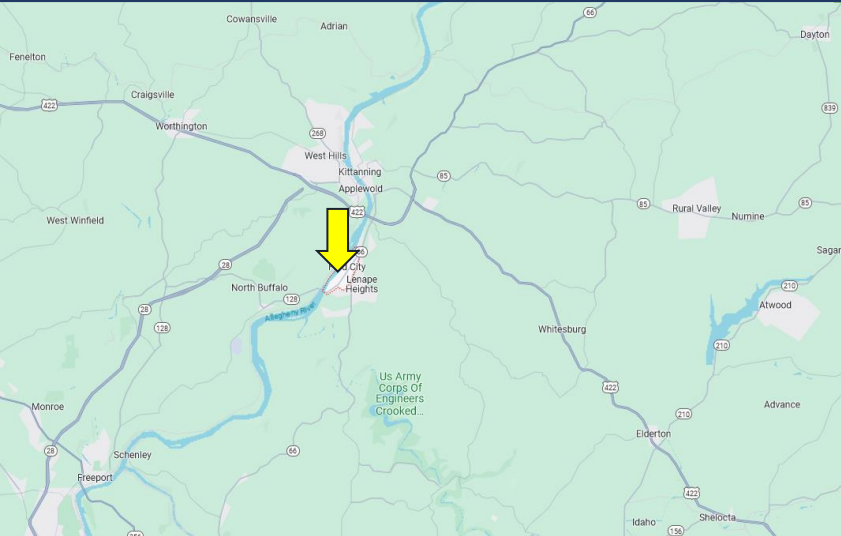




ACTUAL SITE PHOTO

LISTING PRICE \$1,866,130

6.50% Cap Rate



PROPERTY DETAILS

965 Main St, Ford City, PA 16226

- 5% Rent Increases Every 5yrs
- 15-yr Absolute NNN Lease
- Zero Landlord Responsibilities
- Rent commenced January 2024
- 3-Five Year Options
- Corporate Guaranteed by Dollar General Corporation
- Investment grade rated BBB by Standard and Poor's
- 14,100+ Population within 5 miles
- 7,260 Average Daily Traffic count

