



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM
Triple Net (NNN) Lease Investment Opportunity

1221 East Home Rd | Springfield, OH 45503

EXCLUSIVELY MARKETED BY:

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SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 9,100 SF Dollar General Located at 1221 East Home Road in Springfield, Ohio. This Opportunity Offers Over 9 Years Remaining on a Triple Net (NNN) Lease With Zero Landlord Responsibilities, Providing For a Secure Investment.



Actual Property Image

OFFERING SUMMARY

PRICE	\$1,687,866
CAP	6.75%
NOI	\$113,931
PRICE PER SF	\$185.48
YEARS REMAINING	9+ Years
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	1221 East Home Road Springfield, OH 45503
COUNTY	Clark
BUILDING AREA	9,100 SF
LAND AREA	1.13 Acres
BUILT	2013

HIGHLIGHTS



Triple Net (NNN) Corporate Guarantee – Long Term Lease in Place



3% Rent Increase at Year 11 With 10% Rent Increases at Options



Located Next to the Roosevelt Middle School and Springfield High School Serving Over 2,200 Students and Staff



Wittenberg University is a Short 6 Minutes Away With Over 2,000 Students Enrolled



Excellent Demographics With 53,178 Residents Within a 3-Mile Radius Making an Average Household Income of \$52,749



Minutes From Buck Creek State Park; a 4,000 Acre Park Providing a 2,120 Acre Lake and Endless Water-Related Opportunities, Camping, Hunting, Hiking Trails and Disc Golf



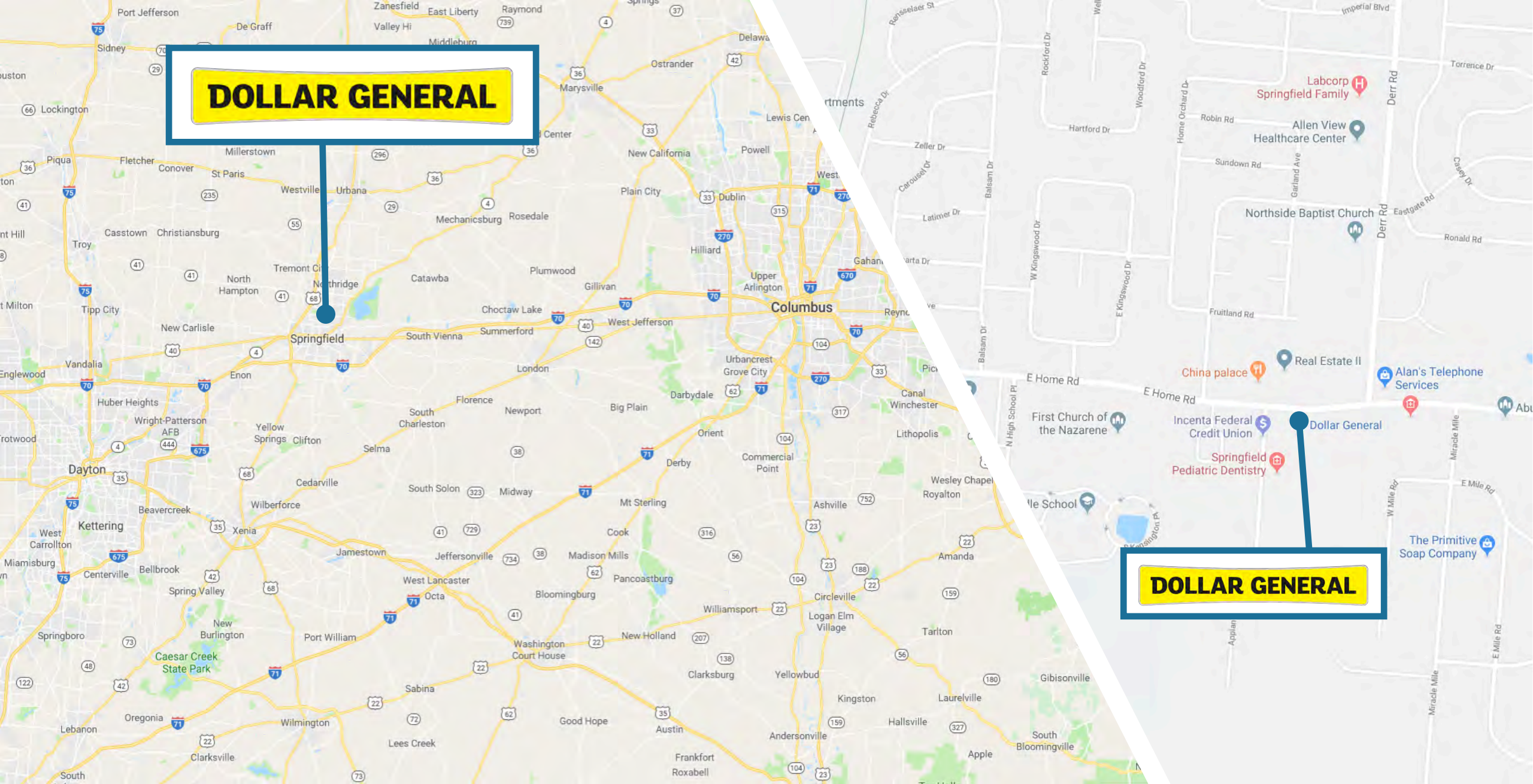
Just 6 Minutes Down Home Road to Hwy 68 and the North Bechtel Square Shopping Center Containing Major Retailers Like Walmart Supercenter, Hobby Lobby, Lowe's, Home Depot, UPS Store, Best Buy, Marshall's, Kohl's, PetSmart and Several Restaurants



