

**DOLLAR
GENERAL**

13889 WOODWORTH RD.

DOLLAR GENERAL

NEW SPRINGFIELD, OH 44443



CONFIDENTIALITY AGREEMENT & DISCLAIMER

The Offering Memorandum contains select information pertaining to the business and affairs of Dollar General (“property”). It has been prepared by Prime Net Lease. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Prime Net Lease. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their offices, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Prime Net Lease expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offer Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to the prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executive Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Prime Net Lease or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

BY ACCEPTING THIS CONFIDENTIAL OFFERING MEMORANDUM, YOU AGREE TO RELEASE PRIME NET LEASE AND HOLD IT HARMLESS FROM ANY KIND OF CLAIM, COST, EXPENSE, OR LIABILITY ARISING OUT OF YOUR INVESTIGATION AND/OR PURCHASE OF THIS NET LEASED PROPERTY.

EXCLUSIVELY PRESENTED BY



PAUL MATUSIK
President

*Direct | 714.875.2400
Fax | 717.797.0004
E-mail | pmatusik@primenetlease.com*



MICHAEL MATUSIK
Vice President

*Direct | 714.874.4004
Fax | 717.797.0004
E-mail | mmatusik@primenetlease.com*

In association with: Bang Realty, Inc RE# BRK.2009000214

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PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Prime Net Lease is pleased to present this 9,100 SF Dollar General store located in New Springfield, Ohio. The property is encumbered with a 15-year absolute NNN lease, leaving the landlord with no responsibilities. There are currently 8+ years remaining on the current lease with Three, 5-year options left. The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of “BBB”, which is classified as Investment Grade.

The property has excellent visibility with frontage and signage on Woodworth Road (OH-165), more than 6,000 vehicles passing by daily. Nearby uses include Welsh Motors Ford Dealership, Swift Mart, U.S. Postal Service, Goodhope Speedway, and My Wish Weddings Barn. The property also has regional access, just 6 miles from on/off ramps to I-76, Ohio Turnpike, a major thoroughfare providing access northwest to Akron and Cleveland and southeast to Pittsburgh. There are 1,535 people within 3 miles of the site and 6,904 people within 5 miles of the property and the surrounding area is an ideal dollar store market - average household incomes within 1 mile of the site are \$65,000 and \$78,000 within 3 miles.

The subject offering represents an ideal opportunity for a 1031 exchange buyer or a “passive” investor to attain the fee simple ownership of a Dollar General. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, the nation’s top dollar store.

OFFERING SUMMARY

PROPERTY INFORMATION

Property Address 13889 Woodworth Rd.
New Springfield, OH 44443

Land Area 2.02 Acres

Year Built 2017

Ownership Type Fee Simple

PRICING INFORMATION

Offering Price \$1,894,400

Net Operating Income \$99,456

Cap Rate 5.25%

Price Per Square Feet \$208.18

Tenant Dollar General

Guarantor Corporate

Term Remaining 8+ years

Lease Type Absolute NNN

Landlord Responsibilities None



COMPLETE HIGHLIGHTS



LOCATION INFORMATION	
Building Name	Dollar General
Street Address	13889 Woodworth Rd.
City, State, Zip	New Springfield, OH 44443
County	Mahoning

BUILDING INFORMATION	
Building Size	9,100 SF
NOI	\$99,456.00
Cap Rate	5.25%
Occupancy %	100.0%
Tenancy	Single
Number of Floors	1
Year Built	2017

PROPERTY HIGHLIGHTS

- **LONGER TERM LEASE** - Over 8 years remaining on the initial term of the lease, followed by three, 5-year options, each with a 10% rental increases throughout.
- **ZERO LANDLORD RESPONSIBILITIES** - Absolute NNN Lease. Ideal for Investors not Local to the Market or looking for a "hands off" investment.
- **MINIMAL COMPETITION** - The property is more than 10 miles from the nearest discount store or major grocer, making this a go-to store for local residents and businesses.
- **EXCELLENT VISIBILITY** - Frontage and signage on Woodworth Road (OH-165), with more than 6,000 vehicles passing by daily.
- **SURROUNDED BY LOCAL TENANTS** - Nearby uses include Welsh Motors Ford Dealership, Swift Mart, U.S. Postal Service, Goodhope Speedway, and My Wish Weddings Barn.
- **REGIONAL ACCESS** - Just 6 miles from on/off ramps to I-76, Ohio Turnpike, a major thoroughfare providing access northwest to Akron and Cleveland and southeast to Pittsburgh.
- **IDEAL DOLLAR GENERAL MARKET** - The surrounding area has household income levels of \$65,000 in the 1-Mile Ring and \$78,000 in the 3-Mile Ring
- **NATIONALLY RECOGNIZED TENANT** - Dollar General is the largest "Small Box" retailer in the nation. Dollar General has been in business since 1939 with over 16,000+ locations Nationwide. NYSE: DG Investment Grade "BBB" rating.

