

DOLLAR GENERAL - WEST JEFFERSON, OH

45 TAYLOR BLAIR RD , WEST JEFFERSON, OH 43162



\$1,537,169 | 6.5% CAP

Joe Pepper
License ID: 208002258
(614)940-9100
823 E Long St., Columbus, OH 43203
Ohio Broker of Record

TREK INVESTMENT GROUP
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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. TREK Investment Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. TREK Investment Group 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 TREK Investment Group in compliance with all applicable fair housing and equal opportunity laws.

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PROPERTY INFORMATION

DOLLAR GENERAL



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EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,537,169
CAP RATE:	6.5%
NOI:	\$99,916
PRICE PER SF:	\$168.92
LEASE TYPE:	NNN
LEASE TERM:	15 yrs 8+ yrs remaining
BUILDING / LOT SIZE:	9,100 SF / 2.16 Acres
YEAR BUILT:	2016

PROPERTY OVERVIEW

TREK Investment Group is pleased to offer for sale Dollar General located in West Jefferson, OH. Located less than 20 miles from downtown Columbus, this property is conveniently located near a wide variety of national and local retailers, including Children's Express Learning Center, Sunshine Pediatrics, Circle-K, McDonald's, Subway, and many others. This prime property is strategically situated along US Highway 40 in the bustling town of West Jefferson, making it a highly desirable investment opportunity. With a daily traffic count of over 15,945+ vehicles, this location draws a steady stream of customers, ensuring a steady flow of business for the store. . The surrounding area has an average household income of \$82,940 within a one-mile radius, indicating strong purchasing power and high consumer demand. This presents a unique opportunity for investors to capitalize on the growing retail market in West Jefferson and reap significant returns on their investment.

PROPERTY HIGHLIGHTS

- 8+ years remaining on a Corporate NNN Lease with a Strong Hedge Against Inflation
- Less than 20 miles from downtown Columbus, Ohio
- +15,945 VPD along US Highway 40
- \$82,940 Avg HH Income within a One Mile Radius
- 4 - Five year options | 10% Rent increases in each option



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SURROUNDING RETAIL



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SITE PLAN



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DOLLAR GENERAL

At Dollar General, we are proud to be **America's general store** and offer everyday essentials at affordable prices from right around the corner. We strive to make shopping hassle-free and convenient with easy-to-shop stores and deliver everyday low prices on frequently-needed items including food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, seasonal items, paper products and much more from **America's most-trusted brands and products**, along with **high-quality private brands**.

From serving our customers with value and convenience and our employees with career opportunities to serving the communities we call home through literacy and education; Dollar General has been committed to our simple and powerful mission of **Serving Others** since the company's founding in 1939.

TENANT OVERVIEW

Company:	Public since 1968 (NYSE: DG)
Founded:	1939
Locations:	18,818 stores in 47 states as of October 28, 2022
2022 Total Revenue:	\$36.29 Billion
2022 Net Income:	\$2.35 Billion
Net Worth:	\$48.31 Billion
Headquarters:	Goodlettsville, TN
Website:	www.dollargeneral.com

LARGEST DOLLAR STORE CHAIN IN THE UNITED STATES



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LEASE ABSTRACT

TENANT:	Dolgen Midwest LLC.
GUARANTOR:	Dollar General Corporation
RENT:	\$99,916
LEASE TYPE:	NNN
RENT COMMENCEMENT:	Est. 10/27/2016
LEASE TERM REMAINING:	15 yr 8.6 yrs remaining
LEASE EXPIRATION:	Est. 10/31/2031
OPTIONS:	4 - (5) Yr options; 10% increase in each option
LOT SIZE:	2.16 Acres
YEAR BUILT:	2016
TAXES:	Tenant reimburses Landlord
INSURANCE:	Tenant is responsible
UTILITIES:	Tenant is responsible
ASSUMABLE LOAN:	Approximate remaining \$686,000/ 4.69%/ Maturity Date 3-29-27 .25% assumption fee plus cost and expenses including legal fees



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RENT ROLL

UNIT SIZE (SF)	TERM	RENT START	LEASE END	MONTH RENT	ANNUAL RENT	OPTIONS W/ INCREASES
9,100	PRIMARY:	*10/27/2016	10/31/2031	\$8,326.33	\$99,916	4 - (5) yr w/10% increase at yr 1 -

