



NET LEASE INVESTMENT OFFERING



DOLLAR GENERAL

Advance Auto Parts & Dollar General

3902 Coal Heritage Road
Bluefield, WV 24701



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DOLLAR GENERAL

Advance Auto Parts



Executive Summary

Bang Realty is pleased to exclusively market for sale a two-tenant Advance Auto Parts and Dollar General property located in Bluefield, West Virginia. Both Advance Auto Parts and Dollar General have been operating at the subject property since the late 90's. They have executed numerous lease extensions throughout their tenancy demonstrating commitment to the site. The property features a weighted average lease term remaining of over 6 years. Both tenants are paying significantly below market rent; the subject property rent is \$5.64 PSF compared to the Costar market rent of \$11.14 PSF. Advance Auto Parts has a substantial 17% rent increase in their next renewal option, while Dollar General has an upcoming 10% escalation in 2025. Additionally, both tenants are publicly traded companies, and Dollar General is investment grade rated with an S&P rating of BBB. This is an opportunity to acquire a stabilized asset leased to two industry leading tenants and a very low basis of \$70 PSF.

The 17,240 square-foot building benefits from its position along Coal Heritage Road which experiences over 11,500 vehicles per day and is considered the main thoroughfare through Bluewell into Bluefield. Both Advance Auto Parts and Dollar General have limited competition in the immediate area. Nearby tenants include Grant's IGA Supermarket, Coca-Cola Bottling, Family Dollar, Exxon, and First Community Bank. Additionally, the area features ideal demographic metrics for the subject tenants. There are over 50,100 people living within a ten-mile radius that earn an average household income of \$62,760.

Advance Auto Parts, Inc. is a leading automotive aftermarket parts provider that serves both professional installers and do-it-yourself customers. Founded in 1932 and headquartered in Raleigh, North Carolina, the company operates over 4,700 stores and 150 Worldpac branches in the United States, Canada, Puerto Rico, and the Virgin Islands. Advance Auto Parts offers a comprehensive selection of automotive products, including replacement parts, batteries, accessories, and maintenance items.

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee, which has been in expansion mode for several years. Dollar General offers products that are frequently used and replenished—such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, and seasonal items—at low, everyday prices in convenient neighborhood locations. A leading discount retailer, Dollar General operates more than 18,130 stores in 46 states and has plans for significant future growth.

Investment Highlights

- » Dollar General is an investment grade tenant – Standard & Poor's: BBB
- » Both tenants have been successfully operating here since the late 1990's
- » Numerous lease extensions from both tenants demonstrates commitment
- » Significantly below market rent – Subject: \$6.21 PSF vs. CoStar Market: \$11.14 PSF
- » Significant rent escalations in the upcoming option periods
- » Located along Coal Heritage Road (11,500 VPD)
- » Nearby tenants include Grant's IGA Supermarket, Coca-Cola Bottling, Family Dollar, Exxon, & First Community Bank
- » Limited competition in the area for both tenants
- » Over 50,100 people live within a ten-mile radius
- » Average household income within ten miles is \$62,760



Property Overview



PRICE
\$1,222,092



CAP RATE
7.75%



NOI
\$94,712
(See Next Page)

TENANTS:

**Advance Auto Parts
Dollar General**

LEASE TYPES:

NN

OCCUPANCY:

100%

YEAR BUILT:

1996

BUILDING SIZE:

17,240 SF

LAND SIZE:

1.11 AC

OWNERSHIP:

Fee Simple (Land & Building)



Proforma Analysis

Income	
Rental Income	
Base rent	\$97,150.00
CAM	\$0.00
Insurance	\$7,333.10
Real Estate Taxes	\$11,046.61
Total Reimbursements	\$18,379.71
Total Rental Income	\$115,529.71
Expenses	
CAM ¹	\$0.00
Insurance	\$7,333.10
Real Estate Taxes ²	\$13,484.50
Total Expenses	\$20,817.60
Net Operating Income	\$94,712 .00