ABOUT THE PROPERTY


PRICE
 \$1,866,130


BUILT
 January
 2024


AVAILABLE SF
 10,566


CAP RATE
 6.50%


NOI
 \$121,298


ZONING
 Commercial



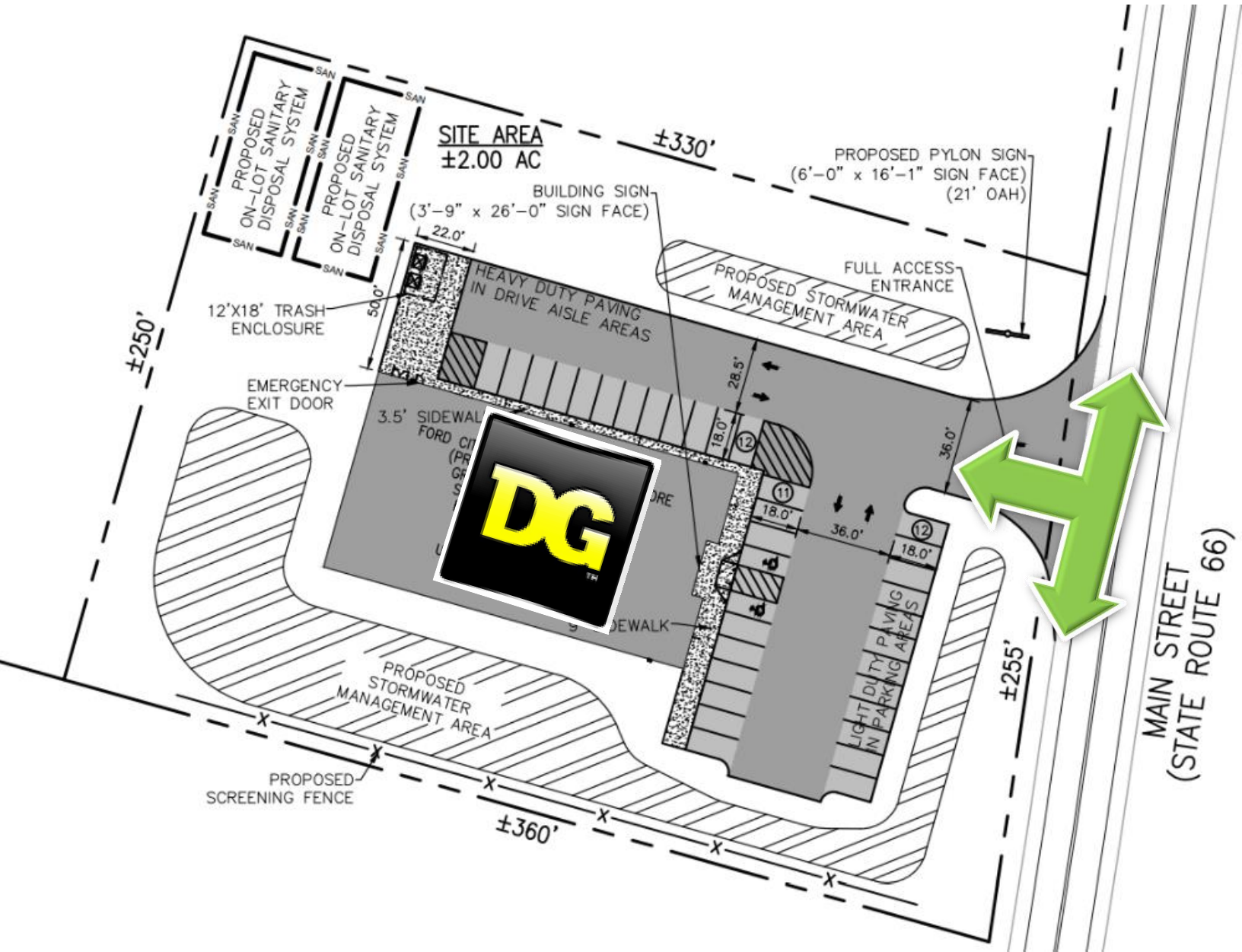
OFFERING SUMMARY

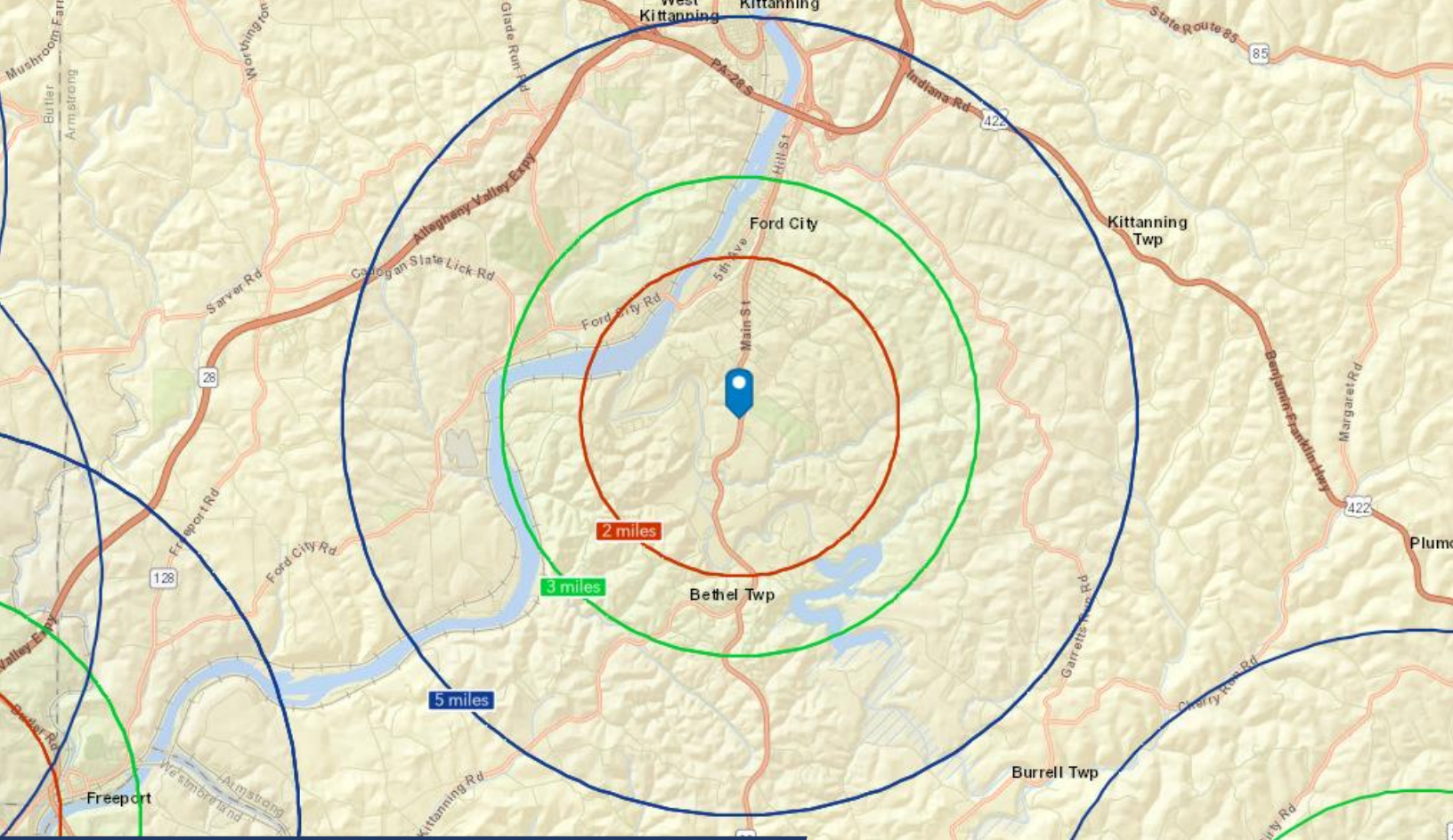
Year To Be Built:	2024				
Lot Size:	2.00 acres	RENT SCHEDULE			
Building Size:	10,566 SF		Monthly	Annual	Per SF
Traffic Count:	7,260 VPD	Years 1-5	\$10,108	\$121,298	\$11.48
Zoning:	Commercial	Years 6-10	\$10,614	\$127,363	\$12.05
Lease Type:	Absolute NNN	Years 11-15	\$11,144	\$133,731	\$12.66
Primary Lease Term:	15 years	Option 1	\$11,702	\$140,418	\$13.29
Annual Rent:	\$121,298	Option 2	\$12,287	\$147,439	\$13.95
Landlord Responsibilities:	ZERO	Option 3	\$12,901	\$154,811	\$14.65
Lease Start Date:	January 2024				
Lease Expiration Date:	January 2039				
Rent Increases:	5% Every 5yrs				
Renewal Options:	3 (Five Year)				
Lease Guarantor:	Dollar General Corporation				



