

Net Lease Retail Portfolio

Ohio 3 Property Portfolio

AMC REAL ESTATE
INVESTMENT SERVICES

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Tenant:




Asking Price:
\$2,286,487


Location:
Ohio


Cap Rate:
8.52%

	PRICE	CAP RATE	ANNUAL RENT	BUILDING SIZE	LOT SIZE	LEASE EXPIRATION DATE
427 Canton Rd NW, Carrollton, OH 44615	\$733,333	7.50%	\$55,000	5,675 SF	0.69 AC	12/31/2028
385 W Airport Hwy, Swanton, OH 43558	\$734,088	9.00%	\$66,068	9,014 SF	1.03 AC	06/30/2029
620 N Main St, Gibsonburg, OH 43431	\$819,066	9.00%	\$73,716	9,100 SF	0.76 AC	10/31/2030
TOTAL:	\$2,286,487	8.52%	\$194,781			



DOLLAR GENERAL
385 W Airport Hwy
Swanton, OH 43558

DOLLAR GENERAL
620 N Main St,
Gibsonburg, OH 43431

ADVANCE AUTO PARTS
427 Canton Rd NW,
Carrollton, OH 44615

Aerial View



Tenant:

Advance Auto Parts



List Price:

\$733,333



Cap Rate:

7.50%



Year Built:

1998



Building Size:

5,675 SF



Lot Size:

0.69 Acre

PROPERTY HIGHLIGHTS

- 27+ Year Operating History
- 24% Rent Increase in the Most Recent Lease Extension
- The site is visible to over 10,000 Vehicles Per Day
- Low rent at just \$9.69/SF
- Tenant is Responsible for Taxes, Insurance and
- Common Area Maintenance

Address:

427 Canton Rd NW,
Carrollton, OH 44615

Current NOI:

\$55,000

Term Remaining:

± 3.5 Years

Lease Type:

NN+ Lease

VPD Access:

10,698 VPD



1. CARROLTON, OH

427 Canton Rd NW, Carrollton, OH

Lease Abstract | Page: 6 | www.amcreis.com



RENT SCHEDULE

Tenant:	Advance Auto Parts
Lease Type:	NN+ Lease
Original Term:	10 Years
Lease Start Date:	5/28/1998
Lease End Date:	12/31/2028
Term Remaining:	± 3.5 Years
Options:	1 (5) Year Option

	Term	Annual Rent	Increases
Initial Term	05/28/1998 - 06/30/2008	\$54,991	-
Extended Term	07/01/2008 – 12/31/2013	\$54,991	-
Extended Term 1	01/01/2014 – 12/31/2018	\$48,011	-13%
Extended Term 2	01/01/2019 – 12/31/2023	\$44,340	-8%
Extended Term 3	01/01/2024 - 12/31/2028	\$55,000	24%
Option 1	01/01/2029 - 12/31/2033	\$60,666	10%

LEASE SUMMARY

LANDLORD / TENANT OBLIGATIONS

Expense Type	Responsibility
Taxes	Tenant Responsibility
Insurance	Tenant Responsibility
Parking Lot Repairs	Landlord Responsibility
Parking Lot Replacement	Landlord Responsibility
Striping and Sealing	Landlord Responsibility
HVAC Repair Under \$250	Tenant Responsibility
HVAC Replacement	Landlord Pays for 1/2
Roof Repairs	Landlord Responsibility
Roof Replacement	Landlord Responsibility
Common Area Maintenance	Tenant Responsibility





