



TRINITY

REAL ESTATE INVESTMENT SERVICES



DOLLAR GENERAL - NEW DEVELOPMENT - 6.70% CAP

38 E HOLTZMULLER RD., WEST MANCHESTER, OH 45382

\$1,191,999

6.7% CAP

INVESTMENT SUMMARY

38 E HOLTZMULLER RD. | WEST MANCHESTER, OH

**DOLLAR
GENERAL**

WEST MANCHESTER, OH

\$1,191,999 | 6.7% CAP

- Absolute NNN Lease Dollar General With 14+ Years Remaining on Primary Term
- Limited Local Retail Competition - Nearest Dollar Store is 16+ Miles Away
- Located on the Corner of Main Thoroughfare's Intersection With Healthy Traffic Counts Along Hwy 127
- Above National Average Household Income Over \$72,630+ in 5 Mile Radius
- Dollar General is Considered an Investment Grade Tenant - Recession Resistant Stock - Credit Score of BBB (S&P)

EXCLUSIVELY MARKETING BY:

BRANSON BLACKBURN

325.864.9775 | B.Blackburn@trinityreis.com

CHANCE HALES

806.679.9776 | Chance@trinityreis.com

RICHARD HERMAN | Broker of Record

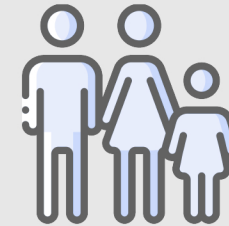
614.944.5252 | rherman@capitolrea.com

INVESTMENT OVERVIEW:

Base Annual Rent:	\$79,864
Lease Type:	NNN
Rent Commencement Date:	6/10/2019
Lease Expiration Date:	6/30/2034
Lease Term Remaining:	14+ Years
Rent Per SF:	\$8.85
Options and Increases:	Three (3), 5-Year; 10%



Dollar General had
27.8B in Sales
in 2019



75% of the US
Population Lives
Within 5 Minutes
of a Dollar General



Dollar General
Ranks #119 on the
Fortune 500 List

PROPERTY DETAILS:

Building Area:	9,026 SF
Land Area:	1.3 AC
Year Built:	2019
Guarantor:	Dollar General Inc. (NYSE: DG)
Price Per SF:	\$132.06

