Retail Investment Offering Memorandum:

Dollar Tree Center
2860 Wildwood Road Extension
Allison Park, PA 15101

Cooper Group

Cooper Commercial Investment Group
6120 Parkland Blvd., Suite 102
Cleveland, OH 44124
www.coopergrp.com

Bob Havasi
bhavasi@coopergrp.com
(216) 562-1981 x10

Dan Cooper
dcooper@coopergrp.com
(216) 562-1981 x12

In Cooperation with Licensed PA Broker

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Investment Summary

Dollar Tree Center

INVESTMENT HIGHLIGHTS

- **100% Occupied, 2-Tenant, Dollar Tree (NASDAQ: DLTR, Moody's "Baa2" and S&P "BBB") Anchored Center: Exceptionally Affluent Market with Average Household Incomes at $175,000 Within a 3-Mile Radius**
- **Premier Pittsburgh Suburb: Allison Park Ranked Among the Top 10 Best Suburbs to Live in the Pittsburgh Area by Niche**
- **Attractive 8.25% CAP with Low $104/S.F. Asking Price, Far Below Replacement Costs**
- **Strategic Location: Located Adjacent to McDonald's, Sharing a Common Drive with Aldi, and Positioned Near Local Middle and High Schools, Creating Multiple Daily Traffic Drivers for the Property**
- **National Credit Tenant: Anchored by Dollar Tree, a National Retailer with More Than 9,000 Locations Nationwide, with Strong Q1 2026 Earnings, Highlighted by 7.2% Revenue Growth to $5 Billion**
- **High-Visibility Location Along State Route 8: Positioned Along One of the Area's Primary Commercial Thoroughfares with Additional Exposure to Wildwood Road Extension (34,000+ VPD along Route 8/ Wildwood), Providing Excellent Visibility and Convenient Access**
- **Located Just North of Hampton Township Middle School (~625 Students + Faculty) and High School (~865 Students + Faculty)**
- **Just Across the Street from Devlin's Pointe Apartments & Townhomes: Featuring a Total of 352 Units in this Elegant Community**

ADDITIONAL HIGHLIGHTS

- **Major Draw to the Area: North Park, which is the Largest Green Space in the Allegheny County Park System that Features a Massive Swimming Pool, Golf Course, Ice Skating, Paddle Boating and Fishing; All Generating Substantial Year-Long Traffic**
- **Surrounded by Major Regional Employers: Convenient Access to Leading Pittsburgh-Area Employers Including UPMC, Highmark Health, PNC Financial Services, U.S. Steel, and Numerous Manufacturing, Healthcare, Technology, Financial Services, and Professional Employers Throughout the Pittsburgh Metropolitan Area**
- **Strong Educational Presence: Located Within the Highly Regarded Hampton Township School District (~2,600 Students) and Convenient Access to Numerous Colleges and Universities Throughout the Greater Pittsburgh Region, Supporting Long-Term Residential Stability and Workforce Development**
- **Highly Desirable Location: Located Approximately 15 Miles North of Downtown Pittsburgh with Convenient Access to the Region's Major Employment Centers, Healthcare Providers, Retail Destinations, and Cultural Amenities**

LOCATION OVERVIEW

Allison Park is one of the Pittsburgh region's most affluent and established suburban communities, offering an exceptional combination of residential stability, regional accessibility, and long-term economic strength. Located approximately 12 miles north of Downtown Pittsburgh, the community spans portions of Hampton Township, McCandless Township, and West Deer Township within Allegheny County. Allison Park has long been recognized for its highly educated population, excellent public schools, and desirable quality of life, making it one of the premier suburban locations within Western Pennsylvania. The area continues to benefit from household incomes well above regional averages, with the average exceeding $175k within 3 miles.

Accessibility is one of Allison Park's greatest advantages. The property enjoys convenient access to U.S. Route 19, Pennsylvania Route 8, Interstate 279, the Pennsylvania Turnpike (I-76), and Interstate 79, providing efficient connectivity throughout the Pittsburgh metropolitan area. Located along Wildwood Road Extension, the property is positioned within one of the North Hills' primary commercial corridors, allowing convenient access to Downtown Pittsburgh, Cranberry Township, Wexford, and the surrounding suburban communities. Pittsburgh International Airport is located approximately 24 miles southwest of the property, while Allegheny County Airport is approximately 18 miles south, providing convenient commercial and corporate air service.