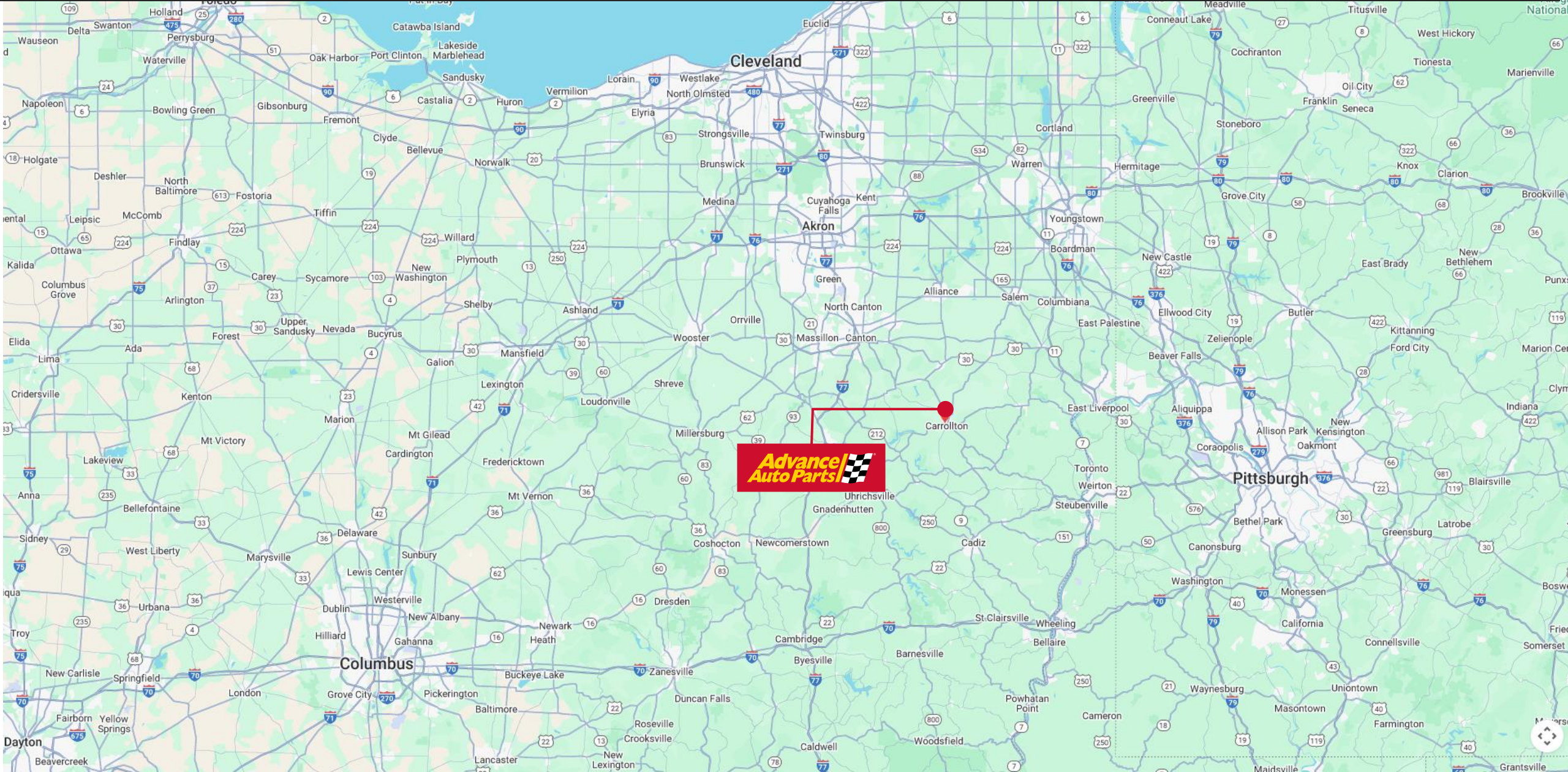
Radius	3 Mile	5 Mile	10 Mile
Population	5,370	7,744	22,675
Average HH Income	\$71,468	\$73,871	\$77,825



1. CARROLTON, OH

427 Canton Rd NW, Carrollton, OH

Aerial Overview | Page: 9 | www.amcreis.com



**Tenant:**
Dollar General**Sale Price:**
\$734,088**Cap Rate:**
9.0%**Year Built:**
2005**Building Size:**
9,014 SF**Lot Size:**
1.03 Acres

INVESTMENT HIGHLIGHTS

- Dollar General has been operating at this location since July 01, 2005
- The property is part of the Toledo Metropolitan Statistical Area (MSA), which has a population of approximately 600,000, providing a strong regional market with diverse economic opportunities.
- Located just 4 miles from Eugene F. Kranz Toledo Express Airport
- Surrounded by residential developments and a strong industrial base
- Affluent Location with Average Annual HH Incomes Exceed \$116K+ in a 10 Mile Radius of the Site

Address:385 W Airport Hwy,
Swanton, OH 43558**Annual Rent:**

\$66,068

Term Remaining:

± 4 Years

Lease Type:

NN+ Lease

VPD Access:

13,100 VPD

INVESTMENT SUMMARY:

Asking Price: \$734,088

Cap Rate: 9.00%

Annual Rent: \$66,068

Year Built: 2005

Square Footage: 9,014 SF

Lot Size: 1.03 Acres

Tenant: Dollar General

Lease Type: NN Lease

Lease Start Date: 07/01/2005

Lease End Date: 06/30/2029

Term Remaining: ±4 Years

Option Periods: 5(5) Year Options

	Term	Annual Rent	Change	Annual CAM
Initial Term:	7/1/2005 – 6/30/2015	\$57,600	N/A	N/A
Extended Term:	7/1/2015 – 6/30/2019	\$58,800	2%	\$4,509
First Option:	7/1/2019 – 6/30/2024	\$62,328	6%	\$4,957
Second Option:	7/1/2024 – 6/30/2029	\$66,068	6%	\$5,408
Third Option:	7/1/2029 – 6/30/2034	\$70,031	6%	\$5,453
Fourth Option:	7/1/2034 – 6/30/2039	\$74,233	6%	\$5,998
Fifth Option	7/1/2039 – 6/30/2044	\$78,687	6%	\$6,598

LANDLORD / TENANT OBLIGATIONS

Expense Type	Responsibility
Taxes	Tenant Responsibility
Insurance	Tenant Responsibility
Parking Lot Repairs	Tenant Pays Allowance
Parking Lot Replacement	Landlord Responsibility
Striping and Sealing	Tenant Pays Allowance
HVAC Repairs Under \$1,000	Tenant Responsibility
HVAC Replacement	Landlord Responsibility
Roof Repairs	Tenant Pays Allowance
Roof Replacement	Landlord Responsibility
Common Area Maintenance	Tenant Pays Allowance

