



OFFERING MEMORANDUM

DOLLAR GENERAL

📍 VINTON, OH

Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP

Representative

OFFERING SUMMARY

DOLLAR GENERAL

 15794 SR 160, VINTON, OH 45686

THE OFFERING

\$133,667
NOI

\$1,996,000
PRICE

6.70%
CAP

| | |
|-------------------------|--|
| RENTABLE SQ FT. | 9,100 |
| YEAR BUILT | 2026 |
| LOT SIZE (AC) | 1.74 AC |
| TENANT TRADE NAME | Dollar General |
| LEASE GUARANTOR ENTITY | Corporate |
| LEASE TYPE | NNN |
| LEASE TERM | 15 Years |
| RENT COMMENCEMENT DATE | February 2026 |
| LEASE EXPIRATION DATE | February 2041 |
| TERM REMAINING ON LEASE | 15 Years |
| RENT INCREASES | 5% increases every 5 years in lease and option |
| NUMBER OF OPTIONS | Five, 5-Year Options |
| BASE RENT | \$133,667 |
| TENANT RESPONSIBILITY | Taxes, Insurance, Utilities, Maintenance, Roof, Structure, Parking Lot, HVAC |
| LANDLORD RESPONSIBILITY | 100% No Landlord Responsibilities |

RENT SCHEDULE

| BASE RENT | NOI | RETURN |
|------------------------|-----------|--------|
| YEARS 1-5 | \$133,667 | 6.70% |
| YEARS 6-10 | \$140,351 | 7.03% |
| YEARS 11-15 | \$147,368 | 7.38% |
| OPTION RENT | NOI | RETURN |
| YEARS 16-20 (OPTION 1) | \$154,737 | 7.75% |
| YEARS 21-25 (OPTION 2) | \$162,474 | 8.14% |
| YEARS 26-30 (OPTION 3) | \$170,597 | 8.55% |
| YEARS 31-35 (OPTION 4) | \$179,127 | 8.97% |
| YEARS 36-40 (OPTION 5) | \$188,083 | 9.42% |



INVESTMENT HIGHLIGHTS

2026 CONSTRUCTION DOLLAR GENERAL

- New construction Dollar General located in Vinton, OH.
- This Dollar General is open and rent commenced in February 2026

15 YEAR CORPORATE NNN LEASE WITH INCREASES IN INITIAL TERM

- This property features a 15-year corporate guaranteed NNN lease with Dollar General with 5% rent increases every 5 years.
- Tenant is 100% responsible for all expenses, including parking lot, taxes, insurance, roof, and structure.
- There are 5% increases every 5 years in the initial lease term and in each of the five 5-year option periods.