*Estimated rent commencement 10/27/2016



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LOCATION INFORMATION

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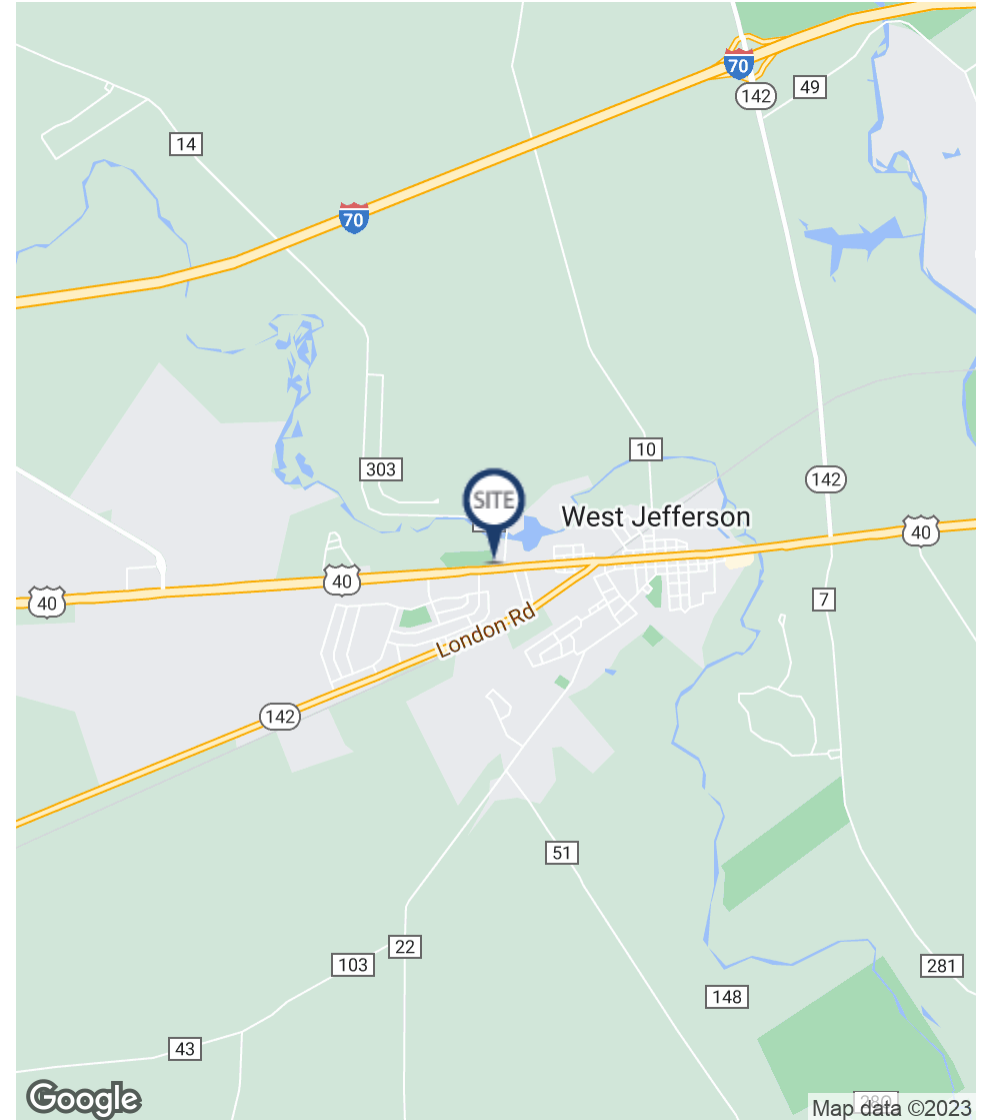
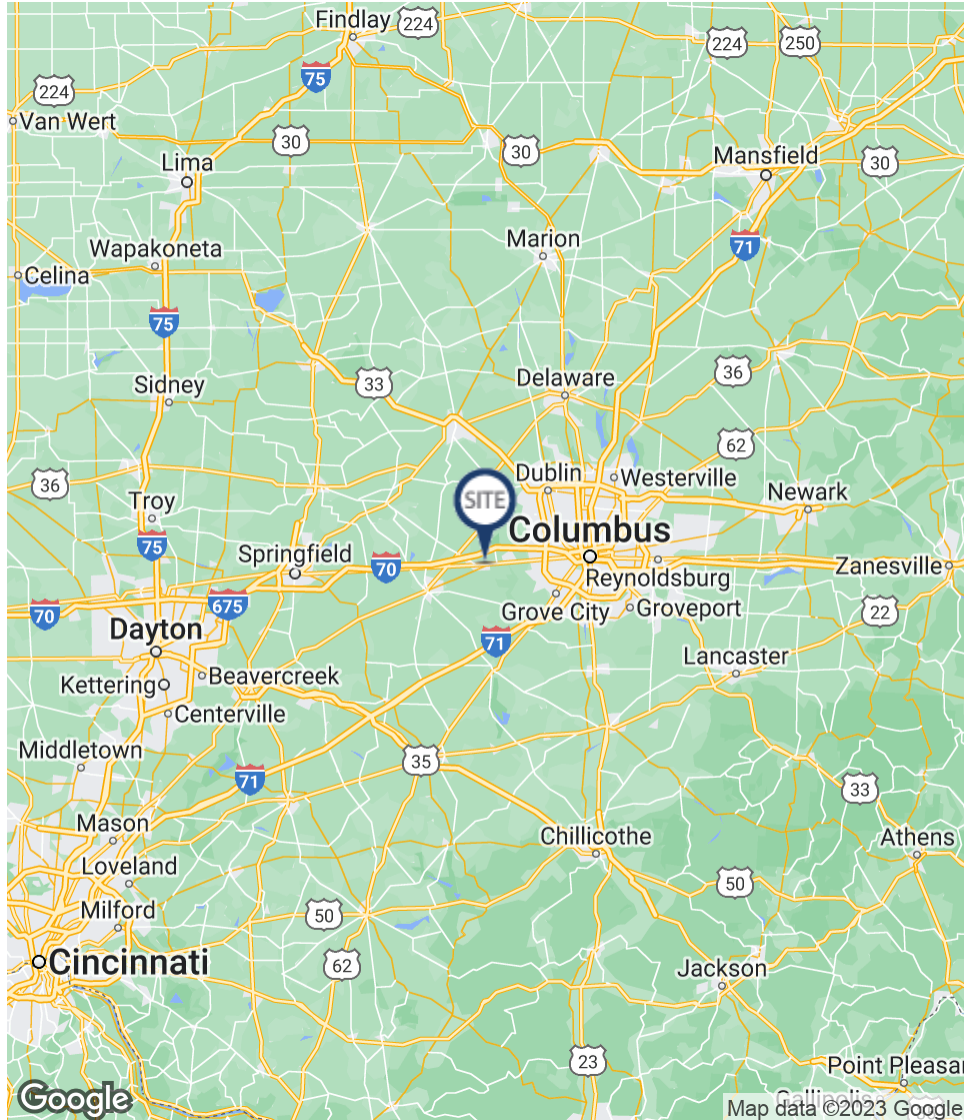


