

OFFERING MEMORANDUM



NN Dollar General in Johnstown, PA

151 SOUTHMONT BLVD, JOHNSTOWN, PA 15905



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CHICAGO, IL

Property Description

INVESTMENT OVERVIEW

InCommercial Property Group is pleased to offer this 9,000 SF Dollar General Property in Johnston, PA. A tenant since 2002, Dollar General's current lease runs through 2027, followed by one 5-year option period with a 10% rent increase. Dollar General reimburses for the increase over base year real estate taxes of \$6,924.93 and pays directly for insurance through their National Insurance Program. Dollar General also pays for snow removal. Dollar General is a credit tenant and is publicly traded on the New York Stock Exchange (Symbol: DG) with a market capitalization in excess of \$39 billion. Dollar General operates more than 15,000 stores located in 45 states.

INVESTMENT HIGHLIGHTS

- 9,000 SF building
- Retro-fitted in 2002 with a new roof
- Lease Structure: NN
- Lease Expiration Date: 12/31/2026
- Renewal Options: One (1) five-year option
- Reimbursements: Dollar General reimburses over base year taxes of \$6,929.93
- Tenant Responsibilities: Insurance through National Insurance Program and snow removal
- City-owned and maintained parking lot
- Corporate Guarantee: Dollar General Corporation

\$604,000

PRICE

\$42,270

NOI

7%

CAP RATE





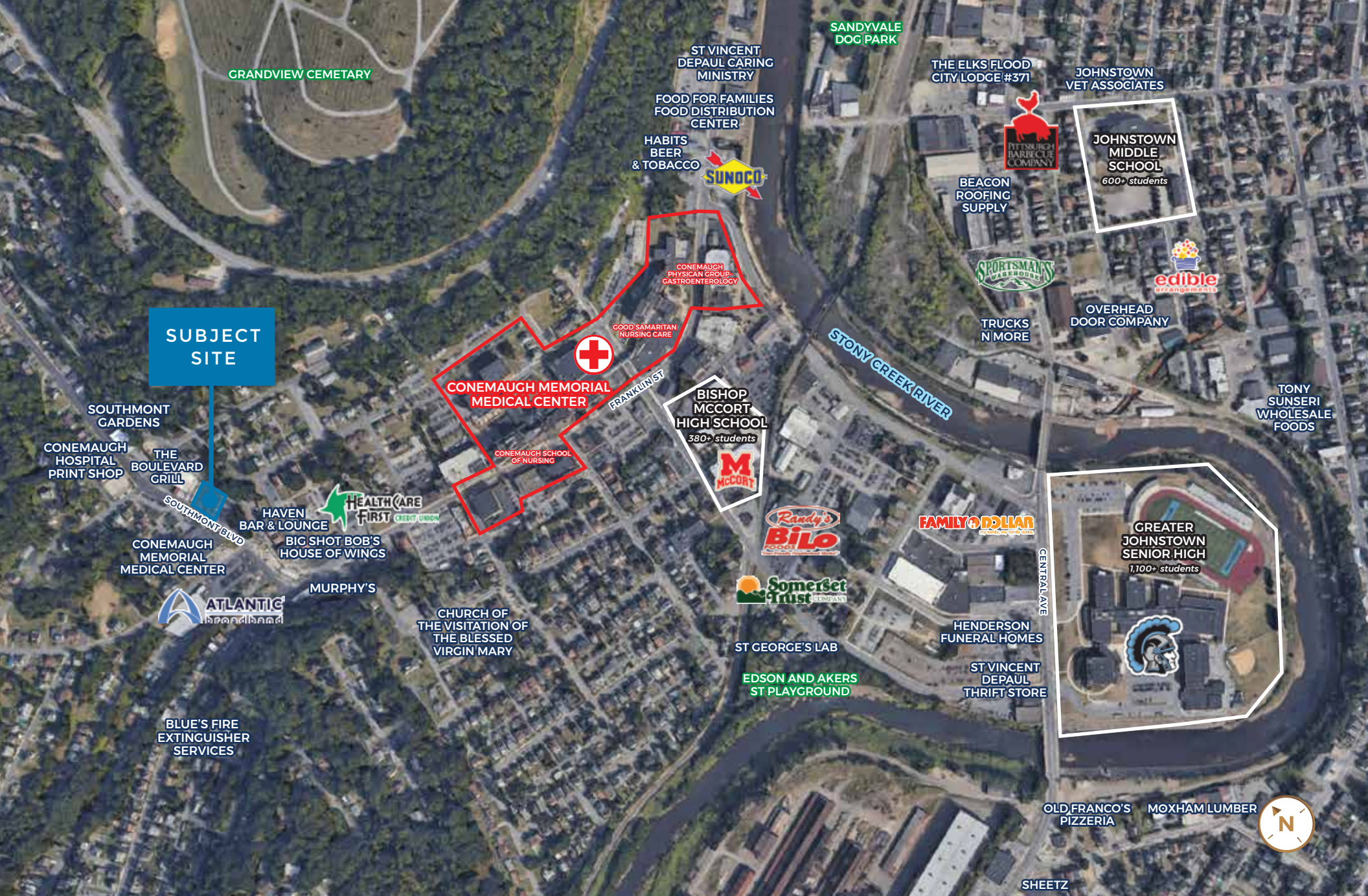
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Market Overview

JONHSTOWN, PA

The small but proud town of Johnstown, Pennsylvania boasts a burgeoning manufacturing and service economy, fed mostly by the technologically innovative defense industry, which pulls in over \$100 million per year in federal government contracts. Healthcare is its second-most premier industries, as the region is located in the middle of the “Health Belt” -- an area that extends from the Midwest to New England and down the East Coast.

Thousands of students occupy Johnstown, attending the University of Pittsburgh, Pennsylvania highlands Community College, and multiple middle and high schools.

	1 MILE	3 MILES	5 MILES
POPULATION	9,043	39,414	63,015
HOUSEHOLDS	4,121	17,985	28,075
AVG. HHI	\$63,332	\$53,932	\$55,247



Tenant Overview

DOLLAR GENERAL

DOLLAR GENERAL CORPORATION (NYSE: DG)

Dollar General Corporation is a discount retailer that provides various merchandise products in 45 states throughout the United States. The company offers consumable products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, seasonal items and apparel at everyday low prices in convenient neighborhood locations.

Dollar General operated more than 15,000 stores located in 45 states. The company was formerly known as J.L. Turner & Son, Inc. and changed its name to Dollar General Corporation in 1968. Dollar General Corporation was founded in 1939 and is based in Goodlettsville, Tennessee.

Dollar General is an investment grade rated company with a Standard & Poor's rating of BBB. Dollar General is publicly traded on the New York Stock Exchange (Symbol: DG) with a market capitalization in excess of \$39 billion.





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