INVESTMENT GRADE TENANT (S&P: BBB) WITH 21,000 LOCATIONS

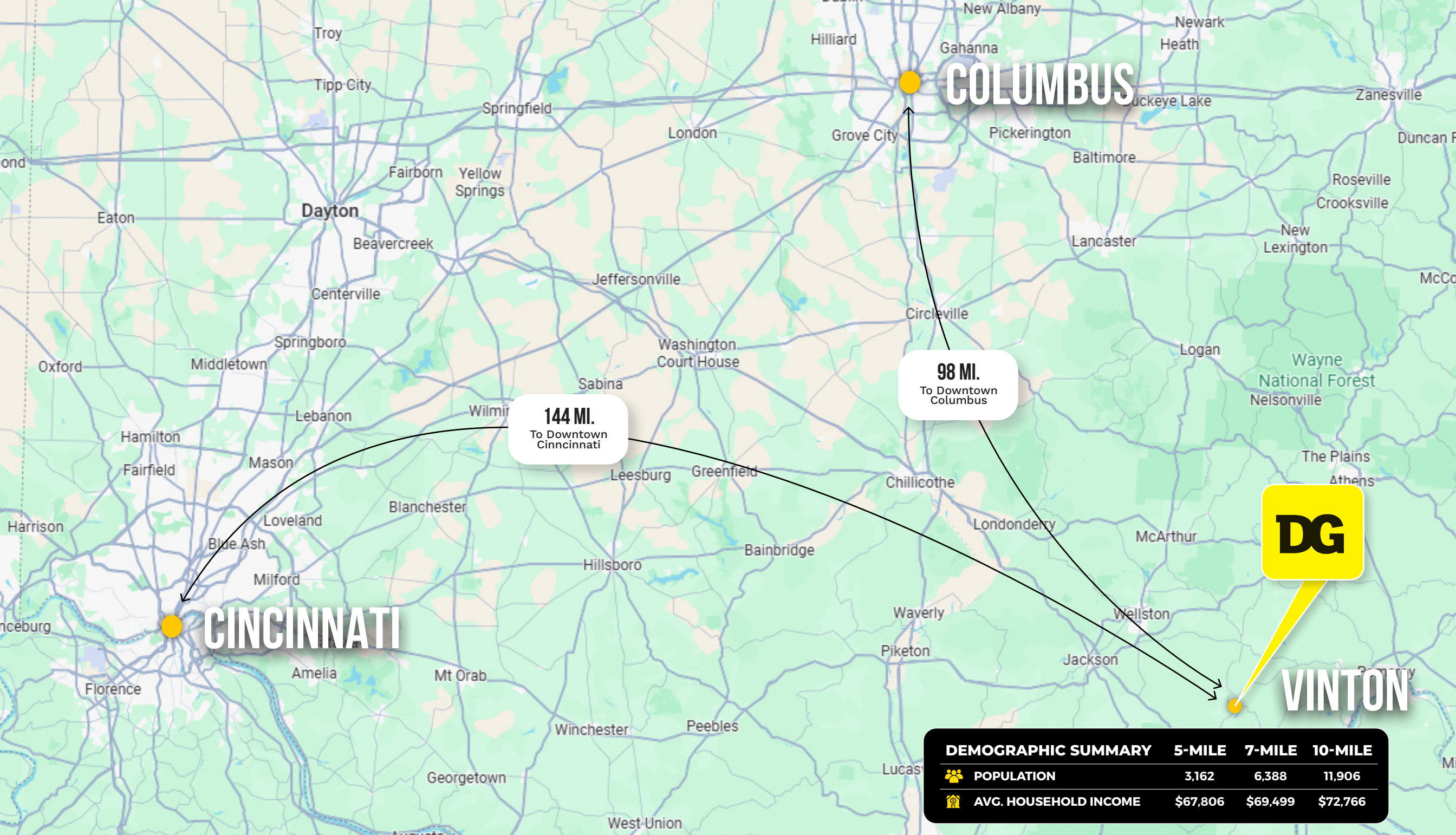
- Dollar General is a publicly traded (NYSE: DG) Fortune 500 company with an S&P investment grade credit rating of BBB.
- Currently over 21,000 locations and plans to open 750 stores in 2025.
- Dollar General has been in business for 80 years and has a current net worth of over \$18.16B.

