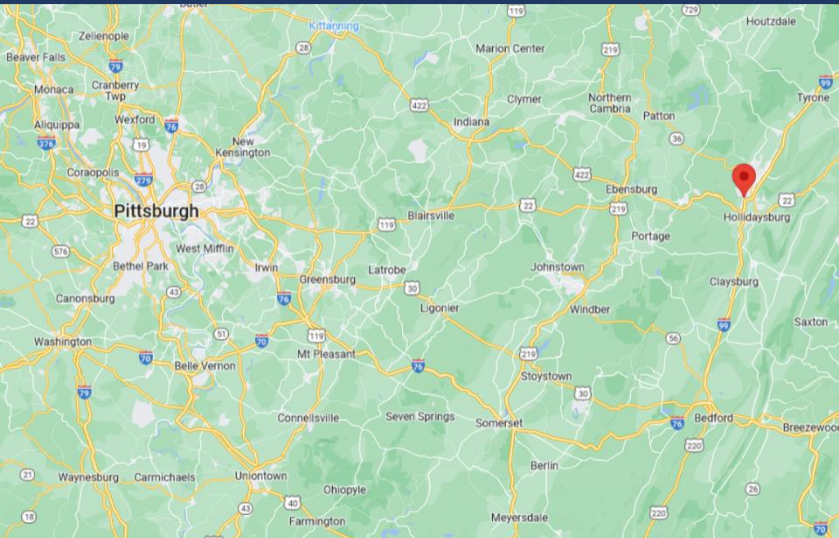




ACTUAL SITE PHOTO

LISTING PRICE \$2,107,230

6.50% Cap Rate



PROPERTY DETAILS

5709 6TH Ave, Altoona, PA 16602

5% increases every 5 yrs

Upgraded façade

30,024 Population within 3 miles

15-yr Absolute NNN Lease

Zero Landlord Responsibilities

Rent commenced October 2023

Corporate Guaranteed by Dollar General Corporation

Investment grade rated BBB by Standard and Poor's

11,500+ Daily Traffic Count

ABOUT THE PROPERTY



PRICE

\$2,107,230



BUILT

October 2023



AVAILABLE SF

9,100



CAP RATE

6.50%



NOI

\$136,970



ZONING

Commercial

Brendan Eisenbrandt | Director of Sales