5 MILE RADIUS OF SUBJECT PROPERTY

POPULATION



		1 Mile	3 Mile	5 Mile
2010	Census	624	1,966	4,325
2019	Estimated	606	1,916	4,242
2024	Projected	597	1,888	4,189

FIGURES



		1 Mile	3 Mile	5 Mile
2020 Households		215	729	1,612
2020 Median Age		41.7	42.3	42.5

HOUSEHOLD INCOME



		1 Mile	3 Mile	5 Mile
Median		\$54,139	\$57,381	\$58,657
Average		\$71,133	\$71,575	\$72,632

Demographic data provided by CoStar

**DOLLAR
GENERAL**

35 Miles to
Dayton, OH



Actual Property

Key Demographics 5 Miles



Total Population
2020
4,242




Household Income
2020 Average
\$72,632

**DOLLAR
GENERAL**

9,026 SF | 1.3 AC

Main Street - 3,410+ VPD

127

 Susie Q
Design Shop

Holtzmuller Road

Actual Property

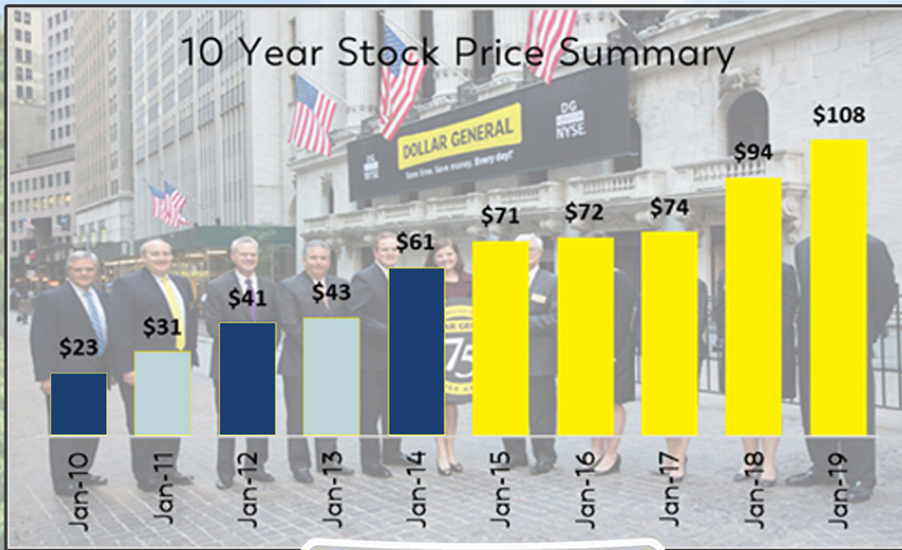


Actual Property



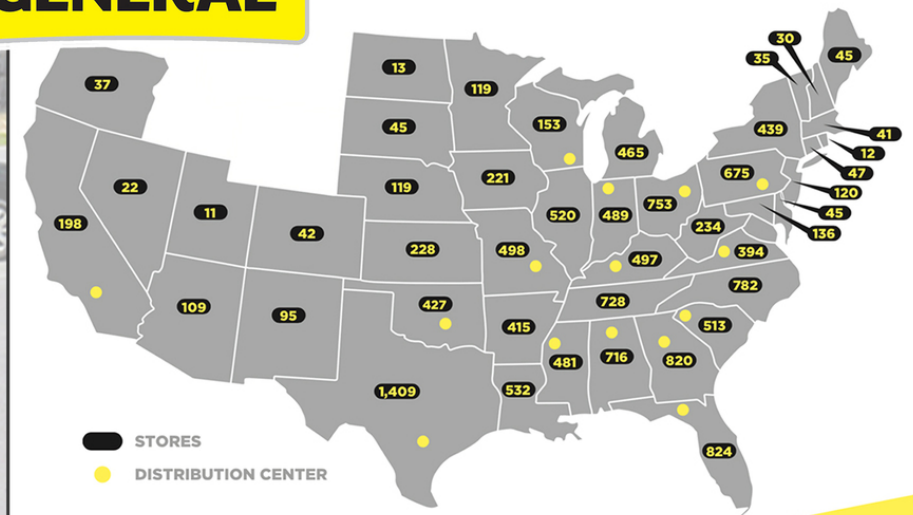
Actual Property

10 Year Stock Price Summary



DOLLAR GENERAL®

IN 44 STATES



81 Years
of Success



Publicly Traded Co.
NYSE: DG



BBB
S&P Rated



\$42B
Market Cap



15,400+
Locations

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Trinity Real Estate Investment Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Trinity Real Estate Investment Services does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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BROKER OF RECORD**RICHARD HERMAN**

Capitol Real Estate Advisors, Inc. | OH #RKP.0000305822

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Actual Property



AGENCY DISCLOSURE STATEMENT



The real estate agent who is providing you with this form is required to do so by Ohio law. You will not be bound to pay the agent or the agent's brokerage by merely signing this form. Instead, the purpose of this form is to confirm that you have been advised of the role of the agent(s) in the transaction proposed below. (For purposes of this form, the term "seller" includes a landlord and the term "buyer" includes a tenant.)

Property Address: _____

Buyer(s): _____

Seller(s): _____

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by _____, and _____.
AGENT(S) BROKERAGE

The seller will be represented by _____, and _____.
AGENT(S) BROKERAGE

II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

If two agents in the real estate brokerage _____ represent both the buyer and the seller, check the following relationship that will apply:

- ☐ Agent(s) _____ work(s) for the buyer and Agent(s) _____ work(s) for the seller. Unless personally involved in the transaction, the broker and managers will be "dual agents", which is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information.
- ☐ Every agent in the brokerage represents every "client" of the brokerage. Therefore, agents _____ and _____ will be working for both the buyer and seller as "dual agents". Dual agency is explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____.

III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) _____ and real estate brokerage _____ will

- ☐ be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____.
- ☐ represent only the (check one) ☐ seller or ☐ buyer in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency in this transaction, I (we) acknowledge reading the information regarding dual agency explained on the back of this form.

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ DATE _____

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ DATE _____

DUAL AGENCY

Ohio law permits a real estate agent and brokerage to represent both the seller and buyer in a real estate transaction as long as this is disclosed to both parties and they both agree. This is known as dual agency. As a dual agent, a real estate agent and brokerage represent two clients whose interests are, or at times could be, different or adverse. For this reason, the dual agent(s) may not be able to advocate on behalf of the client to the same extent the agent may have if the agent represented only one client.

As a dual agent, the agent(s) and brokerage shall:

- Treat both clients honestly;
- Disclose latent (not readily observable) material defects to the purchaser, if known by the agent(s) or brokerage;
- Provide information regarding lenders, inspectors and other professionals, if requested;
- Provide market information available from a property listing service or public records, if requested;
- Prepare and present all offers and counteroffers at the direction of the parties;
- Assist both parties in completing the steps necessary to fulfill the terms of any contract, if requested.

As a dual agent, the agent(s) and brokerage shall not:

- Disclose information that is confidential, or that would have an adverse effect on one party's position in the transaction, unless such disclosure is authorized by the client or required by law;
- Advocate or negotiate on behalf of either the buyer or seller;
- Suggest or recommend specific terms, including price, or disclose the terms or price a buyer is willing to offer or that a seller is willing to accept;
- Engage in conduct that is contrary to the instructions of either party and may not act in a biased manner on behalf of one party.

Compensation: Unless agreed otherwise, the brokerage will be compensated per the agency agreement.

Management Level Licensees: Generally the broker and managers in a brokerage also represent the interests of any buyer or seller represented by an agent affiliated with that brokerage. Therefore, if both buyer and seller are represented by agents in the same brokerage, the broker and manager are dual agents. There are two exceptions to this. The first is where the broker or manager is personally representing one of the parties. The second is where the broker or manager is selling or buying his own real estate. These exceptions only apply if there is another broker or manager to supervise the other agent involved in the transaction.

Responsibilities of the Parties: The duties of the agent and brokerage in a real estate transaction do not relieve the buyer and seller from the responsibility to protect their own interests. The buyer and seller are advised to carefully read all agreements to assure that they adequately express their understanding of the transaction. The agent and brokerage are qualified to advise on real estate matters. IF LEGAL OR TAX ADVICE IS DESIRED, YOU SHOULD CONSULT THE APPROPRIATE PROFESSIONAL.

Consent: By signing on the reverse side, you acknowledge that you have read and understand this form and are giving your voluntary, informed consent to the agency relationship disclosed. If you do not agree to the agent(s) and/or brokerage acting as a dual agent, you are not required to consent to this agreement and you may either request a separate agent in the brokerage to be appointed to represent your interests or you may terminate your agency relationship and obtain representation from another brokerage.

Any questions regarding the role or responsibilities of the brokerage or its agents should be directed to an attorney or to:

Ohio Department of Commerce
Division of Real Estate & Professional Licensing
77 S. High Street, 20th Floor
Columbus, OH 43215-6133
(614) 466-4100

