rate:	9.0%
NOI:	\$169,438
Sale Price:	\$1,882,644
Type of Lease:	NN See Lease Abstract
Building Size:	19,960 SF

LEASE ABSTRACT

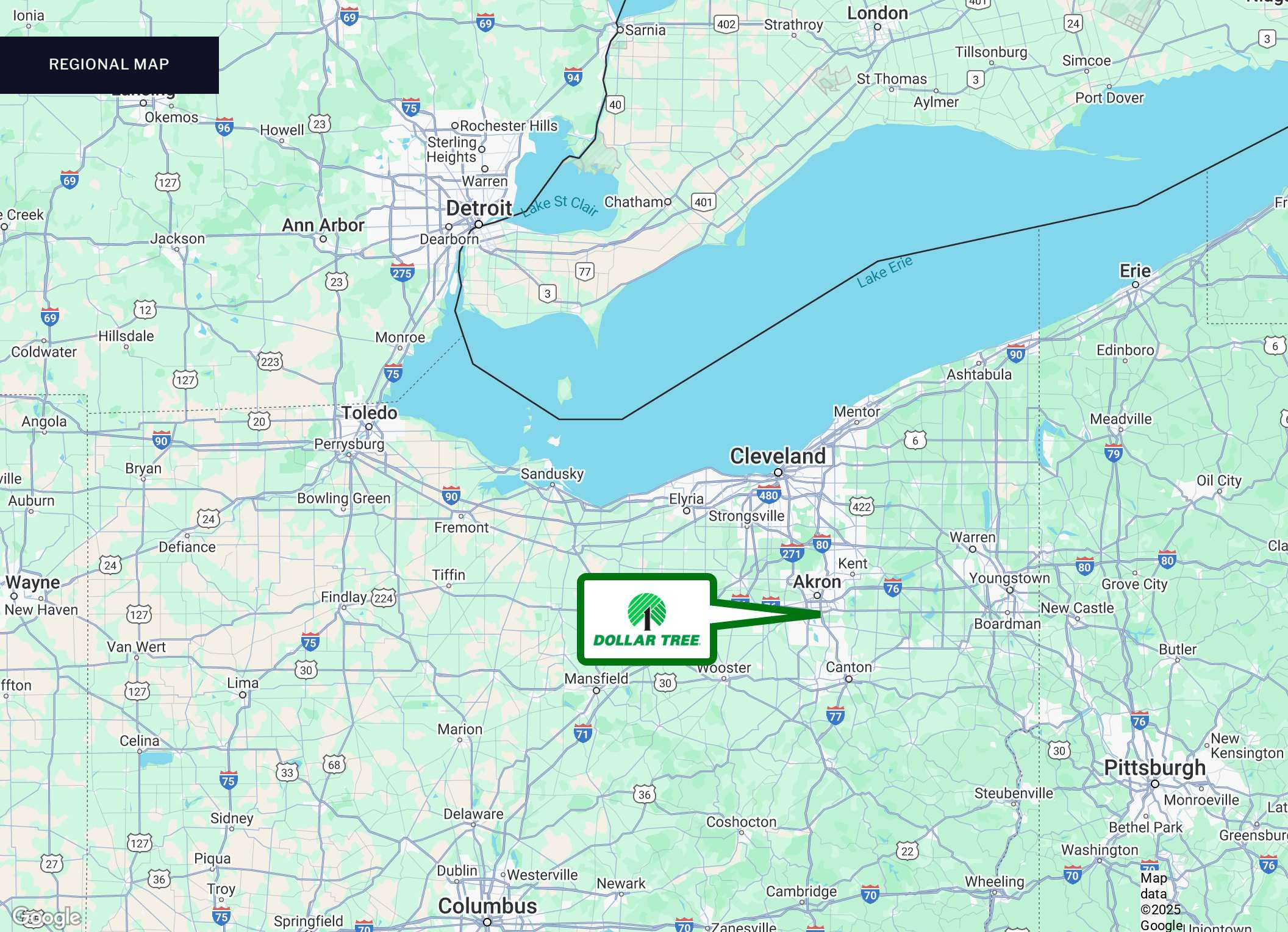


CUSTOM TABLE HEADLINE

TENANT	GLA	LEASE START	LEASE END	ANNUAL RENT	CAM	RET	INS
Dollar Tree	15,262 SF	09/01/2005	08/31/34	\$132,970	Pro Rata	Pro Rata	Pro Rata
Mi Casa Mexican Restaurant:	4,698 SF	11/01/2010	10/31/30	\$36,468	Pro Rata	Pro Rata	Pro Rata
19,960 SF				NOI: \$169,438			