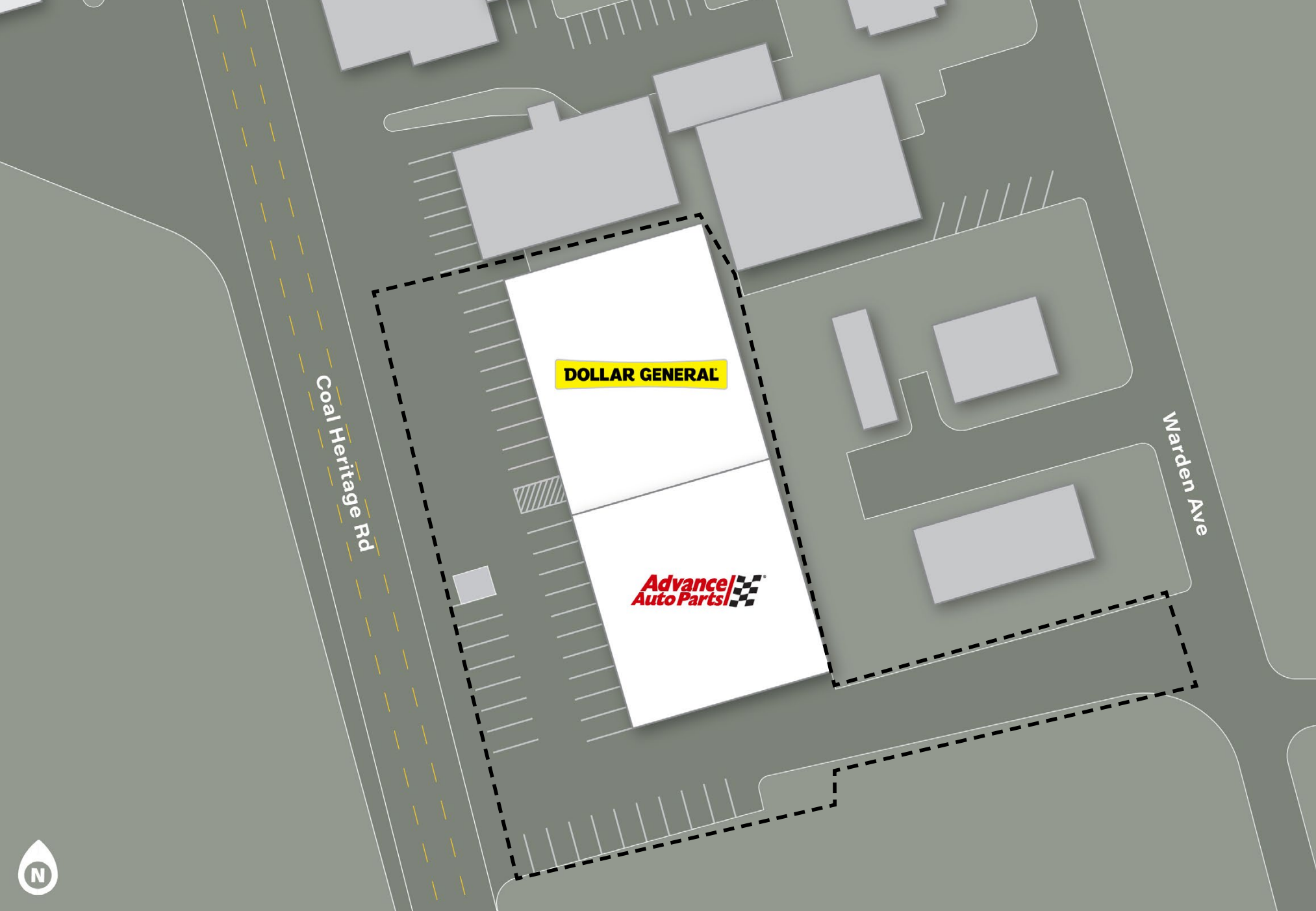
1. CAM figure is subject to change following the completion of the 2024 CAM Reconciliation, available in 2025. Dollar General pays their prorated share of CAM. Such annual payment shall not exceed \$0.25/SF in the primary term and \$0.35/SF in the option period - based on 8,640 SF.

