

New Construction
Absolute NNN
15-Year Lease



2417 Brownsville Rd,
Pittsburgh, PA 15210

DOLLAR GENERAL®

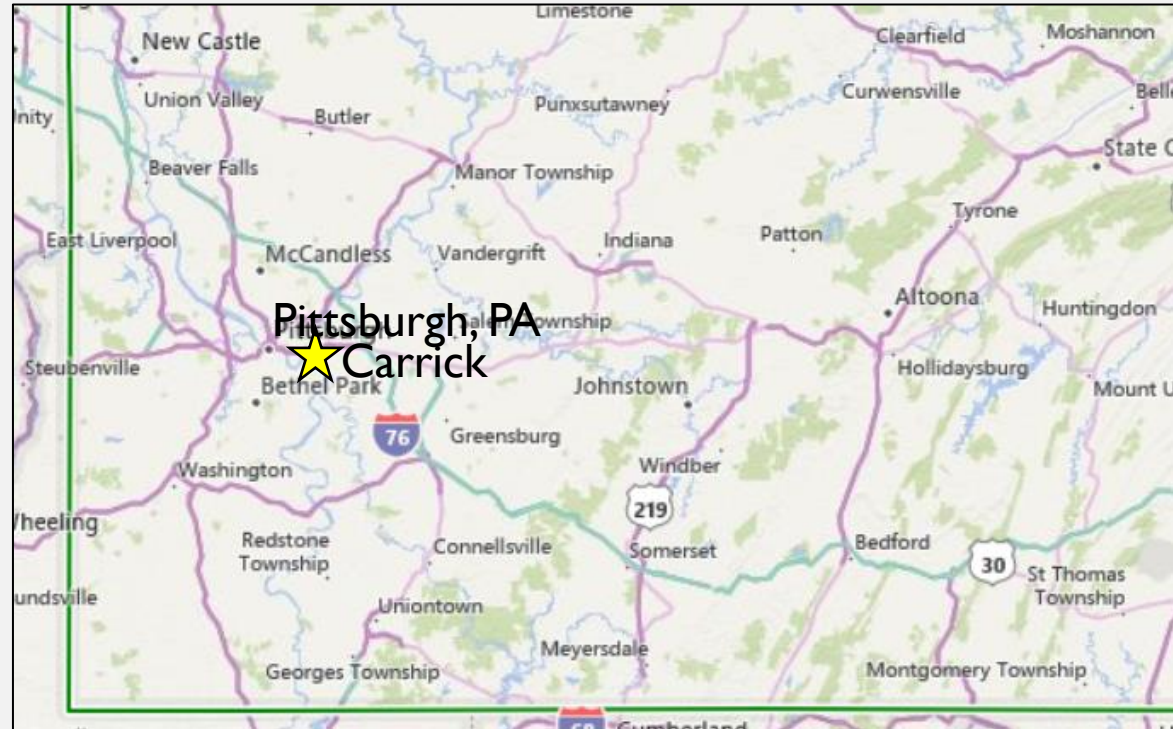


Representative Photo

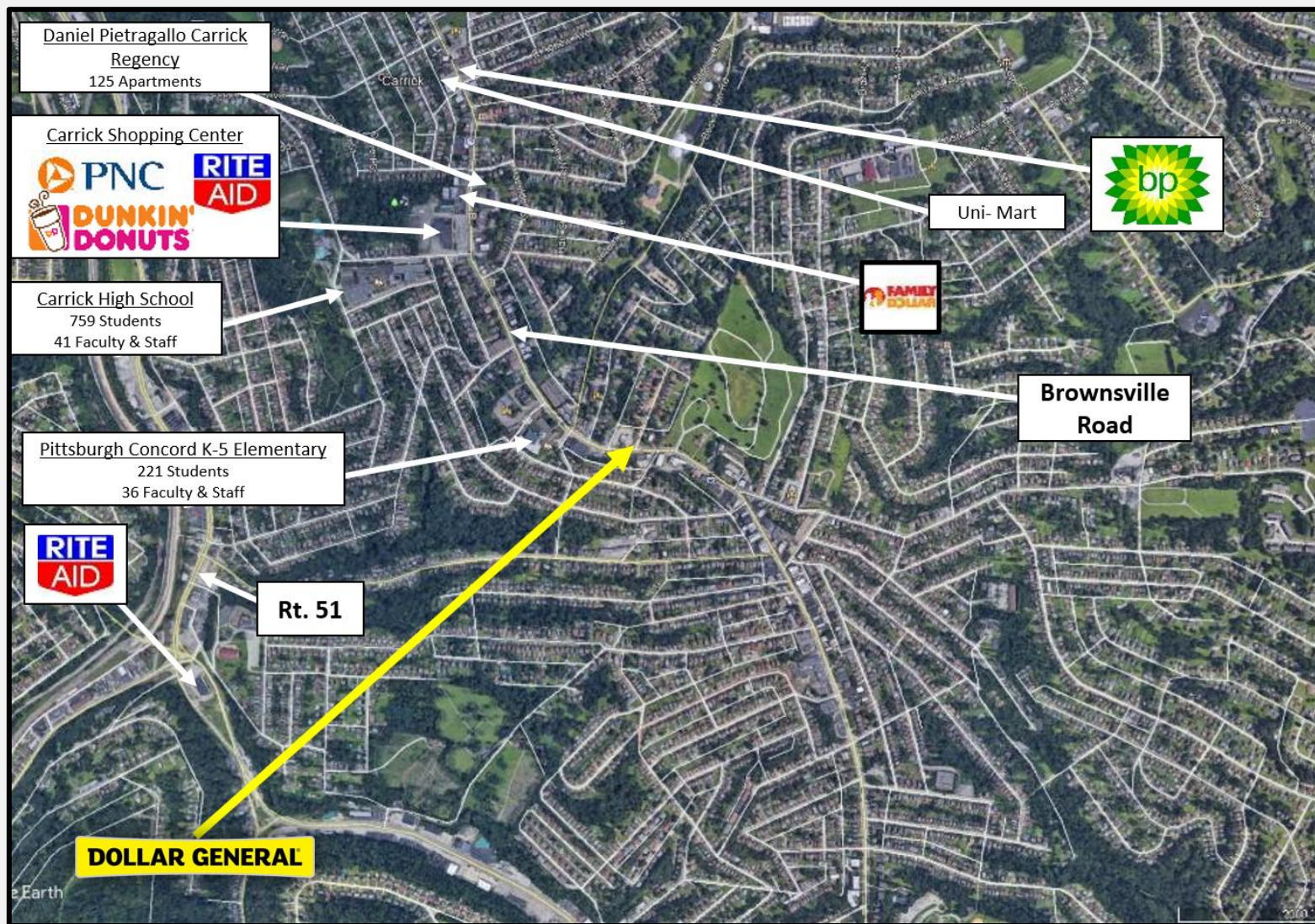
Offering Memorandum

PennTex Ventures, LLC is pleased to exclusively present to the market a newly constructed, Dollar General store (#20881), located in Carrick, PA; 5 miles South of Pittsburgh, PA. The Tenant has a 15-year initial term absolute NNN Lease set to commence in September 2020. Dollar General (DG) then has 3 extension options of 5 years each, with 10% rent increases in each option. The lease is backed by a corporate guaranty from Dollar General Corporation, who is investment grade rated BBB by Standard and Poor's and did \$27.8 Billion in net sales in 2019. DG is #119 on the 2019 Fortune 500 list.

In addition to benefitting from the heavy traffic along Brownsville Rd., the public transportation bus line runs directly in front of the store with numerous surrounding bus stops, including a bus stop directly adjacent to the store. Brownsville Rd. is one of the major artery roads connecting the South Hills to the City of Pittsburgh. It provides an alternate route for local traffic to access their closest shopping areas without the need to contend with highway traffic on Rt. 51, to which Brownsville Rd. runs parallel.



- Dollar General (#20881) – Carrick, PA (South-Western PA) 5 miles S of Pittsburgh, PA
- 15-Year Guaranteed NNN Lease with rent to commence in September 2020
- 3-Five Year Option Periods with 10% rent increases in each Option Period
- Brand new construction
- Corporate guaranteed by Dollar General Corporation
- Investment Grade Rated BBB by Standard and Poor's
- 336,000 people within 5 miles | 12,600 VPD



The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but do not guarantee it. The Buyer must perform and rely on its own due diligence review.