FIXED \$450/Month Repair / Maintenance Allowance



West Airport Highway

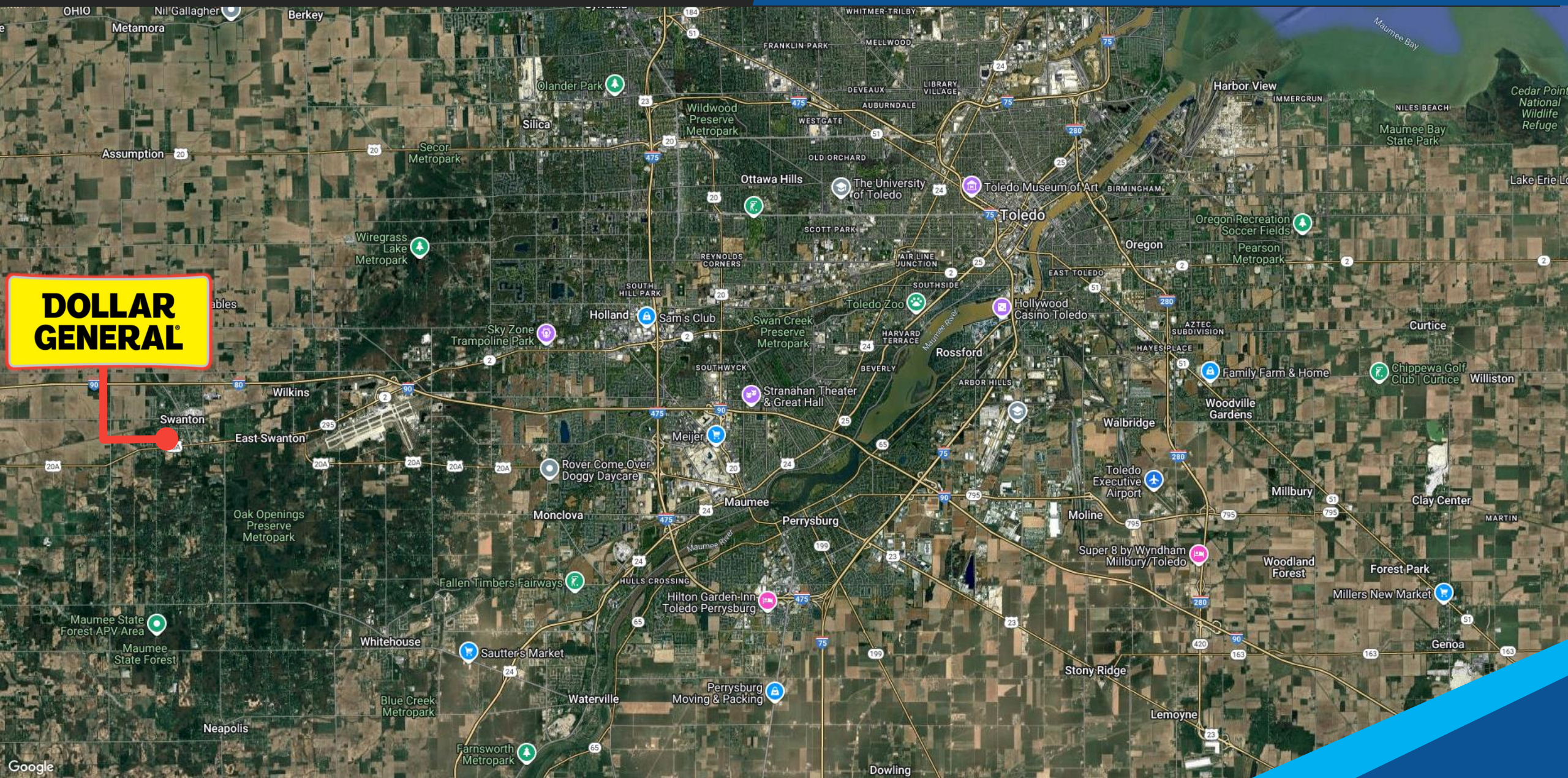
DOLLAR
GENERAL

Subject Property

DOLLAR
GENERAL

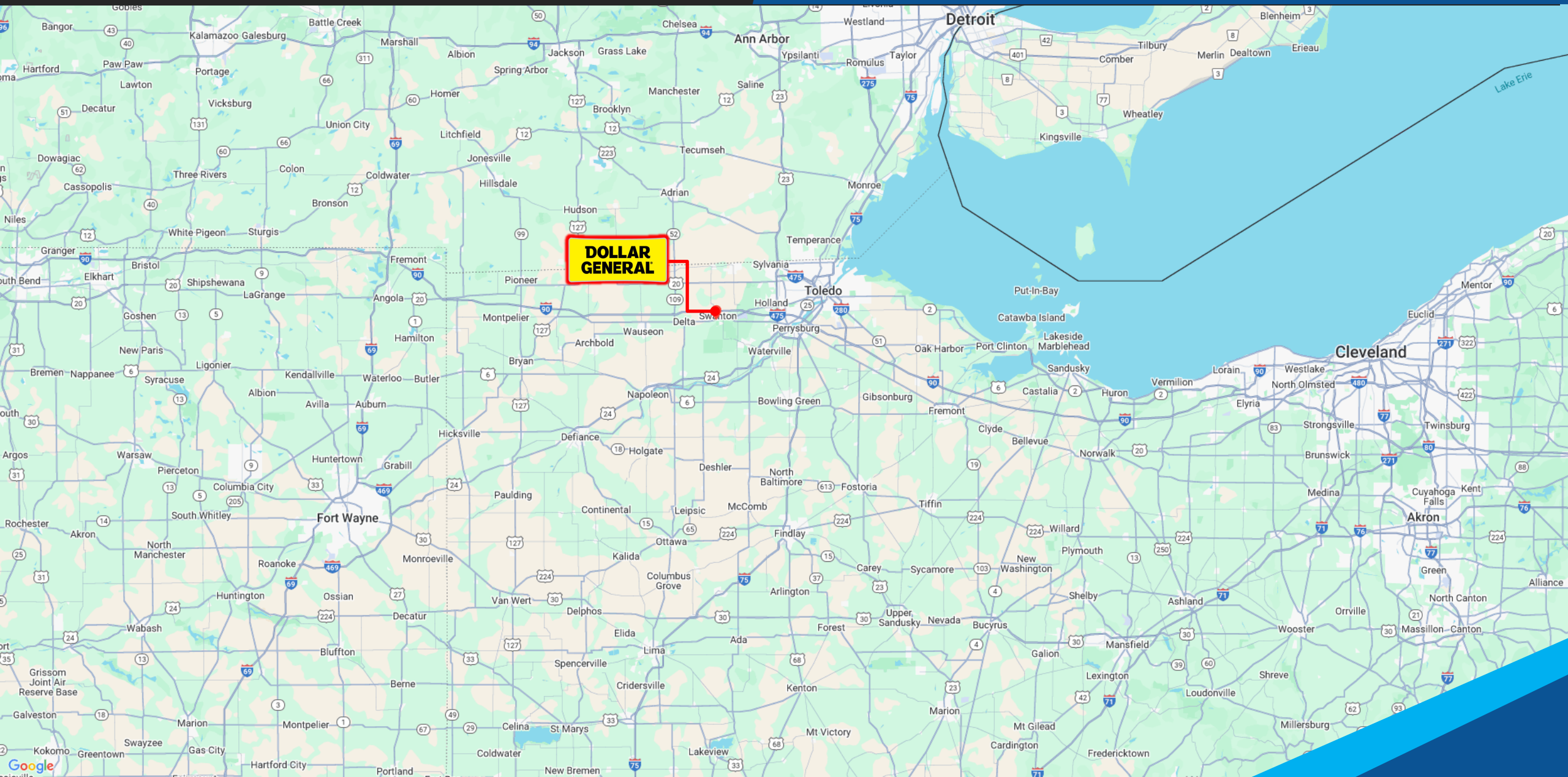
Radius from Site	3 Mile	5 Mile	10 Mile
Population	6,934	12,498	62,884
Median HH Income	\$69,679	\$71,098	\$90,328