The North Hills market is supported by one of the strongest employment bases in Western Pennsylvania. Allison Park benefits from its proximity to the Pittsburgh region's diversified economy, anchored by healthcare, financial services, advanced manufacturing, technology, education, and energy. Major employers include UPMC (more than 100,000 employees system-wide), Highmark Health (approximately 47,000 employees system-wide), PNC Financial Services (approximately 58,000 employees company-wide), Giant Eagle (headquartered approximately 6 miles south in Cranberry's neighboring market with approximately 37,000 employees company-wide), and Eaton Corporation, along with numerous engineering, professional services, and technology firms throughout Allegheny County. The North Hills corridor continues to attract both employers and residents due to its strategic location and highly skilled workforce.

Healthcare remains one of the region's strongest economic drivers. UPMC Passavant – McCandless, located approximately 4 miles west of the property, serves as one of the North Hills' primary medical centers with 389 beds and 1,900+ physicians, nurses, and support staff. Allegheny Health Network's Wexford Hospital, located approximately 10 miles northwest, provides approximately 160 beds, 740 employees and continues to expand healthcare services throughout the northern suburbs. Together with the world-renowned UPMC Presbyterian, UPMC Shadyside, and Allegheny General Hospital campuses in Pittsburgh, these institutions position the region among the nation's leading healthcare markets while serving as significant employment centers.

Education continues to strengthen the area's long-term outlook. Allison Park is served by several highly regarded public school districts, including North Allegheny School District, Hampton Township School District, Shaler Area School District, and Deer Lakes School District, all recognized for strong academic performance and community support. Higher education institutions throughout the Pittsburgh market further support workforce development, including the University of Pittsburgh (approximately 36,000 students), Carnegie Mellon University (approximately 17,400 students and faculty combined), Duquesne University (approximately 10,000 students and faculty combined), Robert Morris University (approximately 5,350 students and faculty combined), and Community College of Allegheny County (approximately 19,200 students and faculty combined). Together, these institutions provide a steady pipeline of highly educated professionals for the region's leading employers.

Beyond its strong economic fundamentals, Allison Park offers an exceptional quality of life supported by extensive retail, dining, recreational, and cultural amenities. Residents enjoy convenient access to North Park, one of Allegheny County's premier recreational destinations featuring over 3,000 acres of trails, lakes, golf courses, and athletic facilities. The surrounding North Hills retail corridor features McCandless Crossing, The Block Northway, Ross Park Mall, and numerous national retailers, restaurants, and entertainment venues. Combined with convenient access to Downtown Pittsburgh's professional sports, museums, performing arts, and cultural attractions, Allison Park continues to rank among the region's most desirable suburban communities.

With its affluent demographics, highly educated workforce, excellent transportation infrastructure, nationally recognized healthcare systems, outstanding public schools, and close proximity to the economic drivers of the Pittsburgh metropolitan area, Allison Park continues to represent one of Western Pennsylvania's premier suburban investment locations and an exceptional setting for long-term commercial real estate ownership.

SUMMARY	
Price:	**$1,465,000**
Gross Leasable Area:	13,971 S.F.
Price/SF:	$104.86
NOI:	$120,869
CAP Rate:	8.25%
Built:	1994/1995
Lot Size:	Approx. 1.66 Acres
Foundation:	Concrete
Roof:	EPDM

Current Operating Data	
Rental Income:	$155,724
Tenant Reimbursements:	$54,250
Potential Gross Income:	$209,973
Vacancy (Actual):	($0)
Effective Gross Income:	$209,973
Expenses:	($89,104)
NOI:	$120,869
Annual Debt Service:	$81,182
Structural Reserve ($0.10/S.F.):	$1,397.10
Cash Flow After Reserves:	$38,290