Contact: Brendan Eisenbrandt | (724) 420-5367 (x126) | Brendan.Eisenbrandt@Penntexventures.com



Representative Photo

- Ideal demographic for Dollar General
- Located nearby other synergistic retailers
- Investment Grade Tenant
- Daytime Population of 465,000
- 12,600 VPD on Brownsville Rd.

ADDRESS	2417 Brownsville Rd, Pittsburgh, PA 15210
STORE NUMBER	#20881
APPROXIMATE ACREAGE	0.649 ac.
BUILDING SIZE	7,500 sf
YEAR BUILT	2020
EXTERIOR	Steel and Masonry block
VEHICLES PER DAY	12,600 VPD on Brownsville Rd.
SIGNAGE	1 pylon sign & 1 building sign
PARKING	19 Parking Spaces
INGRESS/EGRESS	Full turn ingress and egress to Brownsville Rd.



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PRICE	\$2,226,755
CAP RATE	5.95%
LEASE TYPE	Triple-Net (NNN)
GROSS NOI	\$132,492
PRICE PER SF	\$296.90
LANDLORD RESPONSIBILITIES	Initial payment of real estate taxes; reimbursable by Tenant.
TENANT RESPONSIBILITIES	Cost of utilities, real estate taxes, and insurance. Maintenance and repair of roof, interior/exterior, landscaping and parking lot.

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RENT COMMENCEMENT DATE Tentative 9/7/2020

OPTIONS TO RENEW 3 Five-Year Options with
10% Rent Increases in Each Option

LEASE GUARANTOR Dollar General Corporation



	ANNUAL RENT	MONTHLY	PER SF
Years 1-15	\$132,492	\$11,041	\$17.66
Option Years 16-20	\$145,741	\$12,145	\$19.43
Option Years 21-25	\$160,314	\$13,359	\$21.37
Option Years 26-30	\$176,346	\$14,695	\$23.51

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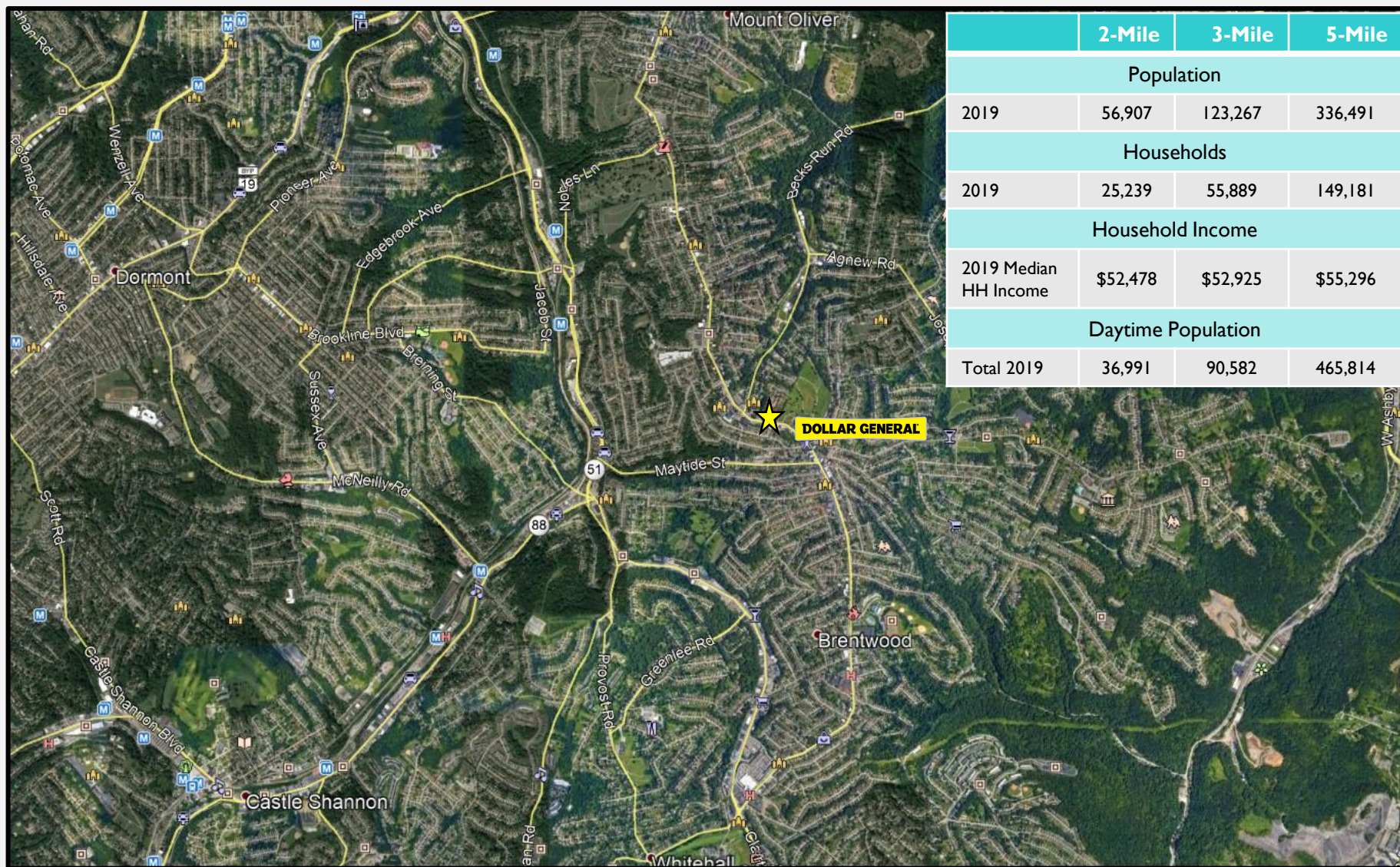
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Dollar General (NYSE: DG) headquartered in Goodlettsville, TN is the largest small-box discount retailer store in the nation. Dollar General aims to make shopping for everyday needs simpler and hassle-free by offering a focused assortment of the most popular national and private brands in general merchandise, cosmetics, toiletries, beverages and groceries at competitive prices in small and convenient locations. A Fortune 500 company (#119), Dollar General is investment grade rated BBB by Standard and Poor's. With \$27.8 billion in net sales in 2019, DG saw a \$2.3 billion profit. 2019's same-store sales marked Dollar General's 30th consecutive year of same-store sales growth.

