



Representative Image

OFFERING MEMORANDUM

Triple Net (NNN) Lease Investment Opportunity
1204 West Main Street | Valley View, PA 17983



JDS Real Estate Services, Inc.
PA Lic. # RB068057

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Jennifer D. Stein
JDS Real Estate Services, Inc.

PA Lic. # RB068057 & CA Lic. #01507135
213.446.5366 | DIRECT
jstein@jdsreservices.com

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Representative Image



Marketed By:

Elan Sieder
Lic. # 678407

Chris Naylor
Lic. # 01839132

Kaveh Ebrahimi
Lic. # 01896322

Jennifer Stein
Lic. # RB068057

512.649.5185 | DIRECT
elan@SIGnnn.com

310.438.5525 | DIRECT
cnaylor@SIGnnn.com

310.853.1426 | DIRECT
kaveh@SIGnnn.com

213.446.5366 | DIRECT
jstein@SIGnnn.com

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OFFERING SUMMARY

PRICE	\$1,576,593
CAP	6.75%
NOI	\$106,420
PRICE PER SF	\$173.25
LEASE TERM	14+ Years Remaining
LEASE GUARANTY	Dollar General Corporation

PROPERTY SUMMARY

ADDRESS	1204 West Main Street Valley View, PA 17983
COUNTY	Schuylkill
BUILDING AREA	9,100 SF
LAND AREA	1.08 AC
BUILT	2018



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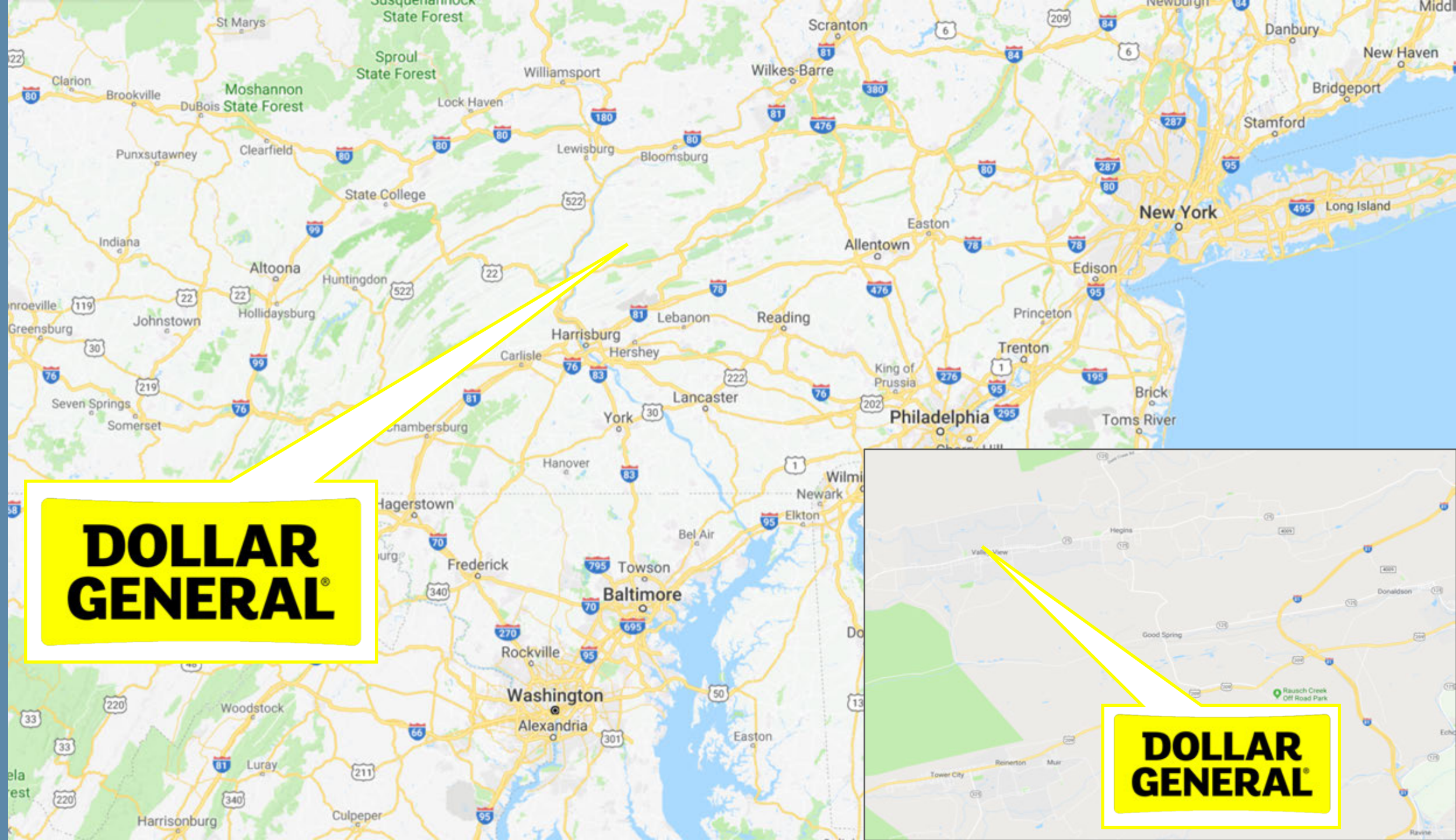


