



DOLLAR GENERAL

25742 State Road 41 • Peebles, OH 45660

BOR Michael Glass # BRK.2007005898

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DOLLAR GENERAL
Peebles, OH
ACT ID Z0250696

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Marcus & Millichap

EXECUTIVE SUMMARY

OFFERING SUMMARY

Price	\$358,560
Net Operating Income	\$35,856
Capitalization Rate – Current	10.0%
Price / SF	\$49.80
Rent / SF	\$5.59
Lease Type	NN
Gross Leasable Area	7,200 SF
Year Built / Renovated	1995
Lot Size	0.76 acre(s)

FINANCING

Loan Amount	\$0
Loan Type	Financed - New Loan
Loan to Value	0.00%
Down Payment	100% / \$358,560
Net Cash Flow After Debt Service	10.00% / \$35,856
Total Return	0.00% / \$0

MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES*
Ac/Ovs-Ohio Valley Schools	80
Hillcrest Nursing Home	69
McDonalds	60
Peebles High School	50
Plum Run Stone Division	50
Peebles Volunteer Fire Dept	25
Ryan Development Corp	20
Peebles Resident Home Inc	16
Greene Chiropractic Center	15
US Post Office	14
Village of Peebles	14
J McCoy Lumber Co Ltd	13

DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2017 Estimate Pop	1,653	3,119	4,983
2017 Estimate HH	705	1,226	1,889
Median HH Income	\$31,859	\$32,686	\$34,090
Per Capita Income	\$23,280	\$20,991	\$20,084
Average HH Income	\$53,966	\$52,834	\$52,515

* # of Employees based on 5 mile radius

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to exclusively offer for sale the Dollar General located in Peebles, Ohio. This investment opportunity is being offered at \$358,560 which represents a 10 percent capitalization rate.

This site was built to suit for Dollar General in 1995. The current lease term was extended in 2015 and runs through October 31, 2020. The landlord is responsible roof, structure, parking lot repairs and real estate taxes & insurance set for the base year of 1998. All three of the HVAC units were replaced in 2015 and the parking lot was sealed/restriped in 2017.

Peebles is in Adams County which is approximately 60 miles east of Cincinnati. General Electric operates a 7,000 acre aviation engine testing facility nearby. The Dollar General site is conveniently located in close proximity to McDonald's, Marathon Gas, Save-A-Lot, Subway, Family Dollar, United States Post Office, Peebles High School and Peebles Elementary School.