DOLLAR GENERAL®

16,500+ Stores	Rated BBB by Standard & Poor
143,000+ Team Members	Number 119 in Fortune 500 (May 2019)
80 Years in operation	8.8% increase in profit & 8.3% increase in sales from 2018 to 2019
\$27.8 Billion in Net Sales in 2019	\$2.3 Billion in Profit in 2019





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This store is located in the Carrick neighborhood in the 'South Hills' of the City of Pittsburgh, PA and within the region's largest county, Allegheny County. It is bordered by over nine different neighborhoods including; Baldwin Borough, Mt. Oliver, St. Clair and Brookline. A lengthy and diverse business district runs along Brownsville Rd. with residential areas in between, many buildings are being renovated in addition to new developments showcasing the neighborhoods growth. The area is served by Pittsburgh Public Schools, which (in this neighborhood) enrolls 2,552 students and employs 163 faculty & staff. The ease of access to Pittsburgh has drawn and retained a large population base for Carrick. The neighborhood is located just 3.5 miles South of Downtown Pittsburgh, a quick 10-minute drivetime allows this neighborhood to be a 'bedroom community' for the City of Pittsburgh. Carrick is served by a major city public transportation bus route which allows direct access to many local and national businesses, hospitals, and universities located within the City of Pittsburgh including, University of Pittsburgh Medical Center (10,000 employees within City limits, 85,000 statewide); PNC Bank Headquarters (2,000 employees); Bank of New York Mellon (1,500 employees); U.S. Steel (800 employees). Additionally, top ranking schools are nearby, including the University of Pittsburgh and Carnegie Mellon University located also within a 10 to 15-minute drive of the market.

Business Name	Number of Employees
Pittsburgh Public School	2,552 students, 163 faculty & staff
University of Pittsburgh Medical Center	10,000 employees within City limits
ONC Bank Headquarters	2,000
Bank of New York Mellon	1,500
U.S Steel	800
University of Pittsburgh	19,330 students
Carnegie Mellon University	6,947 students

Dollar General



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