(724) 420-5367 | Brendan.Eisenbrandt@penntexventures.com



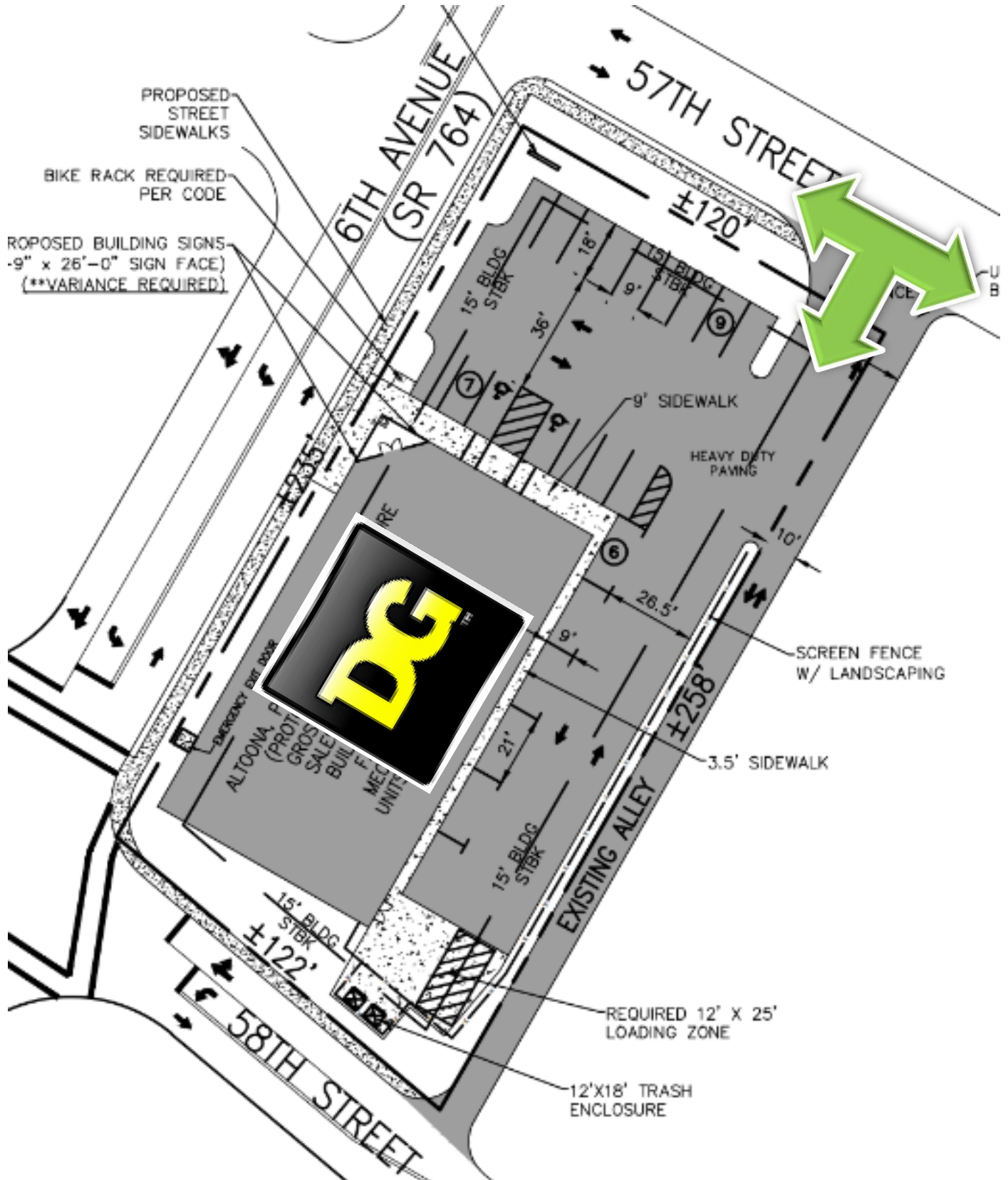
ACTUAL SITE PHOTO

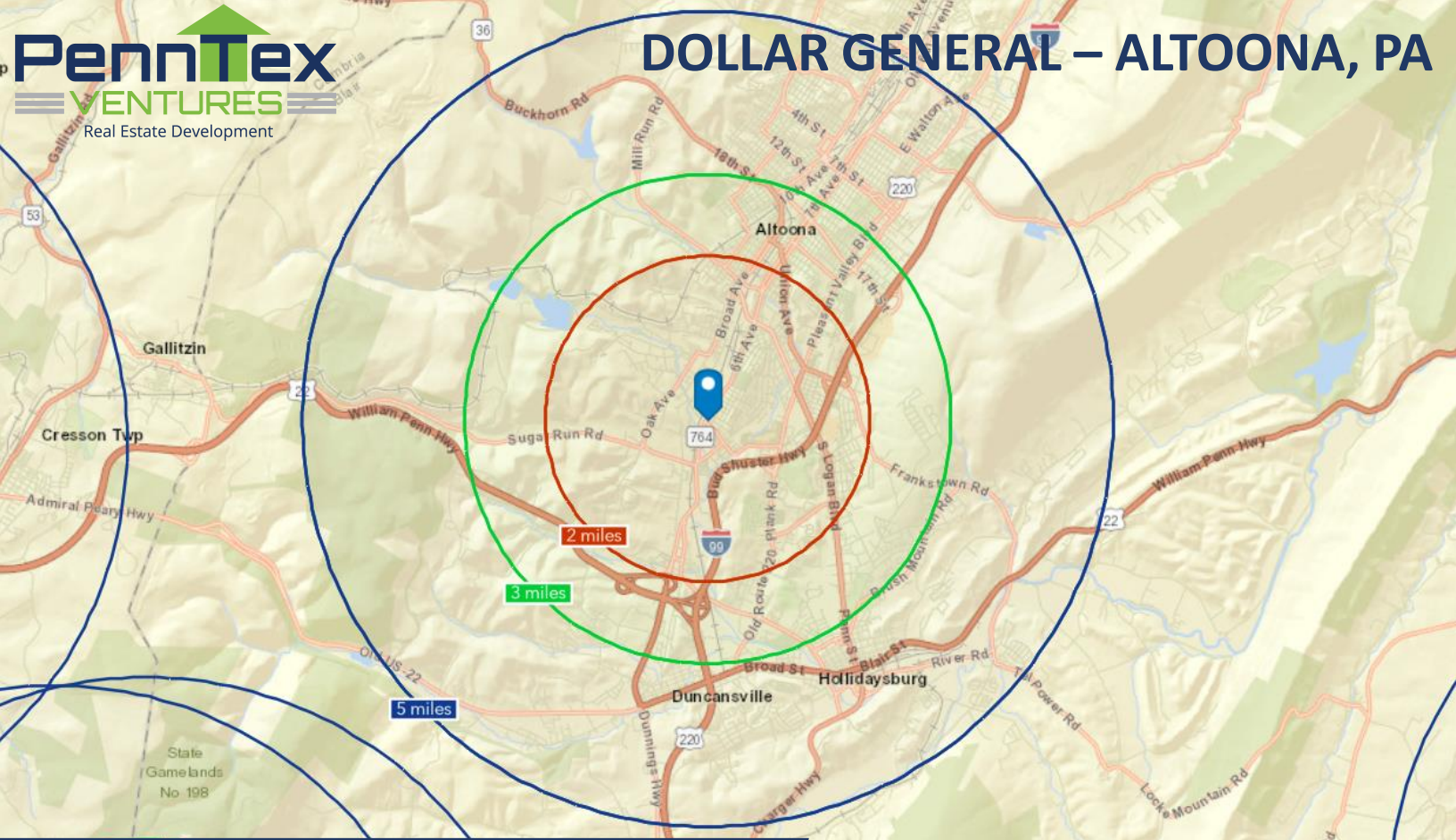
OFFERING SUMMARY

| Year To Be Built: | 2023 | | | | | |
|-----------------------------------|----------------------------|---------------|----------|-----------|---------|--|
| Lot Size: | 0.69 acres | | | | | |
| Building Size: | 9,100 SF | | | | | |
| Traffic Count: | 11,500 VPD | | | | | |
| Zoning: | Commercial | | | | | |
| Lease Type: | Absolute NNN | | | | | |
| Primary Lease Term: | 15 years | | | | | |
| Annual Rent: | \$136,970 | | | | | |
| Landlord Responsibilities: | ZERO | | | | | |
| Lease Start Date: | October 2023 | | | | | |
| Lease Expiration Date: | October 2038 | | | | | |
| Rent Increases: | 5% Every 5 yrs | | | | | |
| Renewal Options: | 3 (Five Year) | | | | | |
| Lease Guarantor: | Dollar General Corporation | | | | | |
| | | RENT SCHEDULE | | | | |
| | | Monthly | Annual | Per SF | | |
| | | Years 1-5 | \$11,414 | \$136,970 | \$15.05 | |
| | | Years 6-10 | \$11,985 | \$143,818 | \$15.80 | |
| | | Years 11-15 | \$12,584 | \$151,009 | \$16.59 | |
| | | Option 1 | \$13,213 | \$158,560 | \$17.42 | |
| | | Option 2 | \$13,874 | \$166,488 | \$18.30 | |
| | | Option 3 | \$14,568 | \$174,812 | \$19.21 | |

