



REPRESENTATIVE PHOTO

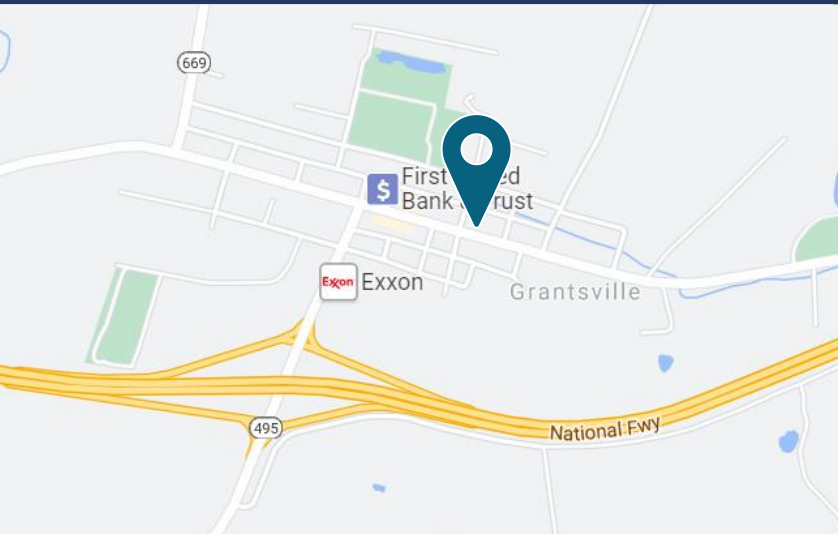
LISTING PRICE \$2,336,300

5.50% Cap Rate

PROPERTY DETAILS

**Rte 322 & Big Run Prescottville Rd,
 Reynoldsville, PA 15851**

- ***RELOCATION OF SUCCESSFUL STORE***
- 15-yr Absolute NNN Lease
- Zero Landlord Responsibilities
- Rent commencing September 2021
- 3-Five Year Options
- Corporate Guaranteed by Dollar General Corporation
- Investment grade rated BBB by Standard and Poor's
- 4,000k+ Population within 5 miles