Springfield is Halfway Between Dayton (30 Minutes) and Columbus (45 Minutes) Ohio



Nearby Tenants Include: Valero, China Palace, Katie's Hallmark Shop, Kroger, Pizza Hut, Taco Bell and Rally's



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Springfield High School

Roosevelt Middle School

Clark County Combined Health District

PROJECT WOMAN
Protect Educate Empower

Kenton Elementary School

Home Road Nazarene

Olympic Hills Subdivision

RIDGEWOOD COURT

Foley Benefits Group

VALERO

SPRINGFIELD PEDIATRIC DENTISTRY

INCENIA
A Division of Pathways Financial Credit Union

easterseals 100

China Palace

FUELED BY ADAMS

DOLLAR GENERAL

CALIBER HOME LOANS

TEAM TITLE
& CLOSING SERVICES

Int-rim HEALTHCARE

real estate II

E Home Rd

ALDI PAPA JOHN'S THE ORIGINAL MATTRESS FACTORY Sprint

HOBBY LOBBY IHOP DOLLAR TREE

LEE'S Famous Recipe Chicken DQ Little Caesars bp tropical smoothie CAFE PNC

Kroger

VALERO

verizon golden corral NTB Great Clips White Castle

BEST BUY PET SMART AspenDental

Walmart Supercenters Panera Bread Speedway TACO BELL BUFFALO WILD WINGS FIVE GUYS CHIPOTLE PIZZA HUT SUBWAY SportClips

THE HOME DEPOT Charleys

LOWE'S

planet fitness MATTRESS FIRM Aaron's

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Applebee's Bob Evans RED LOBSTER FAIRFIELD INN & SUITES Marriott

Marshalls KOHL'S Olive Garden DICK'S Sporting Goods Payless Arby's HARBOR FREIGHT TOOLS five BELOW rue 21 Fiestasalons SALLY BEAUTY

meijer McDonald's usbank Starbucks

MIDAS SUNOCO

Kroger RAC OfficeMax CITITRENDS CATERINES FIFTH THIRD BANK

AW LONG JOHN SILVER'S JJ JIMMY JOHN'S SANDWICHES

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Rally's

DONATOS PIZZA

DOLLAR GENERAL

COLD STONE Tim Hortons

Walgreens

Advance Auto Parts

E Home R

CITY OVERVIEW

Springfield | Clark County | Ohio

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Springfield, OH

Springfield is the county seat of Clark County in the state of Ohio. The municipality is located in west central Ohio and is situated on the Mad River, Buck Creek and Beaver Creek, approximately 45 miles west of Columbus and 25 miles northeast of Dayton. Springfield is home to Wittenberg University, a liberal arts college. The city's 2017 estimated population is about 59,208 residents. The Springfield Metropolitan Statistical Area had an estimated population of 138,333 residents, and the Dayton-Springfield-Greenville, Ohio Combined Statistical Area had 1,115,246 residents.



Economy

Due to the cities close proximity, Dayton's economy also affects Springfield's. Dayton's economy is relatively diversified and vital to the overall economy of the state. Dayton is also among the top 100 metropolitan areas in both exports and export-related jobs, ranked 16 and 14 respectively by the Brookings Institution. Dayton ranks third among 11 major metropolitan areas in Ohio for exports to foreign countries. The Dayton Development Coalition is attempting to leverage the region's large water capacity, estimated to be 1.5 trillion gallons of renewable water aquifers, to attract new businesses.



Contemporary Life

Springfield is home to the Buck Creek State Park which is a 4,016-acre Ohio state park. The park includes rolling hills with hiking & bridle trails, a lake for fishing & boating, plus campsites & cottages. The State Park is a favorite spot for residents to go in hot summers. The area is also home to the Hartman Rock Garden which includes Folk-art landmarks with self-guided tours of an iconic, restored folk-art garden created in 1932-1944 with 250,000 stones. The city is also home to the Springfield Museum of Art which offers rotating exhibitions & docent-guided tours plus workshops & classes for all ages.