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Investment Summary

Corporate Guarantee

- Brand New Construction Long-Term Triple Net Lease With No Landlord Responsibilities
- Corporate Guarantee From Dollar General
- Limited Discount Store Competition
- Above Average Household Income of \$63,149 Within a 5-Mile Radius
- Strategically Positioned Only 36 Miles From the Dollar General Bethel, PA Distribution Hub
- Located on the Main Highway Servicing Multiple Surrounding Towns Including Spring Glen, Sacramento, Valley View and Hegins
- 1-Hour North of Reading, PA; 2 Hours North of Philadelphia; 50 Minutes Northeast of Harrisburg
- Nearby Tenants: Prima Pizzeria, U.S Post Office, Double W Western Wear, Moore Supply Co, Exxon, BB&T Bank and Strike Times Lanes



**DOLLAR
GENERAL®**

**DOLLAR
GENERAL®**

May 2018

**DOLLAR
GENERAL®**

Hegins-Hubley
Elementary School

W Main Street

Valley View
Gun Club

Gap Street

Exxon

BB&T

25

Tri-Valley Junior/Senior
High School

Hegins Area Ambulance
Association

FAMILY DOLLAR

**WELLS
FARGO**

**Redner's
WAREHOUSE MARKETS**

**DOLLAR
GENERAL®**

Shadle Auto
Parts

Prima Pizzeria

25

Park Rd

W Maple St

Gap St

W Main St 7,200 VPD

Locust St

**MOORE
SUPPLY CO.**

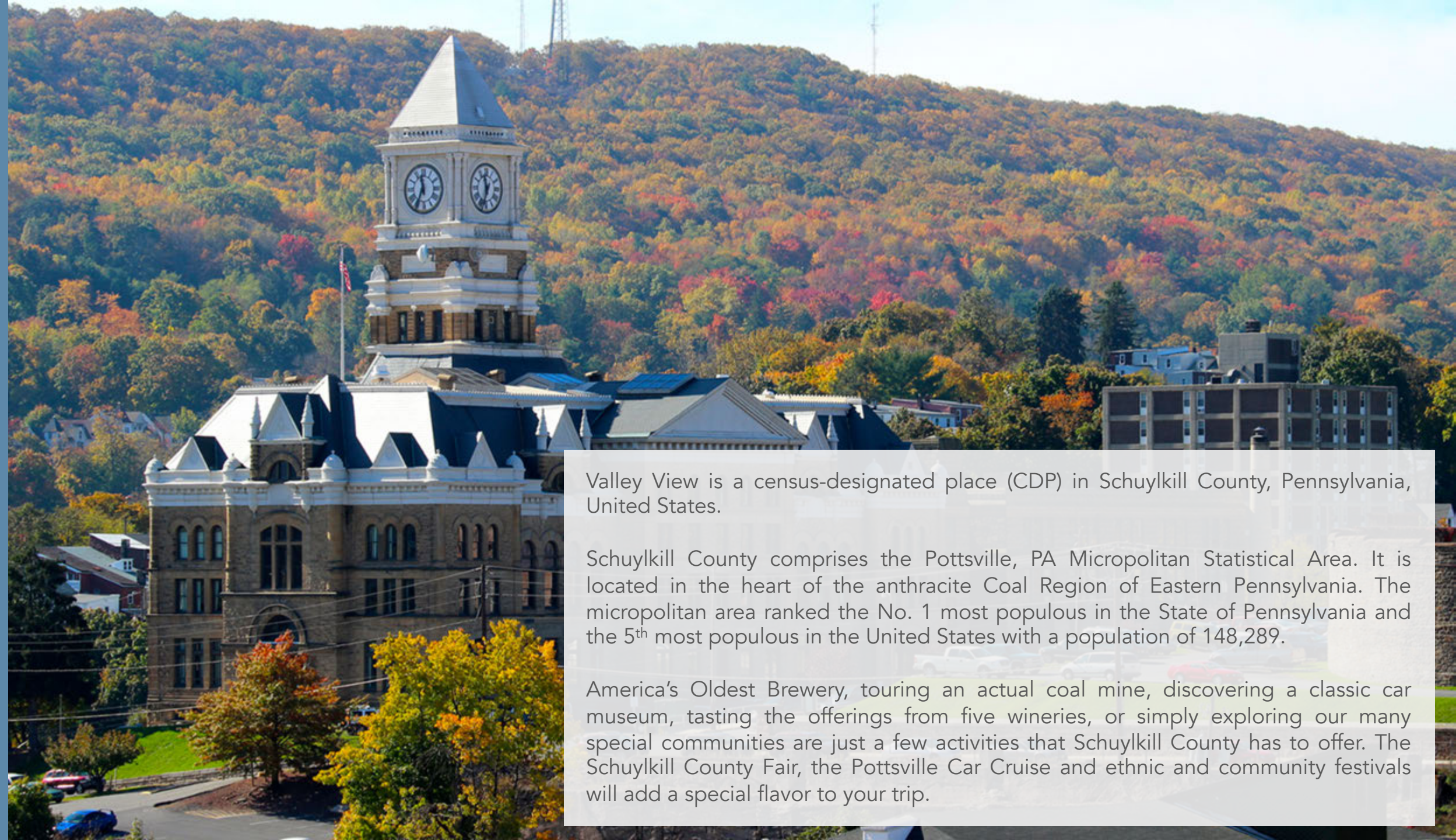
UNITED STATES
POSTAL SERVICE

Exxon

Ford
Go Further

SUBJECT PROPERTY DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Population	2,948	8,102	33,511
Average Household Income	\$67,558	\$63,149	\$58,594



Valley View is a census-designated place (CDP) in Schuylkill County, Pennsylvania, United States.

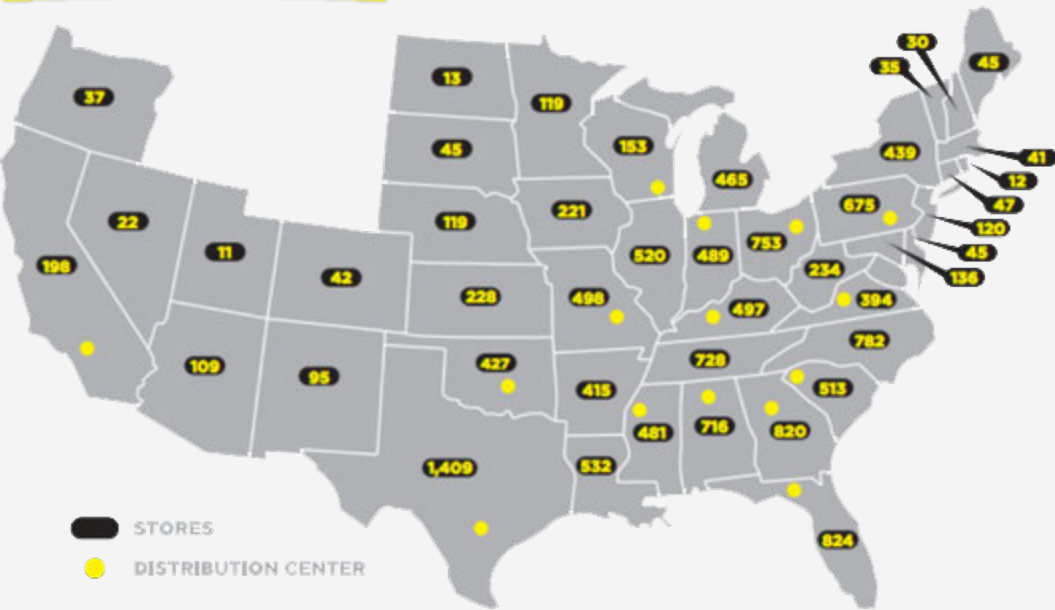
Schuylkill County comprises the Pottsville, PA Micropolitan Statistical Area. It is located in the heart of the anthracite Coal Region of Eastern Pennsylvania. The micropolitan area ranked the No. 1 most populous in the State of Pennsylvania and the 5th most populous in the United States with a population of 148,289.