ABOUT THE PROPERTY


PRICE
 \$2,336,300


YEAR BUILT
 2021


AVAILABLE SF
 10,544


CAP RATE
 5.50%


NOI
 \$128,500


ZONING
 Commercial

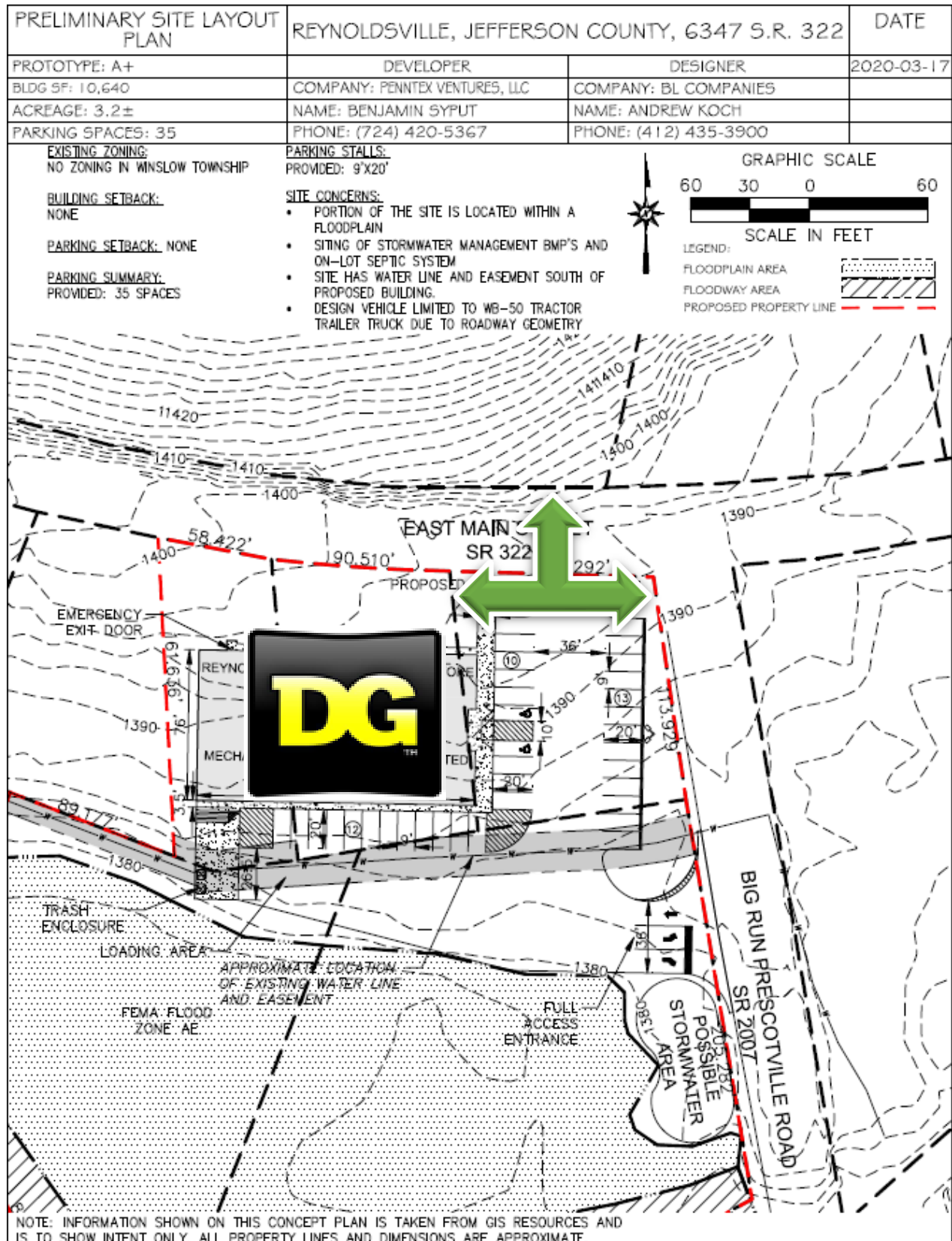


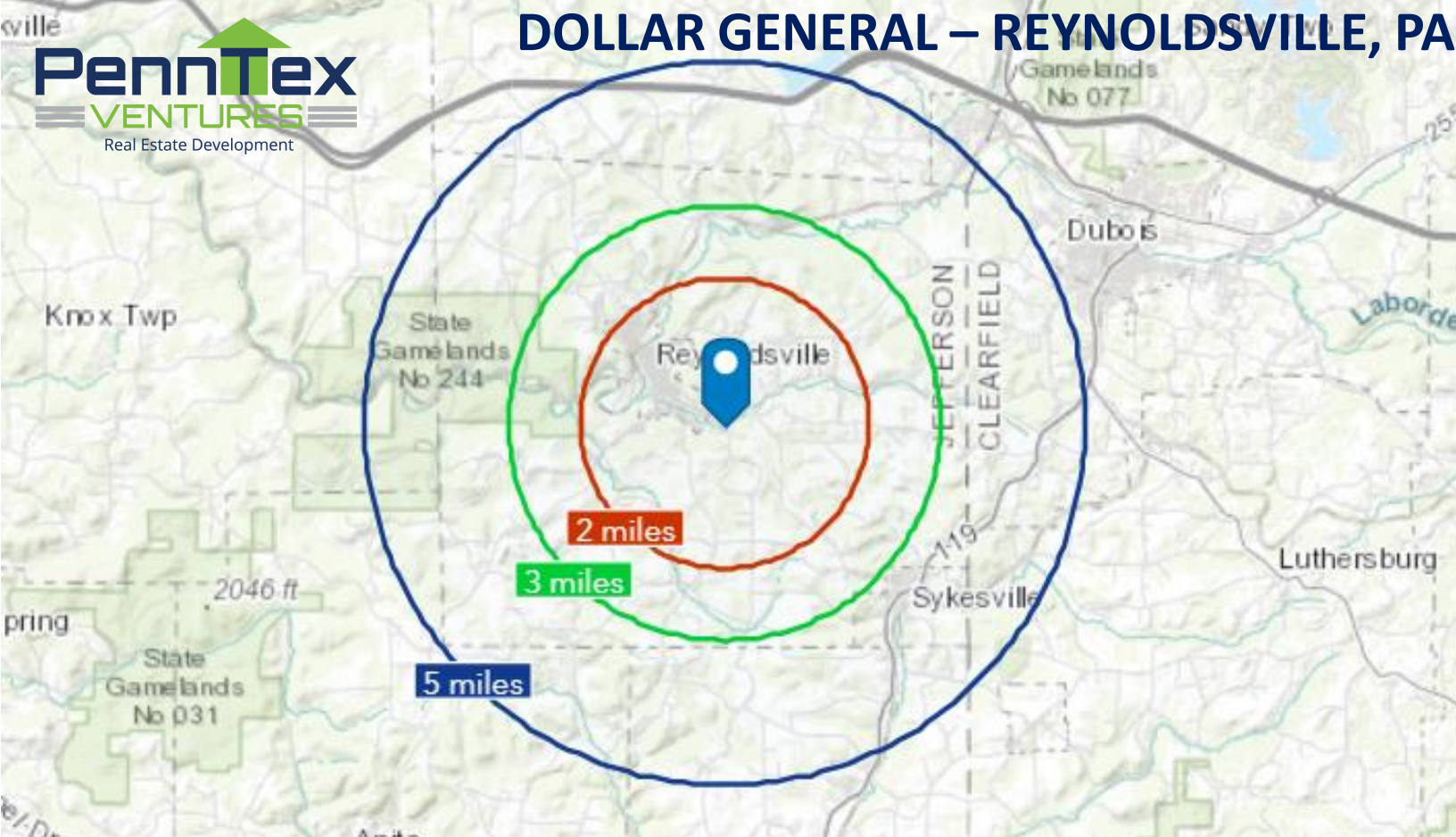
REPRESENTATIVE PHOTO

OFFERING SUMMARY

| | | | | | |
|-----------------------------------|----------------------------|------------------------|----------------|---------------|---------------|
| Year Built: | 2021 | RENT SCHEDULE | | | |
| Lot Size: | 3.2 acres | | | | |
| Building Size: | 10,544 SF | | Monthly | Annual | Per SF |
| Traffic Count: | 4,900 VPD | Initial Term | \$10,708 | \$128,496 | \$12.19 |
| Zoning: | Commercial | Option 1 | \$11,779 | \$141,348 | \$13.41 |
| Lease Type: | Absolute NNN | Option 2 | \$12,957 | \$155,484 | \$14.75 |
| Primary Lease Term: | 15 years | Option 3 | \$14,253 | \$171,036 | \$16.22 |
| Annual Rent: | \$128,500 | DOLLAR GENERAL® | | | |
| Landlord Responsibilities: | None | | | | |
| Lease Start Date: | 9/20/2021 | | | | |
| Lease Expiration Date: | 9/30/2036 | | | | |
| Rent Bumps: | 10% Each Option | | | | |
| Renewal Options: | 3 (Five Year) | | | | |
| Lease Guarantor: | Dollar General Corporation | | | | |