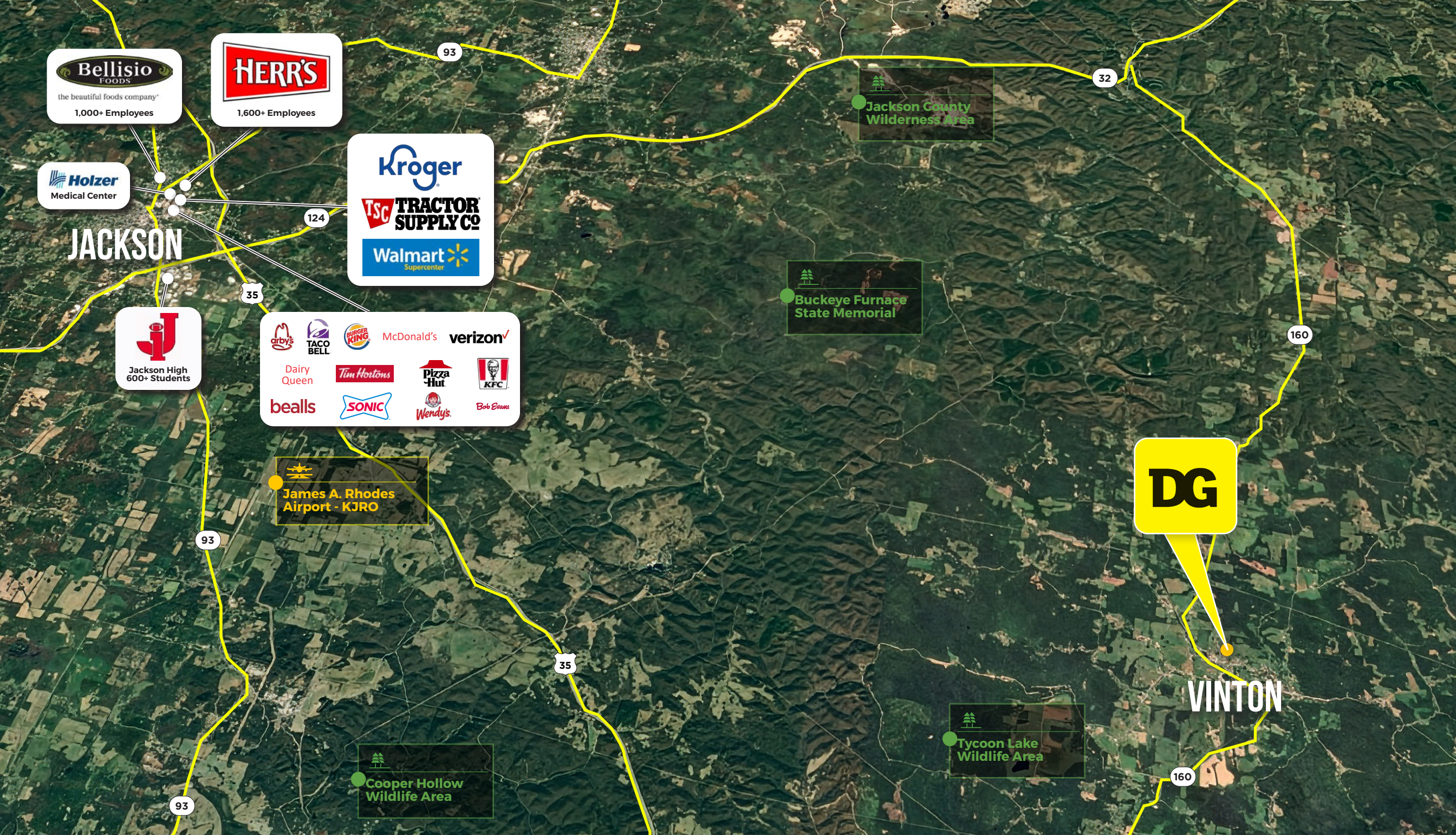
LIMITED DOLLAR STORE COMPETITION

- This is the only Dollar Store in Vinton, OH and the nearest Dollar Store is over 8 miles away.

CLOSE PROXIMITY TO JACKSON, OH | COUNTY SEAT

- The subject property is located 30 minutes southeast of Jackson, OH.
- Jackson is home to multiple national retailers including Walmart, Kroger, Tractor Supply Co., multiple fast food restaurants, and more.
- There are multiple industrial and manufacturing plants in Jackson that account for over 600 jobs in the area.
- Jackson is the county seat of Jackson County and benefits from steady government jobs, administrative traffic, and local service economy.





