



SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

Triple Net (NNN) Lease Investment Opportunity

9394 SR 224 | Deerfield Township, OH 44411

EXCLUSIVELY MARKETED BY:

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SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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INVESTMENT SUMMARY

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Sands Investment Group is Pleased to Exclusively Offer For Sale the 9,100 SF Dollar General Located at 9394 SR 224 in Deerfield Township, Ohio. This Opportunity Includes a Brand New Construction With a 15 Year Triple Net (NNN) Lease and Limited Competition in the Area, Providing For an Excellent Investment.



OFFERING SUMMARY

| | |
|-----------------|----------------------------|
| PRICE | \$1,300,611 |
| CAP | 6.75% |
| NOI | \$87,791 |
| PRICE PER SF | \$142.92 |
| YEARS REMAINING | 15 Years |
| GUARANTOR | Dollar General Corporation |

PROPERTY SUMMARY

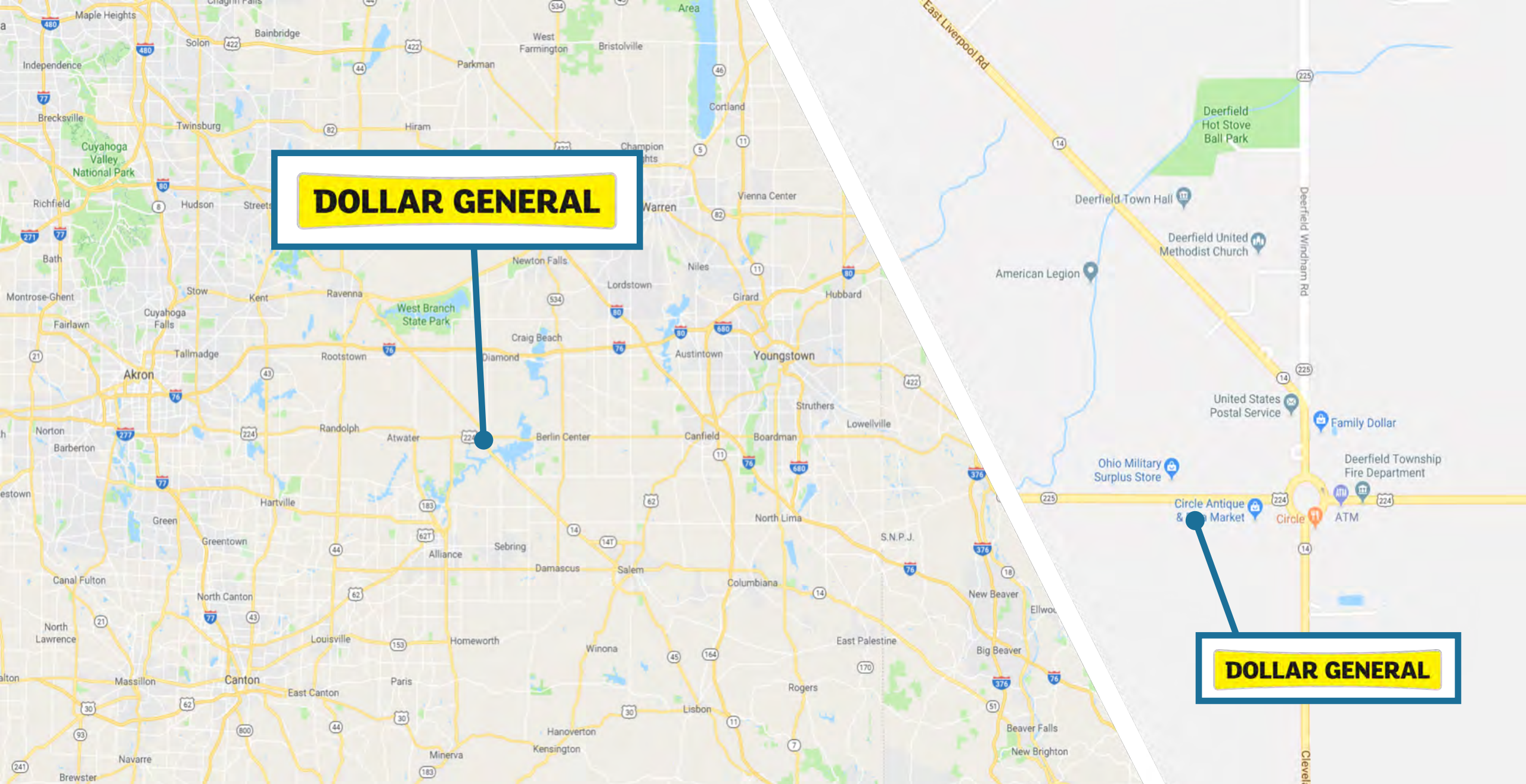
| | |
|---------------|---|
| ADDRESS | 9394 SR 224 Deerfield Township, OH 44411 |
| COUNTY | Portage |
| BUILDING AREA | 9,100 SF |
| LAND AREA | 1.75 AC |
| BUILT | 2019 |