FINANCIALS

TENANT	SQUARE FOOTAGE	TERM REMAINING	TERM		RENTAL INCREASE	MONTHLY RENT	MONTHLY RENT PER SF	ANNUAL RENT	ANNUAL RENT PER SF
Dollar General	9,100	8+ years	Current	7/31/2032		\$8,288	\$0.91	\$99,456	\$10.93
			8/01/2032	7/31/2037	10%	\$9,116	\$1.00	\$109,402	\$12.02
			8/01/2037	7/31/2042	10%	\$10,028	\$1.10	\$120,342	\$13.22
			8/01/2042	7/31/2047	10%	\$11,031	\$1.21	\$132,376	\$14.55

TERM COMMENCEMENT	TERM EXPIRATION	RENEWAL OPTIONS	RENTAL INCREASES	LANDLORD RESPONSIBILITIES	TENANT RESPONSIBILITIES	GUARANTEE	RIGHT OF FIRST REFUSAL
5/2/2017	5/31/2032	Three, 5-year Options	10%	None	Absolute NNN	Corporate	N/A

DOLLAR GENERAL

Revenues: \$37.8 Billion in 2022

Rank: Largest "Small Box" Retailer in the nation

Credit Ranking: BBB

NYSE Symbol: DG

Dollar General ("DG") is one of the largest discount retailers in the United States, with over 18,000 stores located in 45 states as of January 1, 2023. DG 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 everyday low prices (typically \$10 or less with approximately 25% at \$1 or less) in convenient neighborhood locations.

Since its inception in 1939, DG's long history of profitable growth is founded on a commitment to a relatively simple business model: providing a broad base of customers with their basic everyday and household needs at everyday low prices in conveniently located, small-box stores.