DOLLAR GENERAL®

SITE PLAN

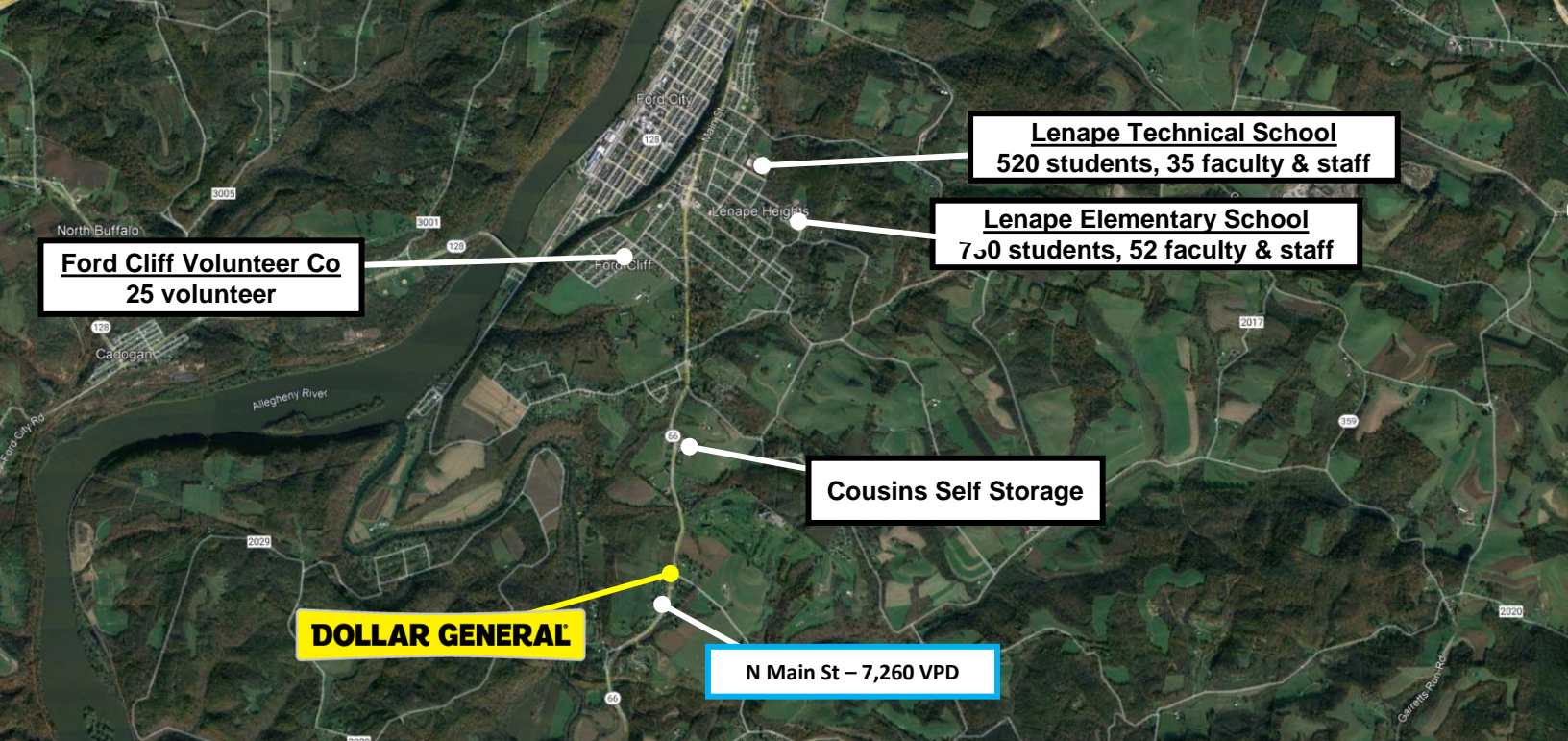




DEMOGRAPHICS

POPULATION SUMMARY	2 MILES	3 MILES	5 MILES
2023 Total Population	3,800	7,267	14,077
2023 Total Daytime Population	2,954	5,439	11,322
Workers	1,173	1,872	4,236
Residents	1,781	3,567	7,086

HOUSEHOLD SUMMARY	2 MILES	3 MILES	5 MILES
2023 Households	1,737	3,400	6,358
2023 Median Household Income	\$54,077	\$53,501	\$56,936
2028 Median Household Income	\$61,996	\$59,421	\$64,495



MARKET OVERVIEW

The store is located South of Ford City, Armstrong County, PA. this location is situated along Main St, 1.5 miles South of Ford City. Route 66 is a state highway in Western PA which begins North in Kane PA and extends South to meet with U.S. Rte. 119 just east of I-70 near New Stanton. Manor Township is located in central Armstrong County. The market borders the Allegheny River and are neighboring the Ford City, Ford Cliff, Manorville, and Kittanning communities.

The only shopping destinations local to nearby residents are in downtown Ford City or S in Vandergrift. The closest Walmart is a 15-min drive N to Kittanning.

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

Schools & Universities:

- Armstrong Junio/Senior High School
- Lenape Technical School
- Lenape Elementary School
- 1,599 students, 115 faculty & staff
- 520 students, 35 faculty & staff
- 730 students, 52 faulty & staff

MAJOR EMPLOYERS:

- Belleflex Technologies
- Ford Cliff Volunteer Fire Co
- Fort Armstrong Hosemen’s Association
- Herkules USA Corp
- 25 employes
- 25 volunteer
- 25 employes
- 120 employees

ATTRACTIONS:

- Piper Manor Mobile Home Park
- Lenape Heights Golf Resort
- 24 homes

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

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