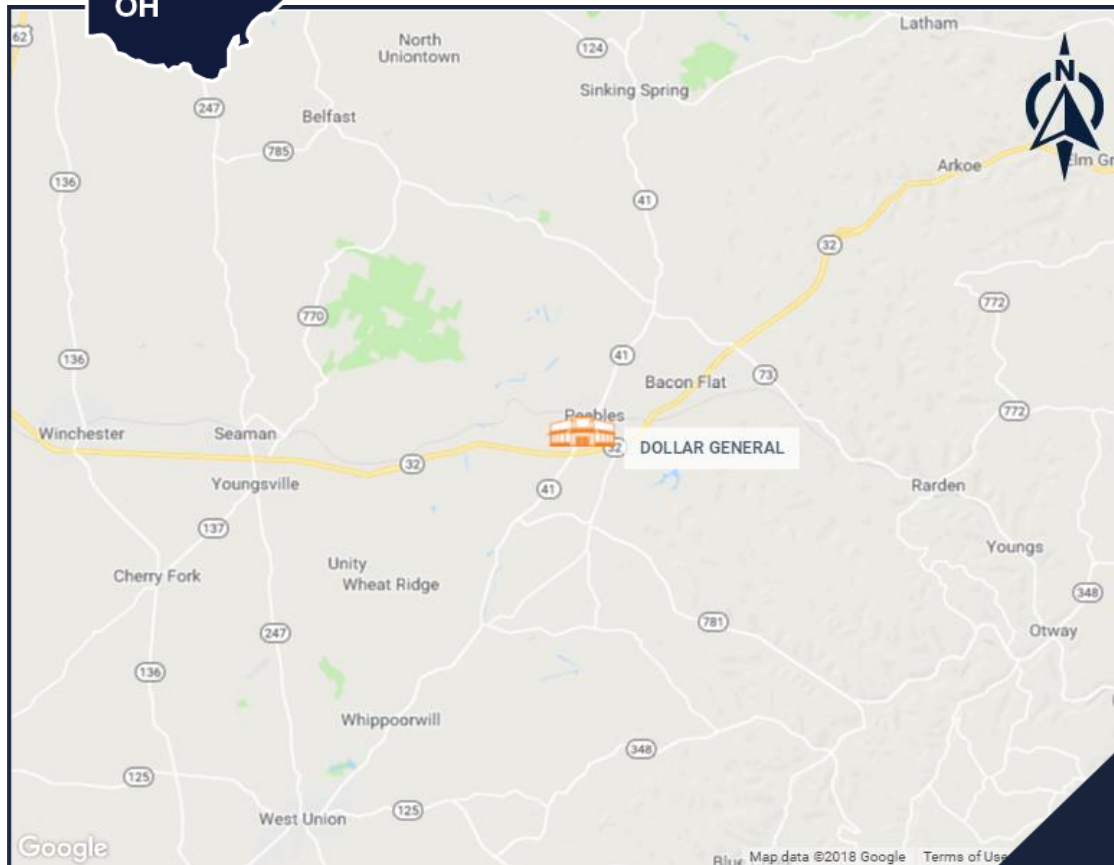
INVESTMENT HIGHLIGHTS

- Minimal Landlord Responsibilities
- Newer HVAC Units Installed In 2015
- Very Low Rent Of \$5.59/ Sq Ft
- Well Located With 13,000 VPD Passing The Site
- Over 23 Years Of Operating History