**DOLLAR
GENERAL**



2. SWANTON, OH

385 W Airport Hwy, Swanton, OH



**Tenant:**
Dollar General**Sale Price:**
\$819,066**Cap Rate:**
9.0%**Year Built:**
2005**Building Size:**
9,100 SF**Lot Size:**
0.76 Acres

INVESTMENT HIGHLIGHTS

- Upcoming Remodel Announced for Late 2025
- All New HVAC Units Recently Installed
- Recently Extended Lease
- Dollar General has successfully operated at this location for nearly 20 years
- This is Dollar General's preferred 9,100 SF Footprint Store
- Limited competition in Gibsonburg, this is the only discount retailer serving Gibsonburg
- Tenant is paying a fixed large monthly common area maintenance allowance of \$488/Month
- Tenant is responsible for the Taxes, Insurance and all HVAC Repairs under \$1,000 annually
- Tenant reimburses landlord for 100% of the snow removal costs each year
- Dollar General Exercised their option to renew this lease 2 months early

Address:620 N Main St,
Gibsonburg, OH 43431**Annual Rent:**

\$73,716

Term Remaining:

± 5 Years

Lease Type:

NN+ Lease

**DOLLAR
GENERAL®**

RENT SCHEDULE

Tenant:	Dollar General
Lease Type:	NN+ Lease
Original Term:	10 Years
Lease Start Date:	11/01/2005
Lease End Date:	10/31/2030
Term Remaining:	± 5 Years
Options:	4(5) Year Options