DOLLAR GENERAL®

SITE PLAN

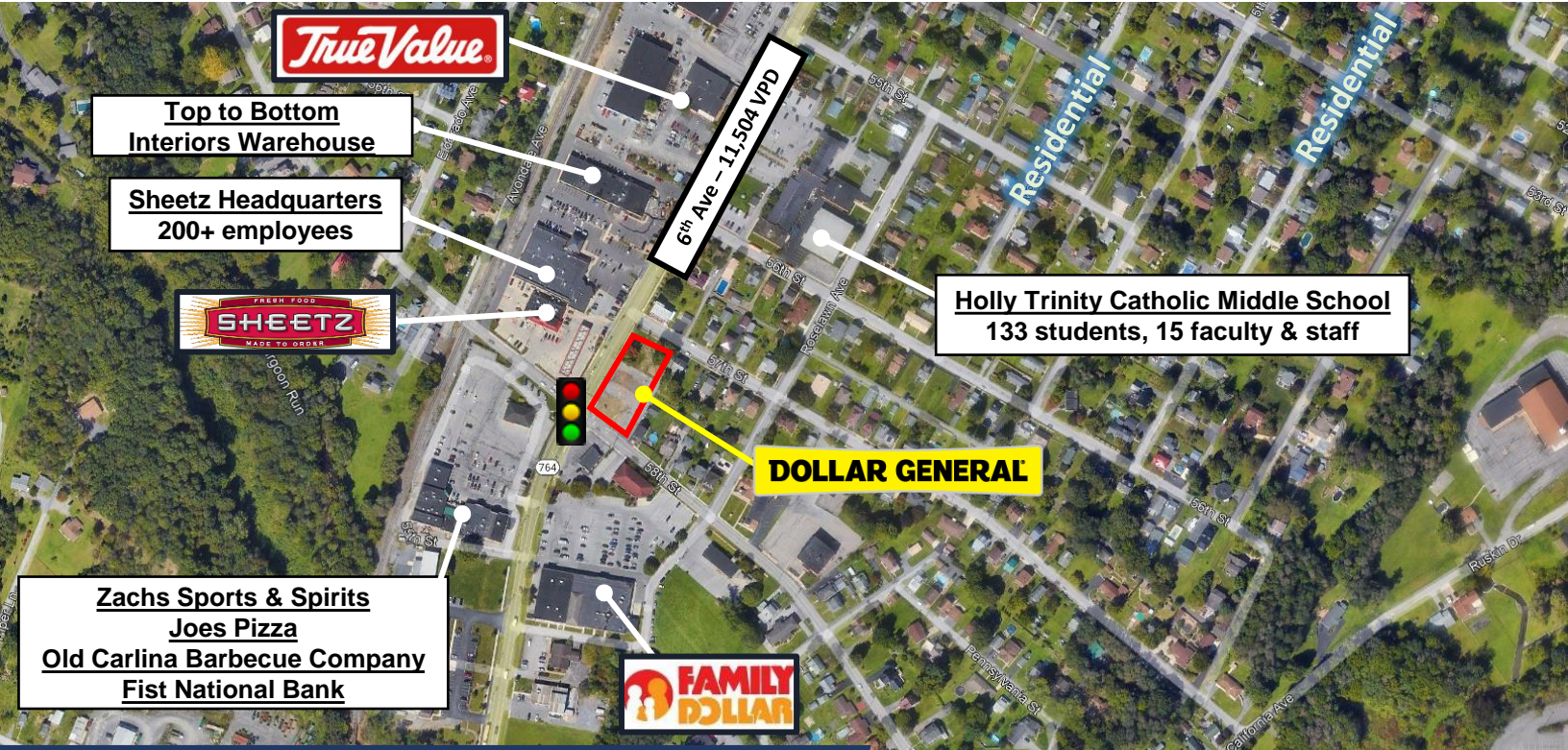




DEMOGRAPHICS

| POPULATION SUMMARY | 2 MILES | 3 MILES | 5 MILES |
|-------------------------------|----------------|----------------|----------------|
| 2010 Total Population | 14,576 | 31,061 | 73,752 |
| 2022 Total Population | 14,129 | 30,024 | 70,816 |
| 2022 Total Daytime Population | 23,408 | 41,013 | 81,264 |
| Workers | 15,987 | 25,321 | 43,455 |
| Residents | 7,421 | 15,692 | 37,809 |

| HOUSEHOLD SUMMARY | 2 MILES | 3 MILES | 5 MILES |
|------------------------------|----------------|----------------|----------------|
| 2010 Households | 6,385 | 12,968 | 30,648 |
| 2022 Households | 6,343 | 12,761 | 30,119 |
| 2022 Median Household Income | \$57,432 | \$55,445 | \$52,603 |
| 2027 Median Household Income | \$66,310 | \$63,620 | \$60,089 |



MARKET OVERVIEW

This store is located in the City of Altoona, Blair County along 6th Ave (11,504 VPD) which is 1 of 2 main arteries through Altoona. From the proposed site, 6th Ave transitions into Rt. 764 which runs North directly through the center of Altoona, and South to the Route 22 Interchange, 2.2 Miles away.

The City of Altoona sits along the meeting point of Major Routes 22 and 99. Pittsburgh is 80 Miles West along Route 22, and State College is 40 Miles North along Route 99.

