

1495 VAN METER WAY, WEST LIBERTY, WV 26074



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REALTY

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WEST LIBERTY
VOLUNTEER FIRE DEPT.

VAN METER WAY

HILLTOP ACRES
APARTMENTS

FAMILY DOLLAR





SITE
FAMILY DOLLAR

WEST LIBERTY UNIVERSITY
ADMIN OFFICES

WEST LIBERTY
VOLUNTEER FIRE DEPT.

VAN METER WAY

HILLTOP ACRES
APARTMENTS

Domino's

WEST LIBERTY
ATHLETIC COMPLEX

WEST LIBERTY
UNIVERSITY



OFFERING HIGHLIGHTS

- 5.5 Years Remaining
- 2019 Construction
- NNN Lease Structure
- True Corporate Guarantee from Family Dollar Stores, Inc (S&P BBB Credit)
- 5% Increases Every 5 Years in Options
- ZERO Dollar Store Competition within an 7-mile radius
- Half Mile from West Liberty University with 2,300 Students

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimate	1,274	2,939	6,674
BUSINESS	1 MILE	3 MILE	5 MILE
2023 Estimated Total Businesses	15	35	73
2023 Estimated Total Employees	349	717	1,045
INCOME	1 MILE	3 MILE	5 MILE
2023 Estimated Average Household Income	\$73,877	\$88,263	\$105,076
2023 Estimated Median Household Income	\$42,618	\$60,845	\$70,168



FINANCIAL SUMMARY

Price	\$1,050,300
Cap Rate	9.00%
Net Operating Income	\$94,519
Lot Size (AC)	1.63
Building Size (SF)	8,320 SF
Year Built	2019

LEASE SUMMARY

Address	1495 Van Meter Way, West Liberty, WV 26074
Lease Type	NNN
Tenant	Family Dollar
Guarantor	Family Dollar Stores, Inc
Lease Commencement	7/2/2019
Lease Expiration	6/30/2029
Lease Term	5.4 Years
Rental Increases	\$0.50/sf Every 5 Years Starting in Options
Renewal Options	6, 5 Year Options
Real Estate Taxes	Tenant Responsibility
Insurance	Tenant Responsibility
CAM	Tenant Responsibility
HVAC Repair & Replacement	Tenant Responsibility
Roof & Structure	Landlord Responsibility

OPTIONS

Lease Years	Annual Rent	Cap Rate	Rent/SF
11-15	\$98,678	9.40%	\$11.86
16-20	\$102,838	9.79%	\$12.36
21-25	\$106,998	10.19%	\$12.86
26-30	\$111,158	10.58%	\$13.36
31-35	\$115,318	10.98%	\$13.86
36-40	\$119,478	11.38%	\$14.36

RENT SCHEDULE

Lease Years	Annual Rent	Cap Rate	Rent/SF
1-10	\$94,519	9.00%	\$11.36





Economic Diversity: West Liberty, WV, enjoys a diverse economic base, supported by sectors such as agriculture, tourism, and small businesses. This economic diversity contributes to a stable commercial real estate market, offering opportunities for investment and development across various industries.

Strategic Location: West Liberty benefits from its strategic location within the Ohio Valley region. Positioned near major transportation routes, including State Route 88 and proximity to Route 2, the town serves as a pivotal hub for transportation and commerce. This accessibility makes West Liberty an attractive destination for businesses looking to establish a presence in the region.

Community Revitalization Efforts: In recent years, West Liberty has undertaken revitalization initiatives aimed at enhancing the town's infrastructure and attractiveness. These efforts focus on improving the downtown area and creating a more vibrant community for residents and visitors alike. As a result, there are opportunities for commercial real estate development in these revitalized zones, supporting the town's economic growth and vitality.

Educational and Cultural Institutions: West Liberty is home to educational institutions such as West Liberty University, which contributes significantly to the local economy and demand for commercial real estate. Additionally, the town's rich cultural heritage and proximity to attractions such as West Liberty Heritage Foundation Museum further enhance its appeal for investment and development opportunities.





Family Dollar, as a prominent retail chain, caters to a diverse range of customers by offering an extensive selection of products at affordable prices. From household essentials to name-brand foods, health and beauty items to toys, and apparel for all ages to home décor, Family Dollar provides a wide array of merchandise to meet everyday needs. While many items are priced at \$1 or less, the majority fall below \$10, ensuring that families can enjoy their shopping experience without exceeding their budget constraints.

With a strategic focus on accessibility, Family Dollar strategically situates its stores in various locations, including rural areas, small towns, and large urban neighborhoods. This widespread presence, whether in shopping centers or as standalone establishments, ensures convenience for its diverse customer base. Following its acquisition by Dollar Tree in 2015, Family Dollar has been part of a larger retail conglomerate headquartered in Chesapeake, Virginia. The union with Dollar Tree has bolstered its position in the discount retail market, allowing for synergistic opportunities, expanded customer reach, and enhanced financial performance, thereby solidifying its status as a leading discount retailer in North America.

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By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the

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All projections, opinions, assumptions or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property and nothing contained herein or otherwise provided to Buyer by Bang Realty, Inc shall be relied on as a promise or representation as to the future performance of the property. While tenant(s) past performance is an important consideration, it is not a guarantee of future success. Similarly, lease rates may be set based on a tenant's projected sales with little or no record of actual performance or comparable rents for the area. Returns are not guaranteed; the tenant(s) and any guarantor(s) may fail

to pay the lease rent, property taxes, or may fail to comply with other material terms of the lease. Cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant(s) history and lease guarantee(s), Buyer is responsible for conducting their own investigation of all matters affecting the intrinsic value of the property, including the likelihood of locating a replacement tenant(s) if the current tenant(s) should default or abandon the property, the lease terms that Buyer may be able to negotiate with a potential replacement tenant(s), and Buyer's legal ability to make alternate use of the property.

Like all real estate investments, this property investment carries significant risk and it is the sole responsibility of the Buyer to independently confirm the accuracy and completeness of all material information before completing any purchase. Bang Realty, Inc expressly denies any obligation to conduct a due diligence examination of this Property for the Buyer. Buyer and Buyer's tax, financial, legal, and construction advisors must conduct a careful, independent investigation of this property to determine if the property is suitable for the Buyer's needs.

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Buyer agrees to indemnify and hold Bang Realty, Inc harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker fees or finder fees in relation to or in connection with the Property to the extent claimed.

The Owner expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or to terminate discussions with any Buyer at any time with or without notice. The Owner shall have no legal commitment or obligations to any Buyer reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and its legal counsel, and any conditions to the Owner obligation thereunder have been satisfied or waived.

No employee of the Owner is to be contacted without the written approval of Bang Realty, Inc and doing so would be a violation of this confidentiality agreement. Buyer agrees not to contact the tenants, their employees or customers of any business on the Property without prior permission from the Owner.

By accepting this Offering Memorandum, Buyer agrees to release and hold Broker harmless from any claim, cost, expense, or liability arising out of Buyer's investigation and/or purchase of this property.

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