LEASE SUMMARY

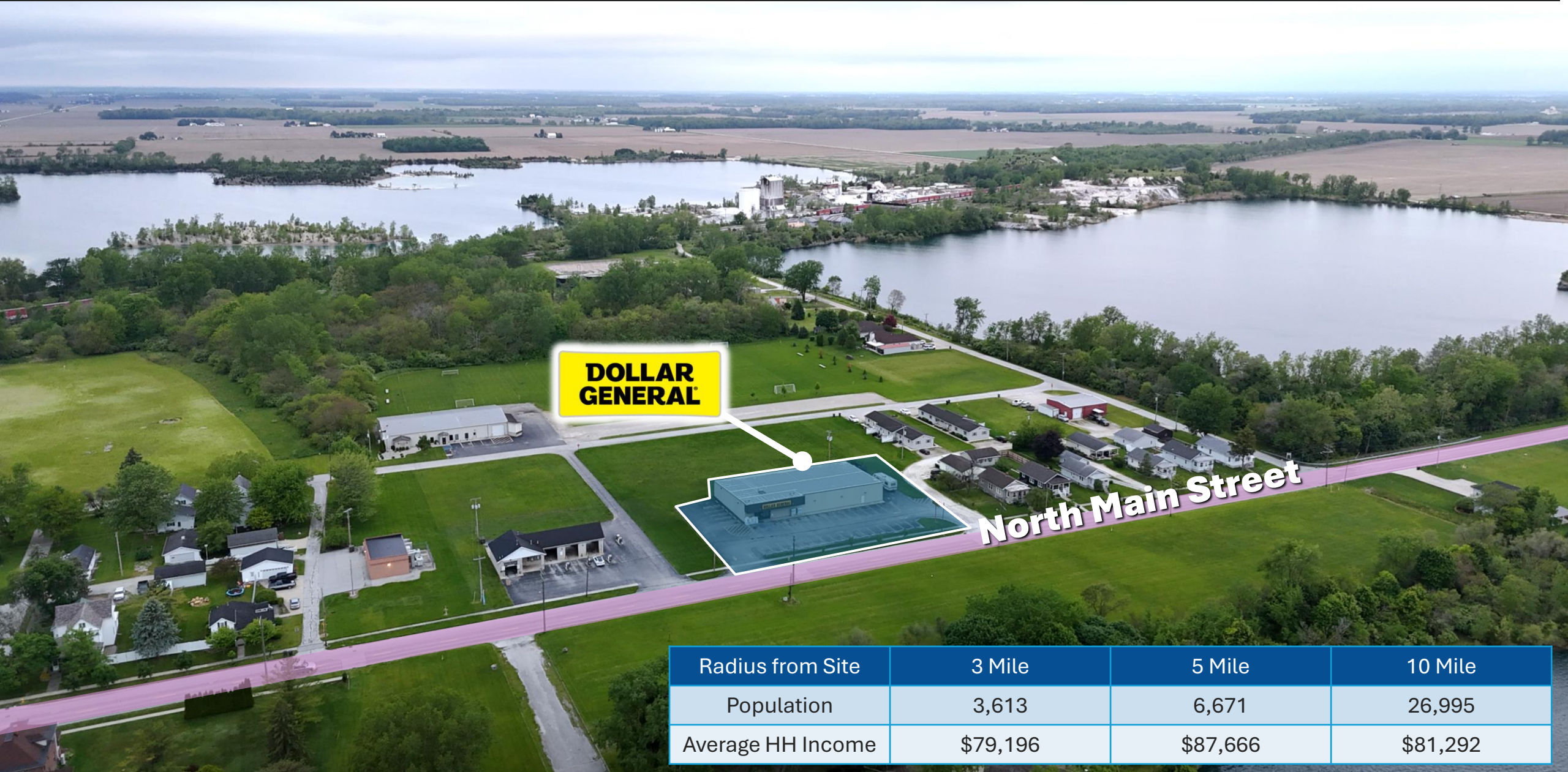
	Term	Annual Rent	Increases
Primary Term	11/01/2005 - 10/31/2015	\$56,700	0%
1st Option	11/01/2015 - 10/31/2020	\$62,364	10%
Extended Term	11/01/2020 - 10/31/2025	\$67,020	7%
First Option	11/01/2025 - 10/31/2030	\$73,716	10%
Second Option	11/01/2030 - 10/31/2035	\$81,084	10%
Third Option	11/01/2035 - 10/31/2040	\$89,196	10%

LANDLORD / TENANT OBLIGATIONS

Expense Type	Responsibility
Taxes	Tenant Responsibility
Insurance	Tenant Responsibility
Parking Lot Repairs	Tenant Pays Allowance
Parking Lot Replacement	Landlord Responsibility
Striping and Sealing	Tenant Pays Allowance
HVAC Repair Under \$1,000	Tenant Responsibility
HVAC Replacement	Landlord Responsibility
Roof Repairs	Tenant Pays Allowance
Roof Replacement	Landlord Responsibility
Common Area Maintenance	Tenant Pays Allowance