Financial Analysis

Rent Roll

Tenant	Square Feet	% of Total	Tenant Since	Lease Start	Lease Expiration	Rent/ S.F.	Annual Rent	Lease Type	Bumps	Option Rate/ S.F.
the laundry bin	3,295	23.58%	2021	10/1/2022	12/8/2031	$ 10.00	$ 32,950	NNN	10/1/2027 - $11.00/SF 10/1/2029 - $11.55/SF	2% Annual Increases
DOLLAR TREE	10,676	76.42%	2017	8/1/2024	7/31/2029	$ 11.50	$ 122,774	Increase Over Base Year 2017 (CAM $0.82/SF with 5% Increase Cap, RET $2.33/ SF, INS $0.54/SF) + PRS of Snow Removal & Utilities	None	Option 2: $12.00/SF Option 3: $12.50 SF
Total Property	**13,971**	**100.00%**				**$ 11.15**	**$ 155,724**			
Vacancy	**-**	**0.00%**				**$ -**	**$ -**			

		2023	2024	2025	Pro Forma 2026-2027 2026-2027	$/SF
INCOME:						
Rental Income		$ 151,001	$ 152,610	$ 155,724	$ 155,724	$ 11.15
Tenant Reimbursements (1):						
Real Estate Tax			7,138		16,367	1.17
Insurance			2,151		5,595	0.40
CAM		16,077	15,783	15,783	30,961	2.22
Prior Year Reconciliations			(7,682)	40,706	-	-
Management Fee					-	-
Admin. Fees					1,327	0.09
Gross Potential Rental Income		**$ 167,078**	**$ 170,000**	**$ 212,213**	**$ 209,973**	**$ 15.03**
Vacancy (Actual)	0.00%				-	-
Vacancy For Reimbursements Lost (Actual)	0.00%				-	-
Effective Gross Income		**$ 167,078**	**$ 170,000**	**$ 212,213**	**$ 209,973**	**$ 15.03**
OPERATING EXPENSES:						
Management Fee (2)	4%	$ 6,000	$ 6,000	$ 5,692	$ 6,229	$ 0.45
Real Estate Taxes		30,360	31,543	35,391	35,375	2.53
Insurance		9,150	11,101	9,784	10,000	0.72
Landscaping		8,769	6,857	7,288	7,300	0.52
Snow Removal		1,690	3,025	6,895	7,000	0.50
Utilities						
Electric/Lighting		288	682	-	-	-
Gas		785	425	734	750	0.05
Water/Sewer		1,099	1,099	1,099	1,100	0.08
Repairs & Maintenance (3)		18,345	9,484	1,965	7,500	0.54
Sweeping		1,870	2,215	2,130	2,400	0.17
Parking Lot Repairs & Maintenance		673	7,260	533	2,000	0.14
Life/Fire Systems		2,696	2,770	3,457	3,500	0.25
HVAC Repairs & Maintenance		-	-	175	200	0.01
Roof Repairs & Maintenance		973	9,417	5,514	5,750	0.41
Non-Reimbursable Utilities		-	-	-	-	-
Non-Reimbursable Repairs & Maintenance		-	-	-	-	-
Total Expenses		**$ 82,699**	**$ 91,879**	**$ 80,656**	**$ 89,104**	**$ 6.38**
Net Operating Income		**$ 84,379**	**$ 78,121**	**$ 131,558**	**$ 120,869**	**$ 8.65**