Representative Image

HIGHLIGHTS

- Brand New Construction 15 Year Triple Net (NNN) Lease
- Zero Landlord Responsibilities
- Limited Surrounding Competition
- Average Household Income of \$68,456 Within a 3-Mile Radius
- Located on the Main Highway Between Akron and Youngstown - Approximately 30 Miles Each Way
- Berlin Lake is Just 3-Miles Away and Provides Boating, Camping, Fishing and Hunting
- Nearby Tenants Include: USPS, Fruitlands Farm Market, Ohio Military Surplus Store, Circle Restaurant, Circle Antique & Flea Market and Family Dollar





Dollar General | 9394 SR 224 | Deerfield Township, OH 44411

Deerfield
Town Hall

Deerfield United
Methodist Church



FAMILY DOLLAR

Fruitland Farm
Markets LLC

Ohio Military
Surplus Store



DOLLAR GENERAL

Circle Antique &
Flea Market

Deerfield Township
Fire Department

Circle
Restaurant





Philabaun's Hidden
Cove Resort

Lakeside
Campground

DOLLAR GENERAL



Pelican Cove
Campground

Berlin Lake

Mill Creek
Campground

Dutch Harbor Inc

McDermott's Lakefront
Campground

Sebring
County Club

CITY OVERVIEW

Deerfield | Portage County | Ohio

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PORTAGE COUNTY COURTHOUSE

Deerfield, OH

Deerfield Township is one of the eighteen townships of Portage County in the state of Ohio. The township's 2017 estimate population was about 2,812 residents. Portage County, as a whole, has an estimate of about 162,277 residents. The county was named after the portage between the Cuyahoga and Tuscarawas Rivers. The township is located between the two cities of Akron and Youngstown, being about 30 miles from each of them. The Deerfield township is part of the Akron, OH Metropolitan Statistical Area, which is also included in the Cleveland-Akron-Canton, OH Combined Statistical Area



AKRON, OHIO

Economy

Due to the township being in Akron's MSA, Akron's economy affects Deerfield's. Akron is known for being the "Rubber Capital of the World" for being the city where Goodrich, Firestone, General Tire, and Goodyear were founded. Fortune 500 companies headquartered in the city include Goodyear Tire and Rubber Company and FirstEnergy. Other headquarters in Akron include Advanced Elastomer Systems, Myers Industries and Sterling Jewelers. Akron has won economic awards such as "City Livability" and "All-American City", and deemed a high-tech city having greatly contributed to the Information Age.



BERLIN LAKE

Contemporary Life

Deerfield is home to the Berlin Lake which is a great place to go in the summer time. People can go boating, fishing and swimming in the lake. The township is also home to the Lake Milton State Park which is a waterside park with a nature trail & picnic shelters. Deerfield is home to Noah's Lost Ark, which is a non-profit, charitable Exotic Animal Sanctuary. The facility is dedicated to providing a permanent safe haven for unwanted and abused exotic animals including Lions, Tigers, Ligers, Cougars, Leopards, Bears, Zebras, and Monkeys. The township is also home to the Mastropietro Winery.

DEMOGRAPHICS

Dollar General | 9394 SR 224 | Deerfield Township, OH 44411



Population

3-MILE

3,228

5-MILE

5,081

10-MILE

63,981



Average Household Income

3-MILE

\$68,456

5-MILE

\$66,565

10-MILE

\$58,629



TENANT PROFILE

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DOLLAR GENERAL

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 over 15,472 stores in 44 states as of March 1, 2019. For fiscal 2018, Dollar General executed 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.



COMPANY TYPE
NYSE: DG



FOUNDED
1939



OF LOCATIONS
15,472+



HEADQUARTERS
Goodlettsville, TN



WEBSITE
dollargeneral.com

LEASE SUMMARY

| | |
|--------------------------------|---|
| TENANT | Dollar General |
| PREMISES | A Building of Approximately 9,100 SF |
| LEASE COMMENCEMENT | June 20, 2019 |
| LEASE EXPIRATION | June 30, 2034 |
| LEASE TERM | 15 Years Remaining |
| RENEWAL OPTIONS | 4 x 5 Years |
| RENT INCREASES | 10% At Options |
| LEASE TYPE | Triple Net (NNN) |
| PERMITTED USE | Dollar Store |
| PROPERTY TAXES | Tenant's Responsibility |
| INSURANCE | Tenant's Responsibility |
| COMMON AREA MAINTENANCE | Tenant's Responsibility |
| ROOF & STRUCTURE | Tenant's Responsibility |
| INTERIOR REPAIRS & MAINTENANCE | Tenant's Responsibility |
| HVAC | Tenant's Responsibility |
| UTILITIES | Tenant's Responsibility |
| RIGHT OF FIRST REFUSAL | No |



Representative Image

RENT ROLL

Dollar General | 9394 SR 224 | Deerfield Township, OH 44411



| TENANT NAME | SQUARE FOOTAGE | ANNUAL BASE RENT | RENT PER SF | RENTAL INCREASE | INCREASE DATES | LEASE BEGIN | LEASE END | OPTIONS |
|----------------|----------------|------------------|-------------|-----------------|----------------|-------------|------------|-------------|
| Dollar General | 9,100 SF | \$87,791 | \$9.65 | 10% | At Options | 06/20/2019 | 06/30/2034 | 4 x 5 Years |



CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

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, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group 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 Sands Investment Group 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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