2. Dollar General pays their prorated share of Real Estate Taxes. Such payment shall not exceed \$0.40/SF in the primary term and \$0.60/SF in the option period - based on 8,640 SF.

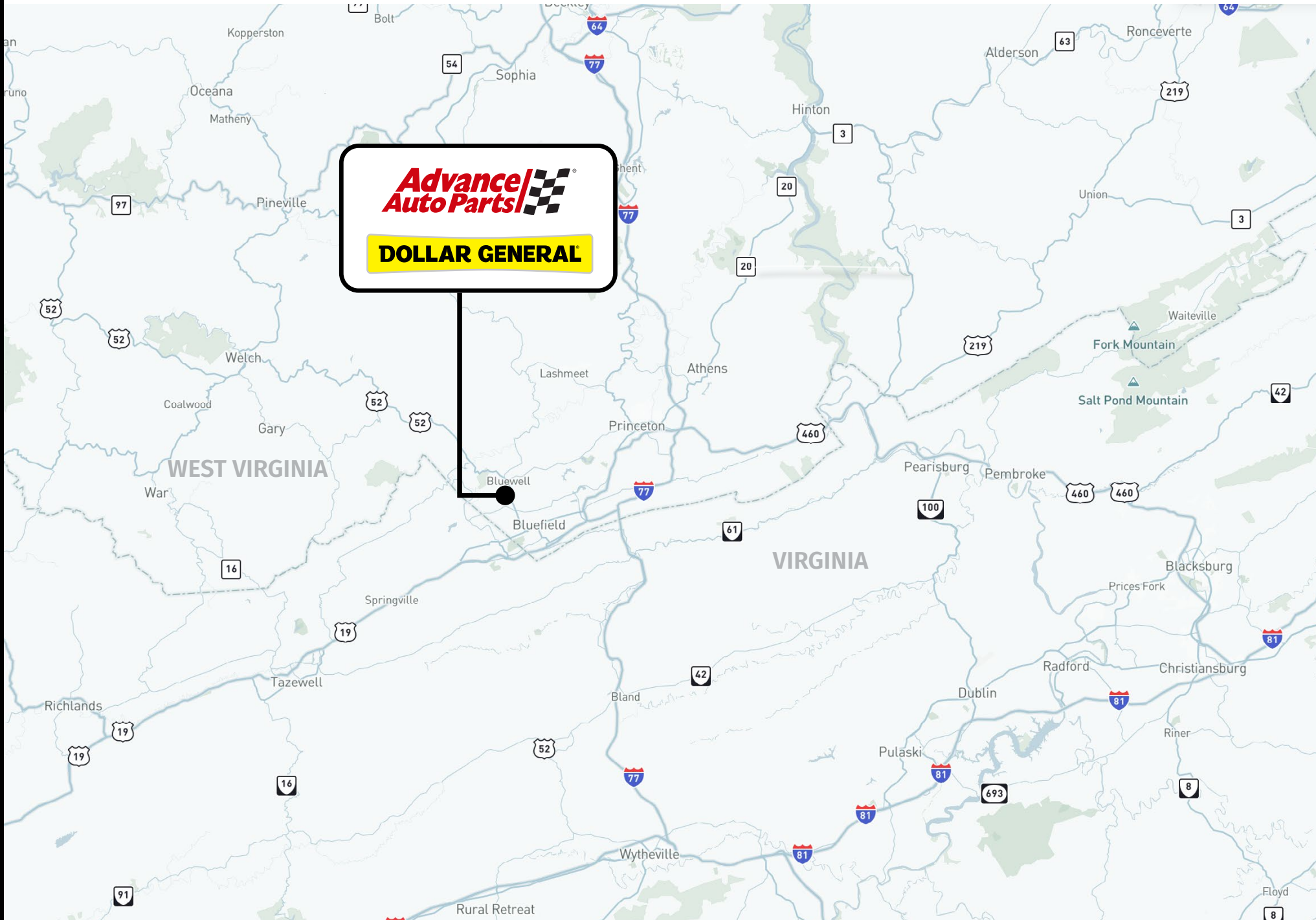
Rent Roll

									Rental Increases			
Suite #	Tenant	Size	Pro Rata (SF)	Annual Rent	Rent PSF	Lease Commencement	Lease Expiration	Options Remaining	Increase Date	Increase	Annual Rent	Rent PSF
A	Advance Auto Parts	8,600 SF	49.9%	\$56,158	\$6.53	8/31/95	12/31/31	One 5-year	1/1/32	17%	\$65,618	\$7.63
B	Dollar General	8,640 SF	50.1%	\$40,992	\$4.74	10/7/96	10/31/30	Two 5-year	11/1/30	10%	\$45,091	\$5.22
Totals:		17,240 SF		\$97,150	\$5.64	Weighted Term Remaining (Years) 6.9						

Site Plan



Maps



Location Overview

BLUEFIELD, WEST VIRGINIA

Bluefield, West Virginia, is a charming city located in the southern part of the state, nestled in the Appalachian Mountains. Known for its picturesque landscapes and rich history, Bluefield serves as a significant hub for commerce and culture in the region. The city is part of the Bluefield, WV-VA Micropolitan Statistical Area, which includes Mercer County in West Virginia and Tazewell County in Virginia.

Founded in the late 19th century during the coal boom, Bluefield has a storied heritage tied to the railroad and coal industries. Today, it is celebrated for its small-town charm, friendly community, and vibrant local culture. Bluefield offers a variety of recreational activities, from exploring the scenic Appalachian trails to enjoying local parks and cultural festivals.

Education plays a vital role in the community, with institutions like Bluefield State College providing higher education opportunities. The city's infrastructure supports a diverse economy, with sectors including healthcare, education, retail, and manufacturing. Notably, Bluefield's strategic location along major highways and railroads makes it a convenient gateway for commerce and travel.

With its blend of historical significance, natural beauty, and modern amenities, Bluefield, West Virginia, is an attractive location for both residents and businesses looking for a welcoming and dynamic community.

Demographics



POPULATION



HOUSEHOLDS



MEDIAN INCOME

AVERAGE INCOME

3-MILE	6,128	2,671	\$39,449	\$57,142