Tenant Pays a Fixed \$450/Month Maintenance / Repair Allowance

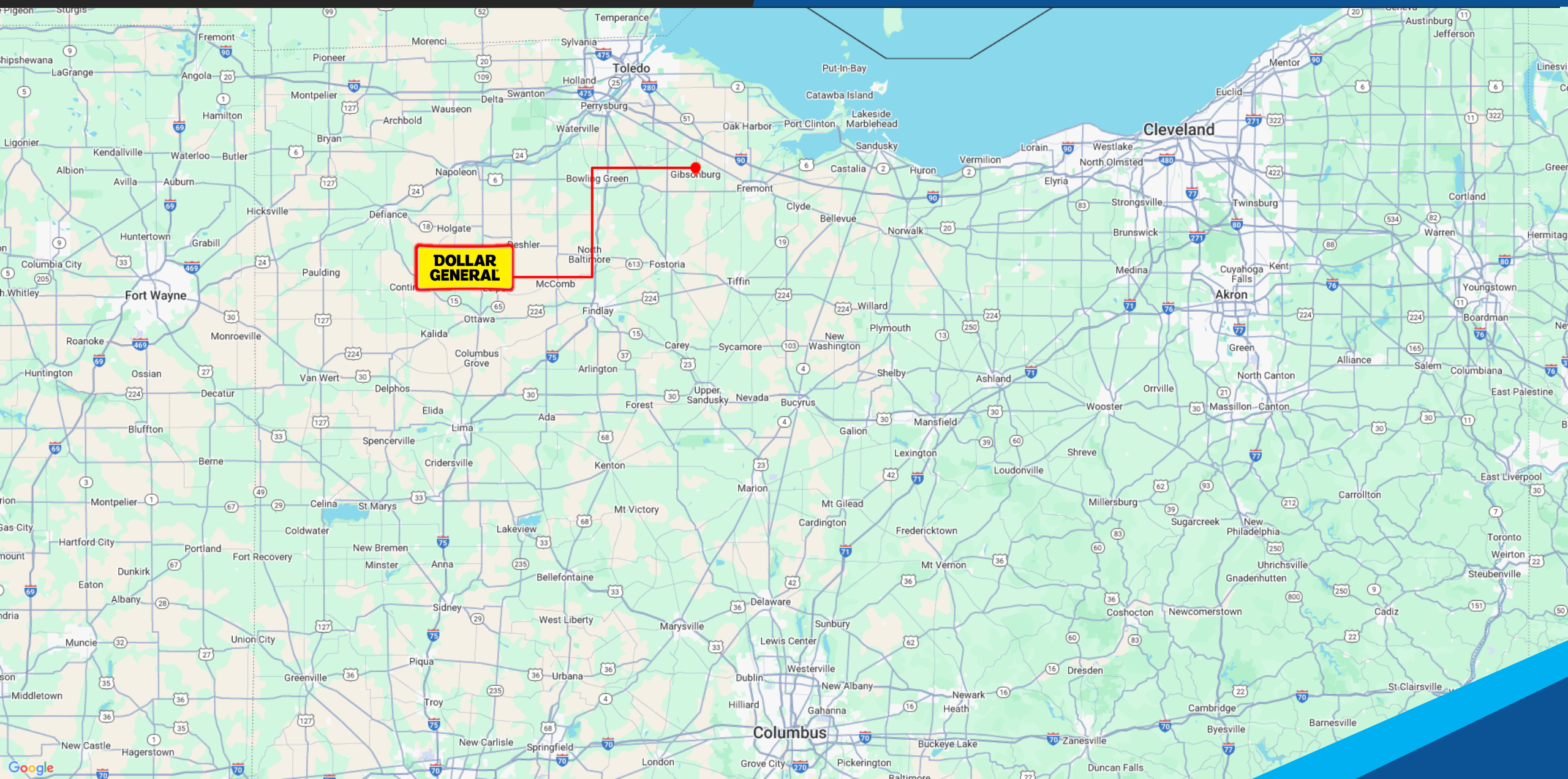


**DOLLAR
GENERAL****North Main Street**

Radius from Site	3 Mile	5 Mile	10 Mile
Population	3,613	6,671	26,995
Average HH Income	\$79,196	\$87,666	\$81,292

3. GIBSONBURG, OH

620 N Main St, Gibsonburg, OH





DOLLAR GENERAL

Company Overview

- Dollar General is a publicly traded (NYSE: DG) Fortune 500 company with an S&P investment grade credit rating of BBB.
- Over 21,000 Locations and expanding by 1,050 stores every year
- There are over 140,000 Employees at Dollar General
- Dollar General was ranked the 179th Largest Public Company in America