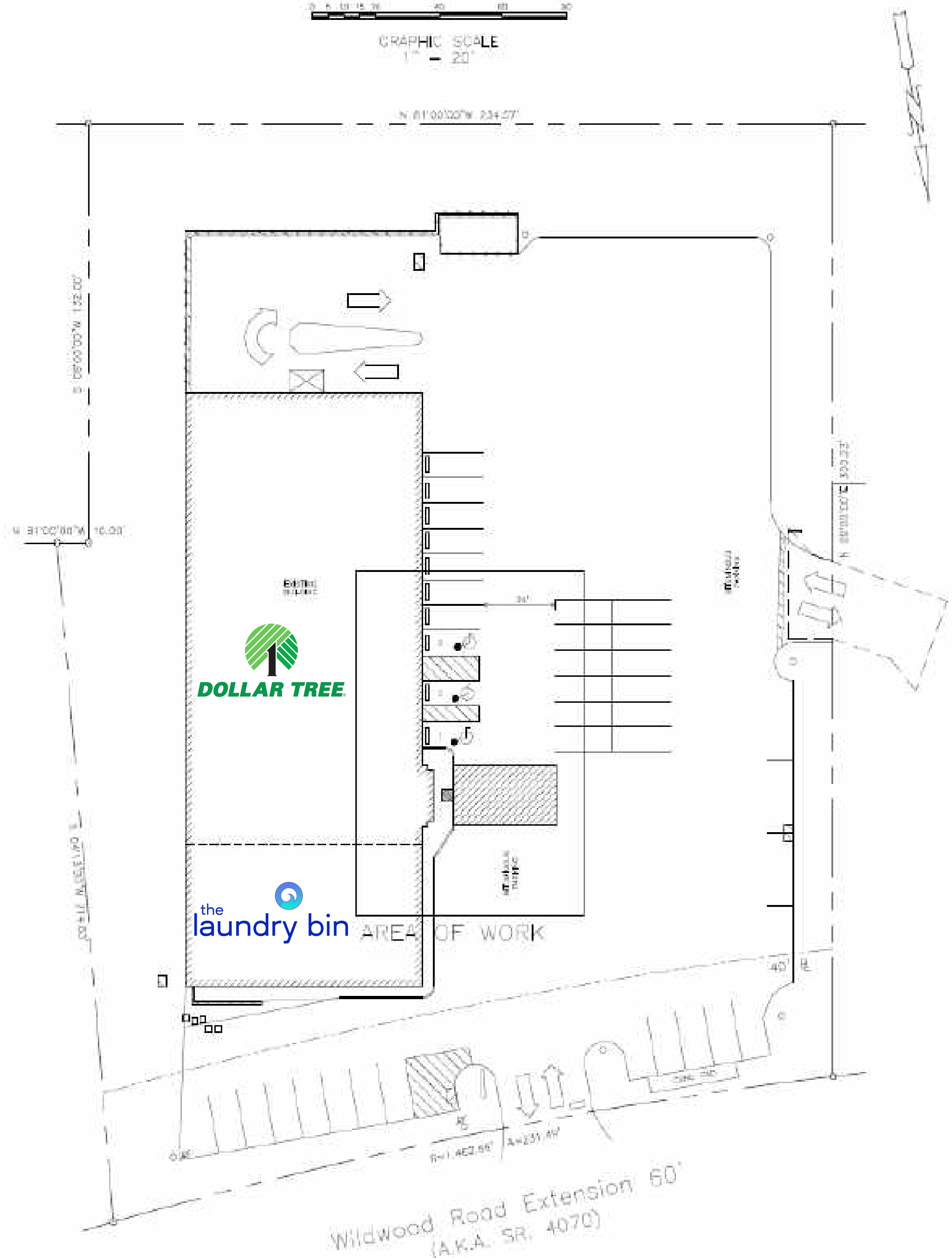
Loan Analysis		
Net Operating Income	$ 120,869	$ 8.65
Cash Flow Available Before Debt Service	$ 120,869	$ 8.65
Capitalization Rate	8.25%	8.25%
Valuation	$ 1,465,000	$ 104.86
Loan to Value	75.00%	75.00%
Loan Amount	$ 1,098,750	$ 78.65
Rate	6.25%	6.25%
Term	5	5
Amortization	30	30
Annual Debt Service	$ 81,182	$ 5.81
Debt Service Coverage Ratio	1.49	1.49

(1) The reimbursements have been off for a few years. Ownership collected a few years of CAM from Dollar Tree in December 2025, resulting in the actuals not being representative.

(2) There is an adjustment with Ownership for management. Portion adjustment removed from number to refect actual property management fee.

(3) 2023 had higher R&M due to higher BuildingMaintenance/Porter Services ($8,439.74) and Plumbing Repairs/Supplies ($9,751.64). 2024's Building Maintenance/ Porter Services were also high at $8,282.34, while 2025 significantly decreased to $1,483.08.