5-MILE	22,911	9,789	\$40,623	\$58,687
10-MILE	50,165	21,275	\$43,009	\$62,760

Tenant Overview



ADVANCE AUTO PARTS

Advance Auto Parts, Inc. is a leading automotive aftermarket parts provider that serves both professional installers and do-it-yourself customers. Founded in 1932 and headquartered in Raleigh, North Carolina, the company operates over 4,700 stores and 150 Worldpac branches in the United States, Canada, Puerto Rico, and the Virgin Islands. Advance Auto Parts offers a comprehensive selection of automotive products, including replacement parts, batteries, accessories, and maintenance items. The company's commitment to providing quality products, expert advice, and superior customer service has made it a trusted name in the automotive industry. With a robust supply chain network and a strong focus on innovation, Advance Auto Parts continues to expand its reach and enhance its customer experience.

Company Type:	Public (NYSE: AAP)
Headquarters:	Raleigh, NC
# of Locations:	4,700+
Employees:	40,000
Investment Rating:	BB-
Website:	www.shop.advanceautoparts.com



Tenant Overview

DOLLAR GENERAL

DOLLAR GENERAL

Dollar General is the fastest-growing retailer which currently boasts roughly 21,000 neighborhood general stores in 46 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 75% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies.

Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others. Over the past few years, Dollar General has started to introduce alcohol and tobacco products such as cigarettes into their product mix, which has further driven revenue and increased profitability.

With its small-box store model typically measuring \pm 9,100 sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value-conscious has paid off big, both during and after the recession.

Company Type:	Public (NYSE: DG)
Headquarters:	Goodlettsville, TN
# of Locations:	21,000+
Employees:	163,000
Investment Rating:	BBB
Website:	www.dollargeneral.com



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The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, BANG Realty has not verified, and will not verify, any of the information contained herein, nor has BANG Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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