SITE PLAN





BBB
S&P CREDIT RANKING
INVESTMENT GRADE

DG
PUBLICLY
TRADED

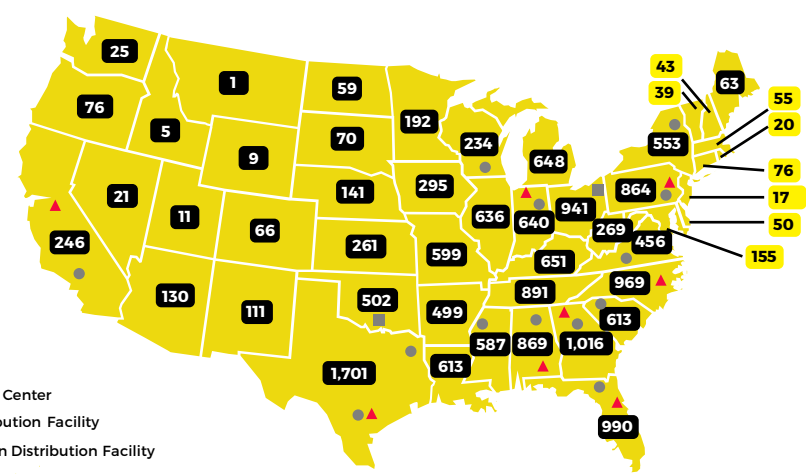
\$54.4 B
TOTAL NET
WORTH

83
YEARS IN
BUSINESS

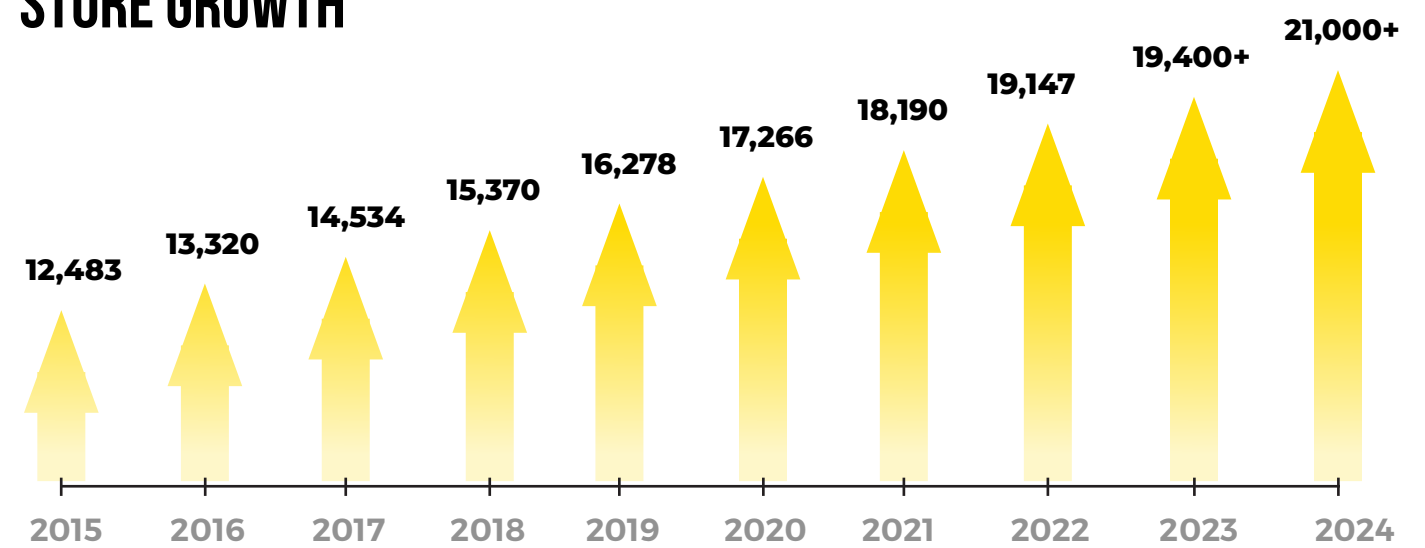
21,000
STORES IN
48 STATES

800
NEW STORES
PLANNED FOR 2025

21,000+ STORES IN 48 STATES



STORE GROWTH





INVESTMENT CONTACTS

DON MCMINN

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DOLLAR GENERAL

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Dated:

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don.mcminn@marcusmillichap.com

Re: 15794 SR 160-Vinton, OH 45686 (Dollar General)

Dear:

Please accept this offer to purchase the above referenced Property. This letter expresses Purchaser's interest in purchasing the Property under the following terms and conditions:

Purchaser _____

Purchaser's Address _____

Purchaser's Phone/Fax _____

Purchaser's Email Address _____

Offer Price _____

Earnest Money \$50,000 earnest money deposit due within forty-eight (48) hours of the Effective Date of the Contract with an additional \$50,000 deposited at the expiration of the Inspection Period (\$100,000 Total). The Earnest Money shall become non-refundable barring any other listed contingencies at the expiration of the Inspection Period.