Notable employers and traffic generators in the area are; Sheetz Headquarters (200+ employees), Bezel Food Distributors (25 employees), West Broadway Distribution Services (45 employees), and US Foods (125 employees).

Traffic generators and major employers within a 15-minute drive of the Site include:

Schools & Universities:

- Holly Trinity Catholic Middle School
- 133 students, 15 faculty & staff

MAJOR EMPLOYERS:

- Sheetz Headquarters
- 200+ employees
- West Broadway Distribution Services
- 45 employees
- US Foods
- 125 employees
- Benzel Food Distributors
- 45 employees

ATTRACTIONS:

- Eldorado Mobile Home Court
- 63 sites
- Altoona Curve Baseball Stadium
- Galactic Ice-Skating Rink
- Lakemont Park Banquet Hall
- Park Hills Golf Club
- Blair County Convention Center
- Logan Valley Mall
- LRD Academy Gymnastics Center

DOLLAR GENERAL®

TENANT OVERVIEW

Dollar General (NYSE: DG) headquartered in Goodlettsville, TN is the largest small-box discount retailer store in the nation. Dollar General aims to make shopping for everyday needs simpler and hassle-free by offering a focused assortment of the most popular national and private brands in general merchandise, cosmetics, toiletries, beverages and groceries at competitive prices in small and convenient locations. A Fortune 500 company (#108), Dollar General is investment grade rated BBB by Standard and Poor's. With \$38.7 billion in net sales in 2023, DG saw a \$2.4 billion profit. Dollar General is planning for approximately 800 new store openings, 1,500 remodels, and 85 store relocations in 2024.

20,000+ Stores in 48 states

Rated BBB by Standard and Poor's

173,000 Team Members

#108 in Fortune 500 (2023)

85 Years in Operation

2.2% Net Sales Increase from 2022 to 2023

\$38.7 Billion in 2023 Net Sales

\$2.4 Billion 2023 Profit

DISCLAIMER

Confidentiality and Restricted Use Agreement

The information (“Information”) contained in this Offering Memorandum (“Memorandum”) is confidential and furnished to you solely for the limited purpose of your review as a prospective purchaser of the Dollar General presented in this offering (“Property”) to determine whether you desire to express further interest in the acquisition of the Property and is not to be used for any other purpose or made available to any other person without the express written consent of PennTex Ventures, LLC, the owner of the Property (“Owner”). This Memorandum contains selected information pertaining to the Property and is not intended to be comprehensive or all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. The Information has been obtained from sources believed reliable, however it has not been verified. No representation, warranty, or guaranty, expressed or implied, is made by Owner or any of its directors, officers, affiliates or representatives as to the accuracy or completeness of this Memorandum or any of its contents, or any other written or oral communication transmitted to you in the course of your evaluation of the Property and no legal commitment, obligation or liability shall arise by reason of your receipt of this Memorandum or use of its contents or in connection with any other such written or oral communication; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the Property. Without limiting the generality of the foregoing, this Memorandum does not purport to be a representation of the state of affairs of the Property or the Owner or constitute an indication that there has been no change in such affairs of the Property or Owner since the date of preparation of this Memorandum nor does it represent the future performance of the Property. You and your advisors should conduct a careful, independent investigation of the Property to determine the suitability of the Property for your needs and the value of the Property to you.

All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and therefore are subject to material change and/or variation. Any projections, opinions, assumptions or estimates used are for example only. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including, without limitation, leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced nor do they constitute a legal analysis of such documents. Interested parties are expected to review all such documents and information of whatever nature independently and not rely on the contents of this Memorandum in any manner. Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making any offer to purchase the Property unless and until a written agreement approved by the Owner for the purchase of the Property has been fully executed and delivered by and between the Owner and such entity and any conditions to the Owner’s obligations therein have been satisfied or waived and then only to the extent expressly provided for therein.

This Memorandum is the property of Owner and may be used only by parties approved by Owner. The Property is privately offered and by your receipt of this Memorandum, you agree (i) to return it to Owner immediately upon Owner’s request and (ii) that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity, nor copy or reproduce any portion of this Memorandum, without the prior written authorization of Owner. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner.

PennTex

VENTURES

Real Estate Development



DOLLAR GENERAL

BRENDAN EISENBRANDT

DIRECTOR OF SALES

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