25742 State Road 41, Peebles, OH 45660

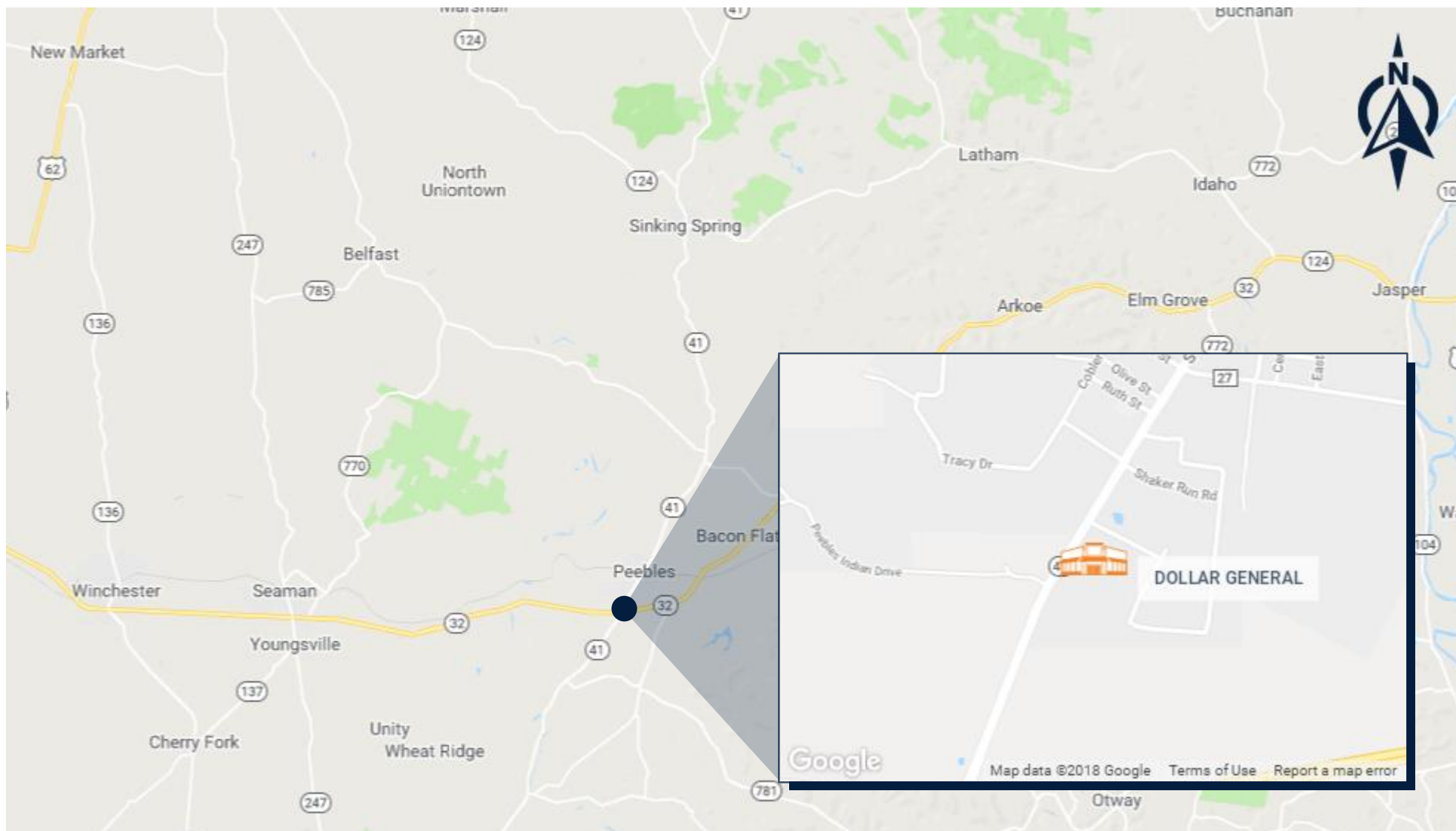


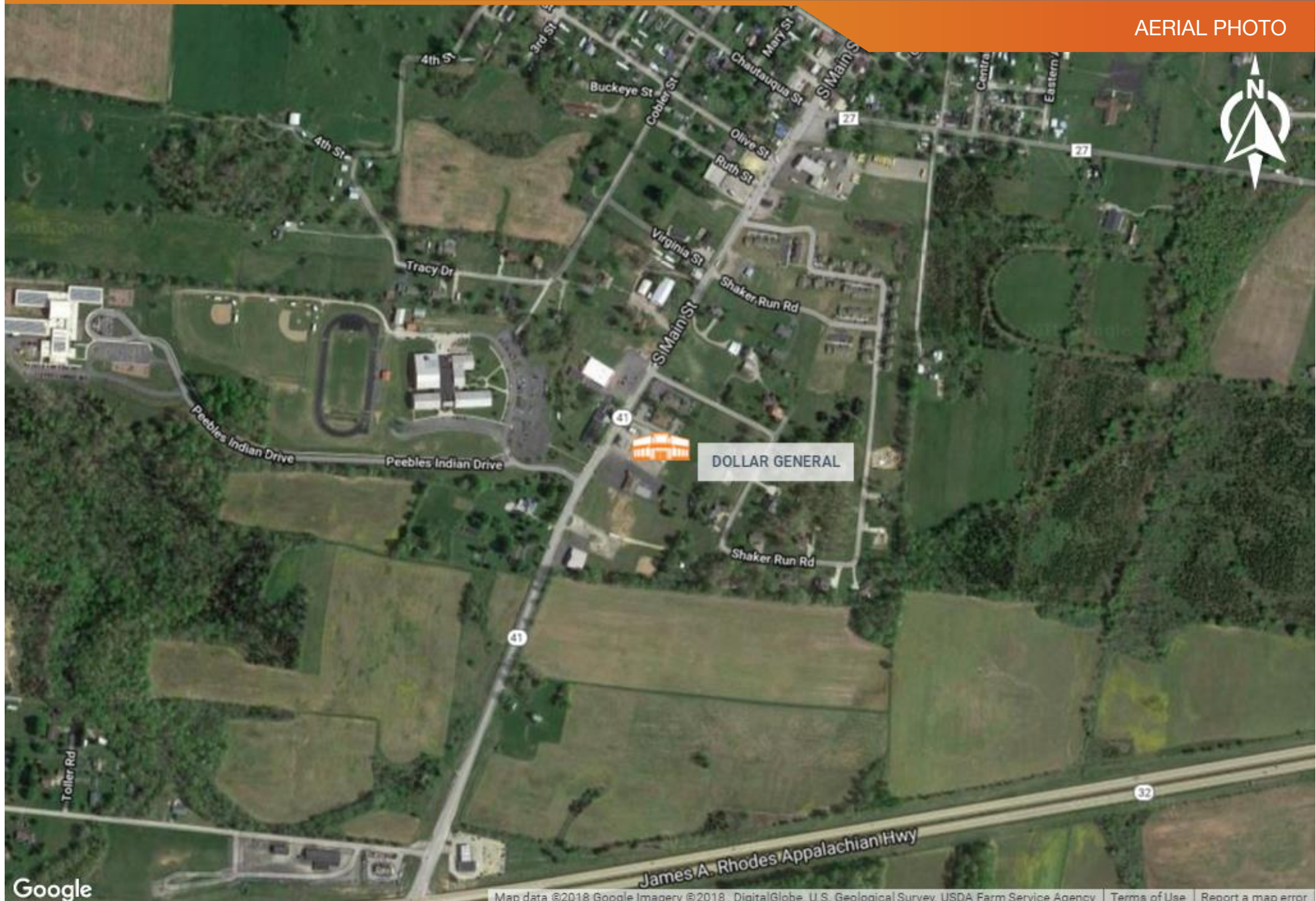
- Minimal Competition In The Surrounding Market
- Strong Traffic Counts On SR-41
- 23+ Year Operating History
- BBB Credit Rating
- Low Rent Of \$5.59/Sq Ft.
- 3 New HVAC Units Installed 2015