Inspection Period 21 Calendar Days from the Effective Date, which shall mean the date on which the latter of the parties executes a Contract. All available Due Diligence Documents ("Documents") will be forwarded immediately upon the Effective Date of the Contract.

Purchaser's Initials _____ Seller's Initials _____

Financing Period
(Please Check One)

All Cash (No Financing Period)

Financing: Purchaser shall have ten (10) days from the Effective Date of the Contract to apply for and obtain a financing commitment. In addition, Purchaser shall have 30 days from the effective date of the contract to complete loan processing. Purchaser shall use its best efforts to secure and obtain a new first mortgage loan in the amount of \$ _____ on terms which are acceptable to Purchaser.

Closing Date

Within 10 Calendar Days after rent commencement and receipt of tenant estoppel.

Closing Costs

Seller shall pay for the transfer tax. Buyer shall pay for Title. Purchaser and Seller shall each bear its own attorneys expenses. All other Closing Costs shall be split 50-50 between Buyer and Seller.

Property Condition

Property is being sold "AS IS" with Seller making representations or warranties concerning the property.

Contract within 10 days:

Within Ten (10) Calendar Days of the Effective Date of this Letter of Intent, Purchaser and Seller shall enter into a binding Contract (the "Contract"). Seller will Draft the Contract and Failure to reach an agreement will allow the Seller to consider this agreement void and accept offers from other parties.

Broker Commission

Purchaser acknowledges that Purchaser has employed _____, ("Purchaser's Brokers") to represent them in this transaction. Any commissions due the Purchaser's broker (if applicable) shall be paid by the Seller directly.

1031 Exchange

Purchaser is / is not (check one) completing an IRS 1031 Tax Deferred Exchange, to which the Seller agrees to cooperate providing there is no cost or expense to Seller. Purchaser has \$ _____ in an exchange account from a transaction which closed escrow on _____. Purchaser will provide Seller, upon request, proof of such funds.

Confidentiality

Purchaser and Purchaser's agents and representatives hereby covenant with Seller that Purchaser and Purchaser's agents and representatives shall not, without the prior written consent of Seller (which consent may be withheld in Seller's sole and absolute discretion), disclose to any other person (other than Purchaser's

Purchaser's Initials _____ Seller's Initials _____

accountants and attorneys) or entity by any means whatsoever: (i) any information pertaining to the Documents; (ii) any information pertaining to the Contract; or (iii) any information or documentation (written or oral) provided by Seller or Seller's agents and representatives concerning Seller, Seller's business, Tenant, Tenant's business or the Property.

This Letter of Intent is contingent upon the prospective Purchaser's willingness to execute Seller's standard Purchase Agreement as well as review and approval of the details of the transaction proposed above by the appropriate principal parties of the Seller.

It is understood and agreed that the foregoing constitutes a *Letter of Intent* setting forth the major business points from our discussions. It is further understood that neither party intends to create any contractual rights or obligations as a result of entering into this *Letter of Intent*. No binding agreement or rights or obligations shall arise as the result of executing this letter or with respect to the proposed transactions, unless and until we execute definitive documentation incorporating the above provisions and other appropriate terms.

If the foregoing accurately reflects our discussions, please acknowledge same by returning a signed copy of this letter. Execution of this Letter of Intent by the undersigned agent in no way binds or obligates the Seller or any of its principals.

Agreed and Accepted | Purchaser

Agreed and Accepted | Seller

By: _____

By: _____

Printed: _____

Printed: _____

Dated: _____

Dated: _____

Purchaser's Initials _____ Seller's Initials _____