SITE PLAN



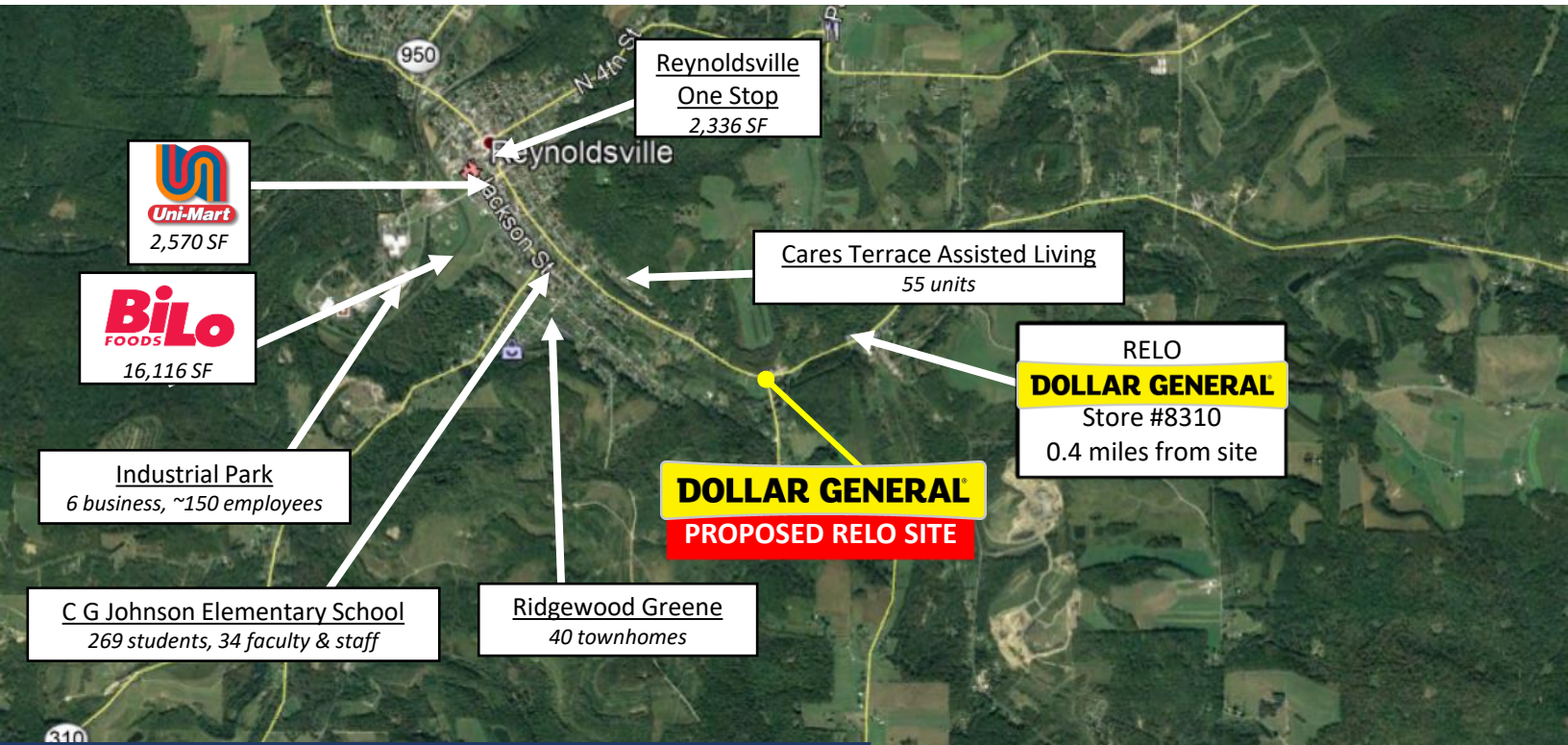


DEMOGRAPHICS

| POPULATION SUMMARY | 2 MILES | 3 MILES | 5 MILES |
|-------------------------------|---------|---------|---------|
| 2010 Total Population | 3,602 | 4,481 | 8,936 |
| 2020 Total Population | 3,436 | 4,284 | 8,569 |
| 2020 Total Daytime Population | 3,076 | 3,745 | 7,412 |
| Workers | 847 | 1,035 | 2,186 |
| Residents | 2,229 | 2,710 | 5,226 |

HOUSEHOLD SUMMARY

| | | | |
|------------------------------|----------|----------|----------|
| 2010 Households | 1,526 | 1,869 | 3,691 |
| 2020 Households | 1,475 | 1,812 | 3,583 |
| 2020 Median Household Income | \$39,982 | \$40,983 | \$43,492 |
| 2025 Median Household Income | \$41,295 | \$42,121 | \$45,408 |



MARKET OVERVIEW

The Reynoldsville market is a borough in Jefferson County, Pennsylvania. It is 92 miles Northeast of Pittsburgh in a productive soft coal region. Reynoldsville has a population of 2,672.