Company Highlights

Dollar General | www.dollargeneral.com



Number of Employees:
194,200



Total Revenue: (01/31/25)
\$40.6 Billion



Headquarters:
Goodlettsville, TN



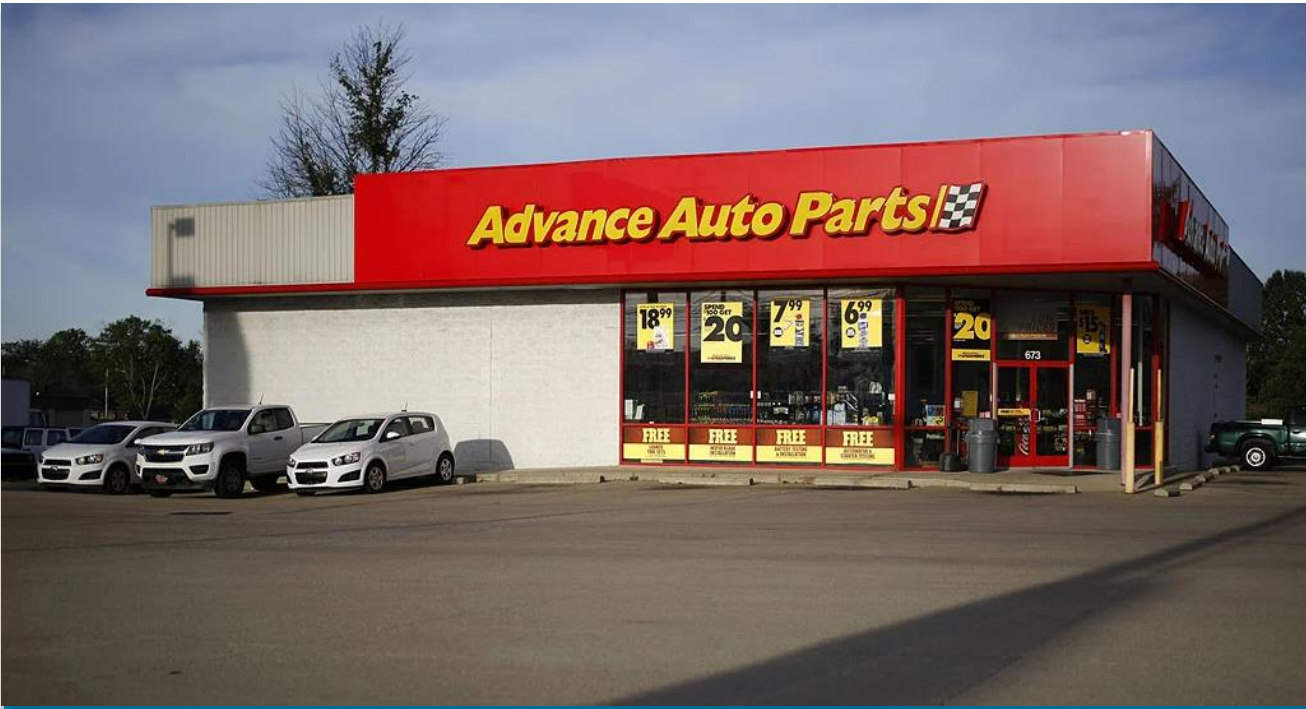
Founded:
1939



Credit Rating:
S&P: BBB



Location Count:
20,603



Company Highlights

- 4,788 Advance & Carquest corporate stores in the U.S., Canada, Puerto Rico and the U.S. Virgin Islands (as of Dec 28 2024)
- 934 independently-owned Carquest locations served across the U.S., Mexico & Caribbean
- Divested Worldpac for \$1.5 B in Nov 2024 and, after completing 500+ strategic closures, plans to open 30 new stores in 2025 and 100 more by 2027 to reignite growth
- Ranked #358 on the 2024 Fortune 500 list (up 10 spots year-over-year)
- Fortune 500 company since 2003; named Forbes' "Best Managed Company in America" (Retail) in 2005

Company Overview

Advance Auto Parts | shop.advanceautoparts.com



Number of Employees:
69,000



Total Revenue: (FY 2024)
\$9.1 Billion



Headquarters:
Raleigh, NC



Founded:
1932



Credit Rating:
S&P: BB+



Location Count:
4,788



Contacts

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