Dollar General has been operating at this location since 1995. There are currently just under two years remaining on the lease with multiple five year renewal options. Each renewal option has a 10 percent rental increase.

CLOSE PROXIMITY TO:

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PROPERTY SUMMARY

THE OFFERING	
Property	Dollar General
Property Address	25742 State Road 41 Peebles, Ohio 45660
Price	\$358,560
Capitalization Rate	10.00%
Price/SF	\$49.80

PROPERTY DESCRIPTION	
Year Built / Renovated	1995
Gross Leasable Area	7,200 SF
Zoning	N/A
Type of Ownership	Fee Simple
Lot Size	0.76 Acres

LEASE SUMMARY	
Property Subtype	Net Leased Discount
Tenant	Dollar General
Rent Increases	10% In Each Option
Guarantor	Corporate Guarantee
Lease Type	NN
Lease Commencement	October 1, 2015
Lease Expiration	October 31, 2020
Lease Term	5
Term Remaining on Lease (Years)	1.9
Renewal Options	Two - Five Year
Landlord Responsibility	Roof / Structure / CAM
Tenant Responsibility	Snow / Ice / RET / Insurance
Right of First Refusal/Offer	No

ANNUALIZED OPERATING INFORMATION	
INCOME	
Base Rental Income	\$40,260
Operating Expense Reimbursement	\$0
Gross Income	\$40,260
Operating Expenses	\$4,404
Net Operating Income	\$35,856

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE ¹
Current	\$40,260	\$3,355	\$5.59	10.00%
Option 1	\$44,286	\$3,691	\$6.15	11.12%
Option 2	\$48,715	\$4,060	\$6.77	12.36%

OPERATING EXPENSES	
Taxes	\$3,466
Insurance	\$938
Total Expenses	\$4,404
Total Expenses/SF	\$0.61

1: Assumes Total Expenses remain constant. Please see agent for details.

NOTES

1. Dollar General reimburses landlord for Real Estate Taxes and Insurance over the base year of 1998.
2. All 3 HVAC units were replaced in 2015