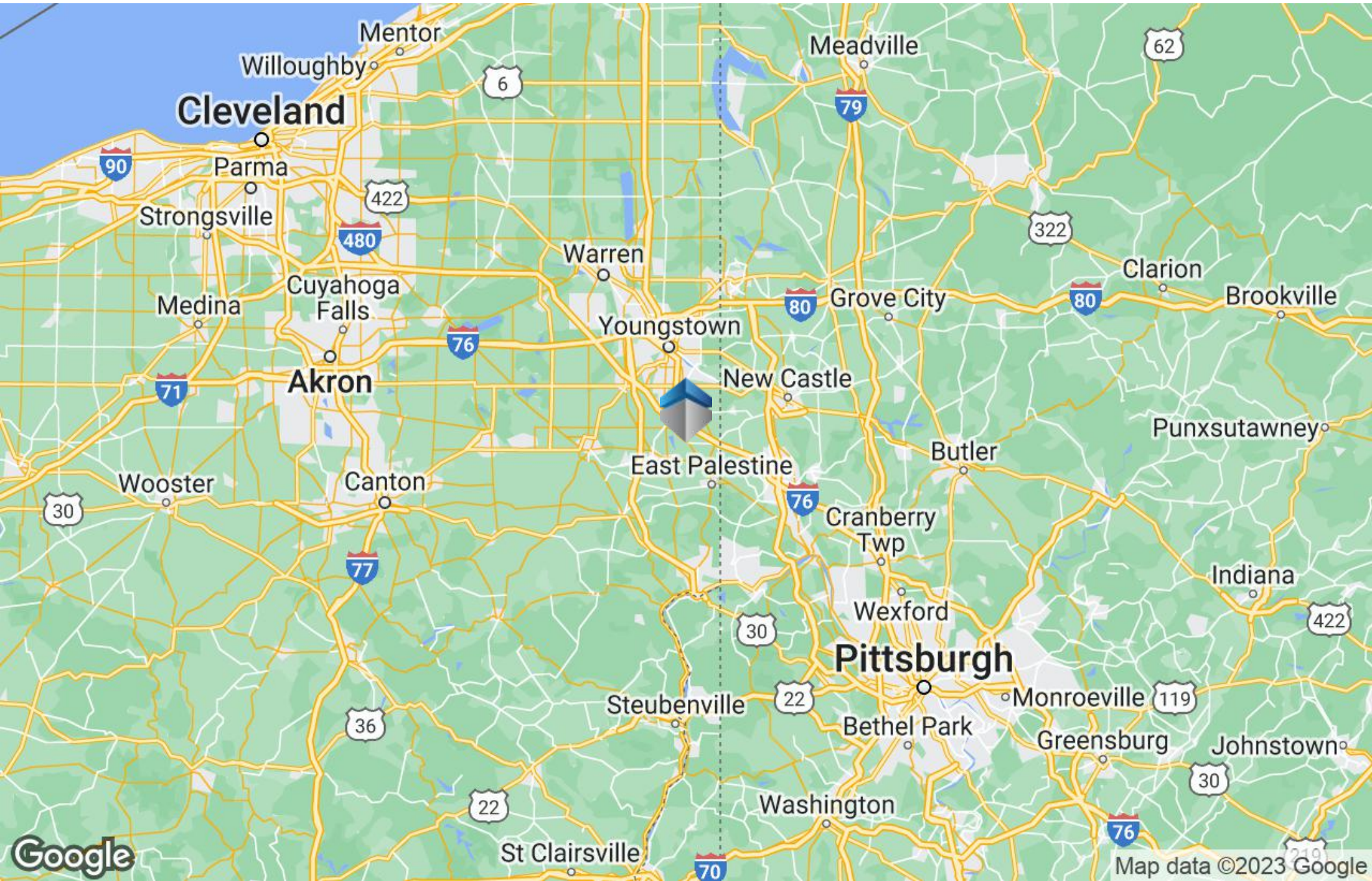
DG's slogan, "Save time. Save money. Every day!" summarizes their appeal to customers. DG's ability to deliver highly competitive prices on national brand and quality private brand products in convenient locations and their easy "in and out" shopping format create a compelling shopping experience that distinguishes DG from other discount, convenience and drugstore retailers.

Dollar General proudly announces its #91 ranking among the 2021 Fortune 500 list. Dollar General's 21-place jump into the Top 100 reflects the company's exceptional growth, which includes the Company's \$33.7 billion in sales in fiscal year 2020. DG believes that this growth, regardless of economic conditions, suggests that DG has a less cyclical model than most retailers and is a result of their compelling value and convenience proposition. DG's ability to effectively deliver both value and convenience allows them to succeed in small markets with limited shopping alternatives, as well as to profitably coexist alongside retailers in more competitive markets.



WEBSITE	www.dollargeneral.com
FOUNDED	1939
HEADQUARTERS	Goodlettsville, Tennessee
NUMBER OF LOCATIONS	18,000 ±
NUMBER OF EMPLOYEES	158,000 ±