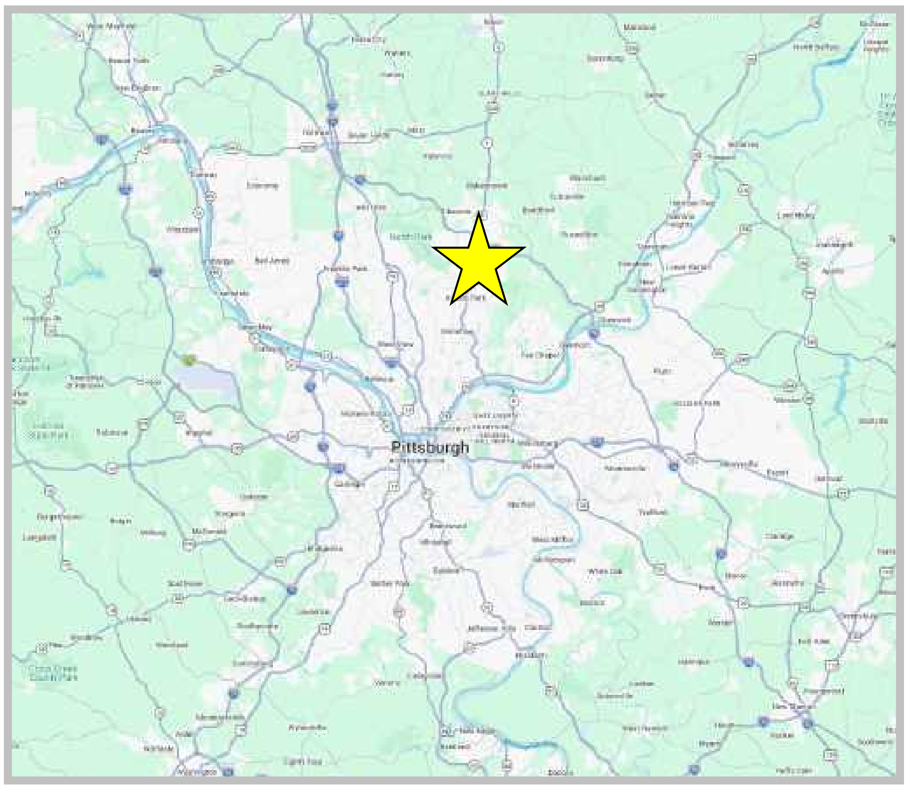

DOLLAR TREE
the laundry bin
ALDI
LAUNDROMAT
2860
the laundry bin
DOLLAR TREE

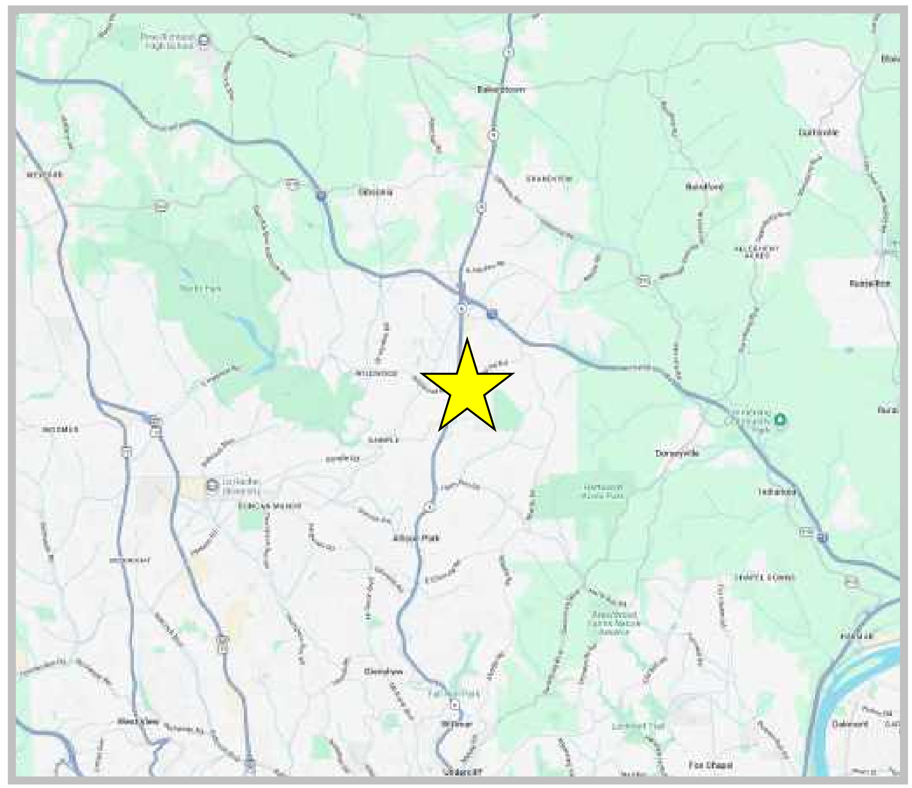

GRAPHIC SCALE
1" = 20'
DOLLAR TREE
the laundry bin
AREA OF WORK
Wildwood Road Extension 60'
(A.K.A. SR. 4070)

Site Plan

Aerial Map Surrounding Area

Location Maps





2860 Wildwood Rd Ext Allison Park, PA 15101	3 mi radius	5 mi radius	10 mi radius
Population			
2026 Estimated Population	30,816	85,574	454,900
2020 Census Population	32,784	88,400	455,152
2010 Census Population	32,034	84,984	435,492
2026 Median Age	44.7	44.6	40.7
Households			
2026 Estimated Households	12,570	35,387	206,748
2020 Census Households	12,809	35,253	200,565
2010 Census Households	12,493	33,853	190,668
Race and Ethnicity			
2026 Estimated White	90.3%	88.8%	78.4%
2026 Estimated Black or African American	2.7%	3.0%	11.9%
2026 Estimated Asian or Pacific Islander	3.5%	4.6%	5.4%
2026 Estimated American Indian or Native Alaskan	-	-	-
2026 Estimated Other Races	3.4%	3.5%	4.2%
2026 Estimated Hispanic	2.3%	2.4%	3.0%
Income			
2026 Estimated Average Household Income	$174,428	$166,886	$137,688
2026 Estimated Median Household Income	$133,830	$126,531	$100,720
2026 Estimated Per Capita Income	$71,288	$69,182	$62,813
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	0.5%	0.7%	1.1%
2026 Estimated Some High School (Grade Level 9 to 11)	1.1%	1.3%	2.3%
2026 Estimated High School Graduate	17.6%	19.7%	21.3%
2026 Estimated Some College	12.1%	11.9%	12.3%
2026 Estimated Associates Degree Only	8.9%	8.4%	8.5%
2026 Estimated Bachelors Degree Only	36.9%	34.1%	30.2%
2026 Estimated Graduate Degree	22.9%	24.0%	24.2%