DEMOGRAPHICS

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Dollar General | 1221 East Home Rd | Springfield, OH 45503



Population

3-MILE

53,178

5-MILE

81,752

10-MILE

108,904



Average Household Income

3-MILE

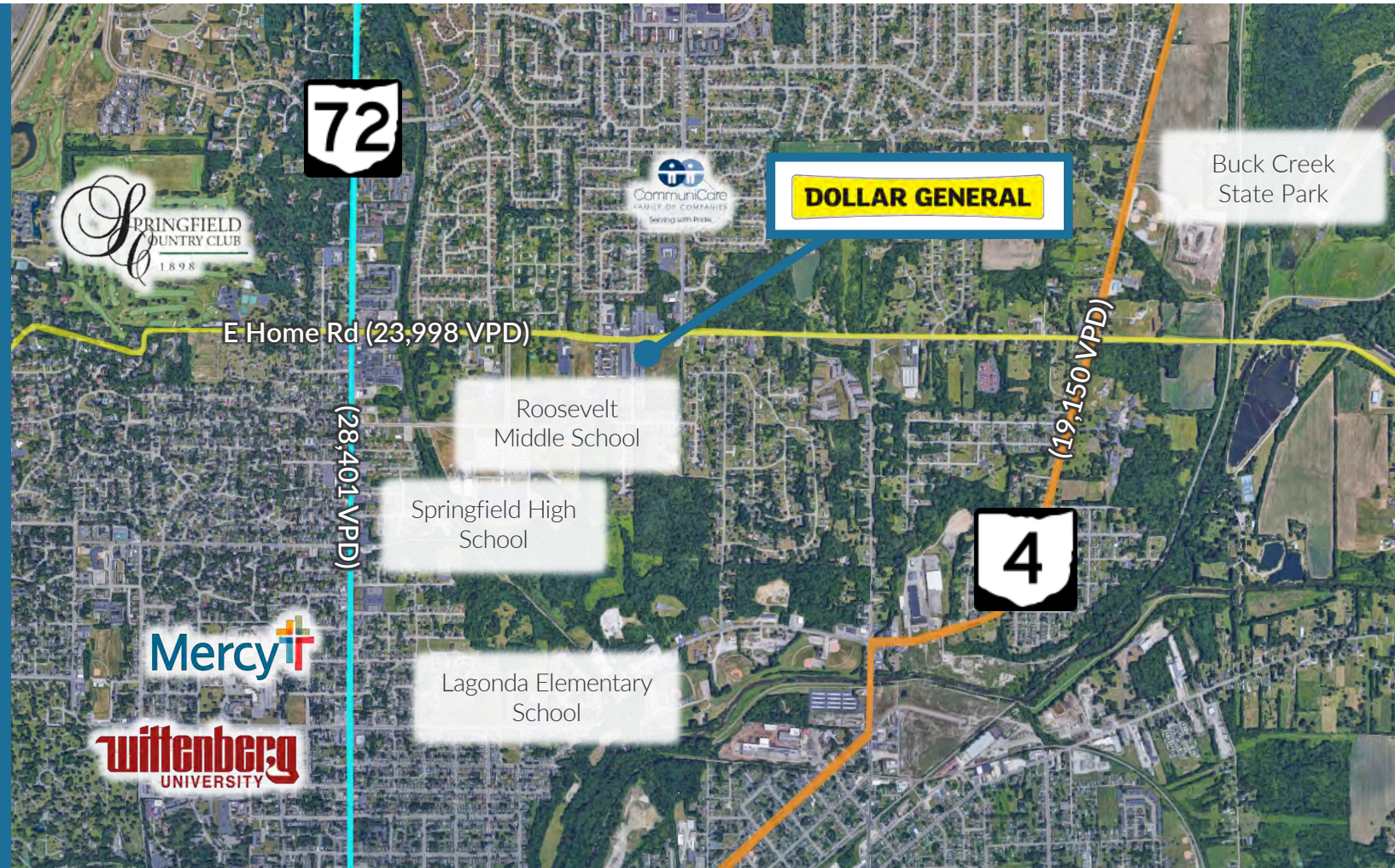
\$52,749

5-MILE

\$54,581

10-MILE

\$59,733



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	February 1, 2014
LEASE EXPIRATION	January 31, 2029
LEASE TERM	9+ Years Remaining
RENEWAL OPTIONS	5 x 5 Years
RENT INCREASES	3% Increase at Year 11; 10% at Options
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Dollar 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



RENT ROLL

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Actual Property Images

TENANT NAME	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	LEASE BEGIN	LEASE END	OPTIONS
Dollar General	9,100 SF	\$113,931	\$12.52	3% at Year 11; 10% at Options	02/01/2014	01/31/2029	5 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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Actual Property Image



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