America's Oldest Brewery, touring an actual coal mine, discovering a classic car museum, tasting the offerings from five wineries, or simply exploring our many special communities are just a few activities that Schuylkill County has to offer. The Schuylkill County Fair, the Pottsville Car Cruise and ethnic and community festivals will add a special flavor to your trip.

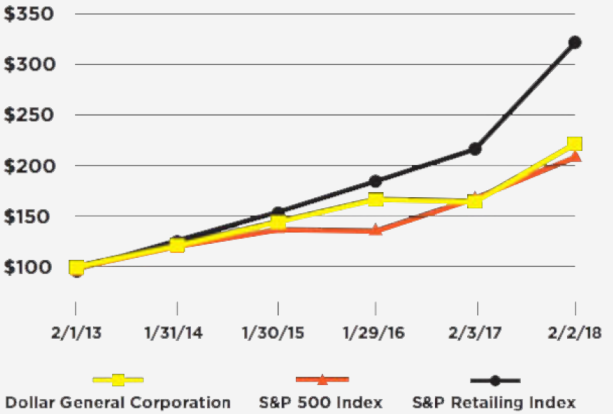
Dollar General Corporation (NASDAQ: DG) was founded in 1939 and has been delivering value to shoppers for over 75 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at low everyday prices in convenient neighborhood locations.

Dollar General operates 15,227 stores in 45 states as of November 2018. For fiscal 2018, Dollar General plans to execute approximately 2,000 real estate projects comprised of 900 new stores, 1,000 store remodels and 100 store relocations. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

DOLLAR GENERAL



COMPARISON OF CUMULATIVE TOTAL RETURN

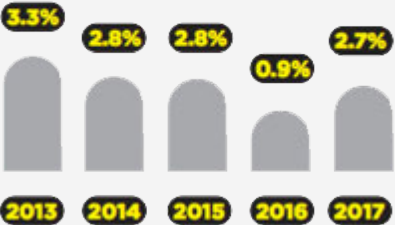


	2/1/13	1/31/14	1/30/15	1/29/16	2/3/17	2/2/18
Dollar General	\$100	\$121.69	\$144.90	\$164.15	\$161.96	\$223.17
S&P 500 Index	\$100	\$121.52	\$138.80	\$137.88	\$165.51	\$209.22
S&P Retailing Index	\$100	\$127.72	\$153.64	\$184.32	\$218.76	\$321.37

NET SALES (IN BILLIONS)



SAME STORE SALES GROWTH



CUMULATIVE CASH FROM OPERATIONS (IN MILLIONS)



Fiscal 2016 includes 53 weeks, while all other years presented contain 52 weeks. Sales in the 2016 53rd week were approximately \$399 million.

LEASE SUMMARY

TENANT	Dollar General
PREMISES	A Building of Approximately 9,100 SF
LEASE COMMENCEMENT	August 26, 2018
LEASE EXPIRATION	August 30, 2033
LEASE TERM	14+ Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	10% At Options
LEASE TYPE	Triple Net (NNN)
USE	Discount Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

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TENANT NAME	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT / SF	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
Dollar General	9,100 SF	100%	\$106,420	\$11.69	10% At Options	08/26/2018	08/30/2033	3 x 5 Years



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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, JDS & Broker has not verified, and will not verify, any of the information contained herein, nor has JDS & Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release JDS & Broker and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

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Sands Investment Group

2101 S IH 35, Suite 402
Austin, TX 78741
844.4.SIG.NNN

www.SIGnnn.com

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Actual Property Image

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