Traffic generators and major employers within an 8-mile drive of the Site include:

SCHOOLS:

- C G Johnson Elementary School
 - 269 students, 34 faculty & staff
- Jefferson County – Dubois AVTS
 - 372 students, 37 faculty & staff
- Triangle Tech
 - 147 students, 13 faculty & staff

SHOPPING CENTERS:

- The Commons
 - 20 retail businesses collectively

HOSPITALS:

- Penn Highlands Healthcare
 - Approximately 300 employees
- Penn Highlands Dubois

MAJOR EMPLOYERS

- Niagra Cutter LLC
 - 200 employees
- Utilities & Industries
 - 80 employees

DOLLAR GENERAL®

TENANT OVERVIEW

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 (#112), Dollar General is investment grade rated BBB by Standard and Poor's. With \$33.7 billion in net sales in 2020, DG saw a \$3.6 billion profit. 2020's same-store sales marked Dollar General's 31st consecutive year of same-store sales growth.

17,000+ Stores in 46 states

Rated BBB by Standard and Poor's

143,000 Team Members

#112 in Fortune 500 (2020)

80 Years in Operation

21.6% Net Sales Increase from 2019 to 2020

\$33.7 Billion in 2020 Net Sales

\$3.6 Billion 2020 Profit

DISCLAIMER

Confidentiality and Restricted Use Agreement

The information (“Information”) contained in this Offering Memorandum (“Memorandum”) is confidential and furnished to you solely for the limited purpose of your review as a prospective purchaser of 2871 Sunset Boulevard, West Columbia, SC 29169 (“Property”) to determine whether you desire to express further interest in the acquisition of the Property and is not to be used for any other purpose or made available to any other person without the express written consent of PTV 1044, LLC, the owner of the Property (“Owner”). This Memorandum contains selected information pertaining to the Property and is not intended to be comprehensive or all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. The Information has been obtained from sources believed reliable, however it has not been verified. No representation, warranty, or guaranty, expressed or implied, is made by Owner or any of its directors, officers, affiliates or representatives as to the accuracy or completeness of this Memorandum or any of its contents, or any other written or oral communication transmitted to you in the course of your evaluation of the Property and no legal commitment, obligation or liability shall arise by reason of your receipt of this Memorandum or use of its contents or in connection with any other such written or oral communication; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the Property. Without limiting the generality of the foregoing, this Memorandum does not purport to be a representation of the state of affairs of the Property or the Owner or constitute an indication that there has been no change in such affairs of the Property or Owner since the date of preparation of this Memorandum nor does it represent the future performance of the Property. You and your advisors should conduct a careful, independent investigation of the Property to determine the suitability of the Property for your needs and the value of the Property to you.

All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and therefore are subject to material change and/or variation. Any projections, opinions, assumptions or estimates used are for example only. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including, without limitation, leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced nor do they constitute a legal analysis of such documents. Interested parties are expected to review all such documents and information of whatever nature independently and not rely on the contents of this Memorandum in any manner. Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making any offer to purchase the Property unless and until a written agreement approved by the Owner for the purchase of the Property has been fully executed and delivered by and between the Owner and such entity and any conditions to the Owner’s obligations therein have been satisfied or waived and then only to the extent expressly provided for therein.

This Memorandum is the property of Owner and may be used only by parties approved by Owner. The Property is privately offered and by your receipt of this Memorandum, you agree (i) to return it to Owner immediately upon Owner’s request and (ii) that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity, nor copy or reproduce any portion of this Memorandum, without the prior written authorization of Owner. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner.



Real Estate Development



BRENDAN EISENBRANDT

DIRECTOR OF SALES

724-420-5367

Brendan.Eisenbrandt@PennTexVentures.com