REGIONAL MAP



AERIAL MAP

E Ralston Ave

E Ralston Ave

E Boxwood Ave

E Boxwood Ave

E Boxwood Ave

E Waterloo Rd

Glenmount Ave

Blvd
S Firestone Blvd

14,277 Vehicles Per Day

Glenmount Ave

Glenmount Ave

Guy's Run Rd



5,994 Vehicles Per Day

Map data ©2025 Imagery ©2025 Airbus, Maxar
Technologies, USDA/FPAC/GEO

DOLLAR TREE | 354 EAST WATERLOO ROAD, AKRON, OH 44319

DEMOGRAPHICS MAP & REPORT

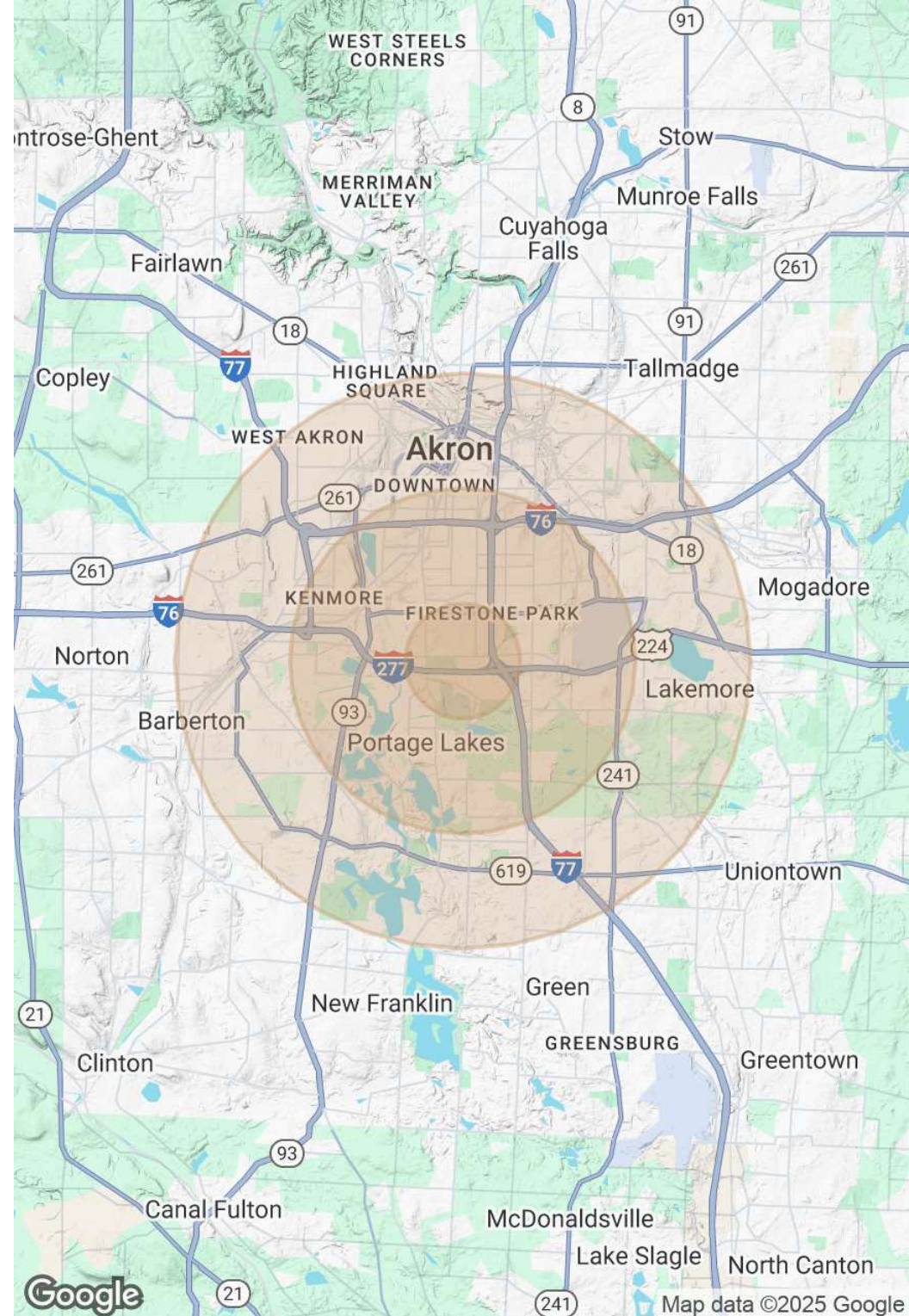
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,458	66,045	185,767
Average Age	42	39	41
Average Age (Male)	40	38	39
Average Age (Female)	43	40	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,784	28,328	80,787
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$67,331	\$59,275	\$63,531
Average House Value	\$163,435	\$133,128	\$145,098

Demographics data derived from AlphaMap





ELEVATE
— NET LEASE —



Dollar Store Portfolio OH

(8 STORES) 9.0% CAP \$10,800,455



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