Business			
2026 Estimated Total Businesses	1,082	3,340	19,101
2026 Estimated Total Employees	8,520	32,302	229,988
2026 Estimated Employee Population per Business	7.9	9.7	12.0
2026 Estimated Residential Population per Business	28.5	25.6	23.8


LAUNDROMAT
the laundry bin
OPEN
NITIZING OZONE


DOLLAR TREE
NOT AN ENTRANCE
USE DOORS TO
THE LEFT

DOLLAR TREE®

dollartree.com

Dollar Tree (NASDAQ: DLTR) is one of North America's leading discount variety retailers, operating thousands of stores across the United States and Canada. The company offers a broad assortment of everyday consumables, household products, seasonal merchandise, party supplies, health and beauty items, and food products at value-oriented price points designed to serve budget-conscious consumers.

Dollar Tree stores are known for their convenient neighborhood locations, simplified shopping experience, and consistent value-driven merchandising strategy. The brand generates strong repeat traffic from everyday shopping needs and benefits from broad appeal across a wide range of demographic groups.

Source: www.dollartree.com

Tenant Lease Abstract

Headquarter:	Chesapeake, VA
Ticker Symbol:	NASDAQ: DLTR
Moody's Credit Rating:	Baa2
S&P Credit Rating:	BBB
# of Total Locations:	9,000+
Type:	Increase Over Base Year 2017
GLA:	10,676
Tenant Since:	2017
Current Term Start:	8/1/2024
Lease Expiration:	7/31/2029
Rental Bumps:	None
Options:	(2) 5-Yr. Remaining
Co-Tenancy:	None
Termination Clause:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	$122,774.00	$10,231.17	$11.50
Option 2:	$128,112.00	$10,676.00	$12.00
Option 3:	$133,450.00	$11,120.83	$12.50