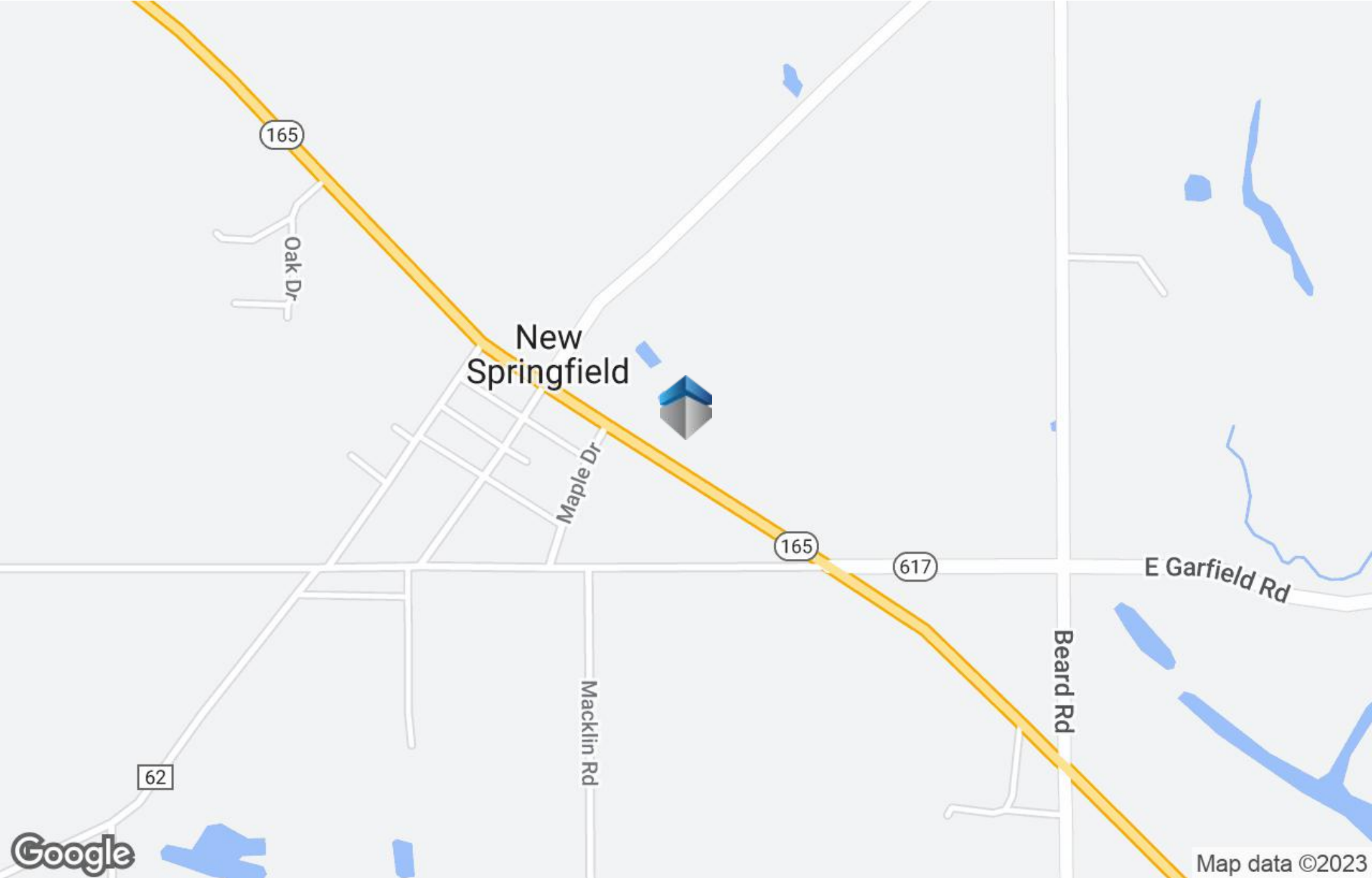
REGIONAL MAP



Google

Map data ©2023 Google

LOCATION MAP



DEMOGRAPHICS

KEY FACTS



3,831
POPULATION



43.5
AVERAGE AGE



\$146,375
MEDIAN HOUSEHOLD VALUE

BUSINESSES



276
BUSINESSES



1,795
EMPLOYEES

INCOME



\$42,131
MEDIAN HH INCOME



\$78,448
AVERAGE HH INCOME

	3 MILES	5 MILES	10 MILES
Total Population	3,831	15,583	113,367
Employees	1,795	10,432	93,675
Total Businesses	276	1,965	6,426
Average Household Income	\$65,262	\$78,448	\$77,902
Median Household Income	\$42,131	\$62,456	\$69,330
Average Age	48.5	43.5	45.1
Households	222	1,535	6,904
Average Housing Unit Value	\$176,032	\$161,188	\$140,152

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President

*Direct | 714.875.2400
Fax | 717.797.0004
E-mail | pmatusik@primenetlease.com*



MICHAEL MATUSIK
Vice President

*Direct | 714.874.4004
Fax | 717.797.0004
E-mail | mmatusik@primenetlease.com*

In association with: Bang Realty, Inc RE# BRK.2009000214