Tenant Recapture

Common Area Maintenance:	Increase Over Base Year 2017
Insurance:	Increase Over Base Year 2017
Real Estate Taxes:	Increase Over Base Year 2017
Admin. Fee:	5% on CAM, Excludes RET & Utilities
Mgmt. Fee:	None

thelaundrybin.com

At The Laundry Bin, they go beyond clean clothes — they deliver a better laundry experience for our community. The bright, modern laundromat in Allison Park is designed to make every visit easy, comfortable, and stress-free, whether you prefer quick drop-off service or convenient self-service laundry. From newer machines and ozone sanitation to spacious seating, free Wi-Fi, and family-friendly amenities, every detail is thoughtfully designed to save you time and make laundry day something you actually enjoy.

Source: thelaundrybin.com

Tenant Lease Abstract

Headquarter:	Allison Park, PA
# of Total Locations:	1
Type:	NNN
GLA:	3,295
Tenant Since:	2021
Current Term Start:	10/1/2022
Lease Expiration:	12/8/2031
Rental Bumps:	2027, 2029
Options:	(4) 5-Yr.
Co-Tenancy:	None
Termination Clause:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	$32,950.00	$2,745.83	$10.00
Bump 10/1/2027:	$36,245.00	$3,020.42	$11.00
Bump 10/1/2029:	$38,057.25	$3,171.44	$11.55

Options: 2% Annual Increases

Tenant Recapture

CAM/Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	15% on CAM, Not INS, RET
Mgmt. Fee:	None

DISCLOSURE, CONFIDENTIALITY & DISCLAIMER

CONFIDENTIALITY AGREEMENT

The information within this Offering Memorandum will set forth an understanding regarding the relationship between the Recipient of this package (the "Recipient") and The Cooper Group and the confidentiality of the investment information to be supplied to you and your organization for use in considering, evaluating and/or purchasing this property (the "Property"). The recipient acknowledges that all financial, contractual, marketing, and informational materials including but not limited to lease information, occupancy information, financial information, projections, data information and any other similar information provided by The Cooper Group which relates to the Property (collectively, the Confidential Information), whether said information was transmitted orally, in print, in writing or by electronic media is confidential in nature and is not to be copied or disseminated to any party without the prior consent of The Cooper Group. The Recipient acknowledges and agrees that the Confidential Information is of such a confidential nature that severe monetary damage could result from dissemination of that information to unauthorized individuals. The Recipient shall limit access to the Confidential Information to those individuals in the Recipient's organization with a "need to know" and shall take all precautions reasonably necessary to protect the confidentiality of the Confidential Information. The Recipient acknowledges and agrees that the Confidential Information and any copies thereof are the property of The Cooper Group and that all such information will be returned to The Cooper Group upon written request. Any offers or inquiries from Recipient in connection with this investment proposal shall be forwarded, confidentiality, to The Cooper Group. Other than The Cooper Group, recipient agrees that neither Recipient nor The Cooper Group shall be obligated to pay any procuring broker fees in connection with this investment unless a separate written Brokerage Agreement is entered into and written acknowledgement of any procuring Brokerage Agreement is received from all parties to the investment transaction. Procuring brokers must provide written introductions of potential investors and receive written acknowledgment from The Cooper Group for representation to be recognized. This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

DISCLOSURE & DISCLAIMER

The Memorandum contains selected information pertaining to the property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property, to be all-inclusive or to contain all or part of the information which perspective Recipients may require to evaluate the purchase of real property. 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 or The Cooper Group. All references disclosed herein related to acreage, square footages and/or other measurements may be approximations and the best information available. The summaries of information included herein do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Photos herein are the Property and respective owners and use of these images without the express written consent of the owner is prohibited.

The owner and the Cooper Group expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or terminate discussions with any entity and any time with or without notice which may arise as a result of review of this Memorandum.

Neither the owner or the Cooper Group, nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or its contents; and you are to rely solely on your investigators and inspections of the property in evaluating a possible purchase of the Property. The information contained in this document has been obtained from sources to be reliable. While the Cooper Group does not doubt its accuracy, the Cooper Group has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm the accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the Property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors.

Cooper Group

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