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LOCATION MAP



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CITY INFORMATION

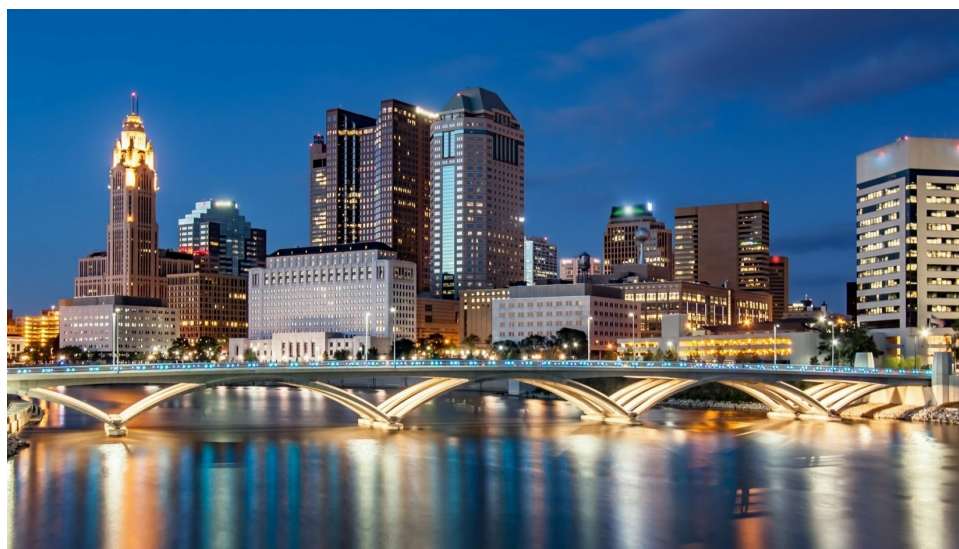


WEST JEFFERSON, OHIO

The Village of West Jefferson is a **thriving industrial community** located in Madison County, within the Columbus MSA. With a population of nearly 5,000 residents, it boasts immediate access to **major transportation routes**, including Interstate 70, US Route 42, and US Route 40. This strategic location puts West Jefferson within easy reach of over **2 million people** within a 30-mile radius, making it an ideal hub for businesses and industries looking to reach a wide customer base. A diverse range of distribution centers and manufacturing facilities including Mars Petcare, Target, Restoration Hardware, and Toagosei America (Krazy Glue) have each chosen to call West Jefferson home, thanks to its **prime location and excellent infrastructure**. With its close proximity to Hilliard and Columbus, residents have access to all the amenities and cultural attractions of these vibrant cities.

COLUMBUS, OHIO

Columbus, Ohio is a vibrant city with something for everyone. As the **state capital** and the most populous city in Ohio, Columbus boasts a **population of 905,748** as of the 2020 census, making it the 14th-most populous city in the U.S. It is the core city of the **Columbus metropolitan area**, which encompasses 10 counties in central Ohio, including Madison, and had a **population of 2,138,926** in 2020, making it the largest metropolitan area entirely in Ohio. Despite its size, Columbus has managed to maintain a "small town" feel that is both welcoming and accessible. The city is easy to navigate and affordable, and its residents are known for their friendliness and outgoing nature. Columbus is home to an impressive array of amenities, opportunities, and events that make it a true "big city," while still retaining a sense of community that is often lost in larger metropolitan areas. The city's dynamic sports and entertainment scene, and diverse neighborhoods make it a fun and exciting place to live and work. And with its **rapidly growing population**, job market, and GDP, Columbus is a city on the rise, consistently ranking as one of the top cities nationally for everything from millennials and tech jobs to logistics and e-commerce.



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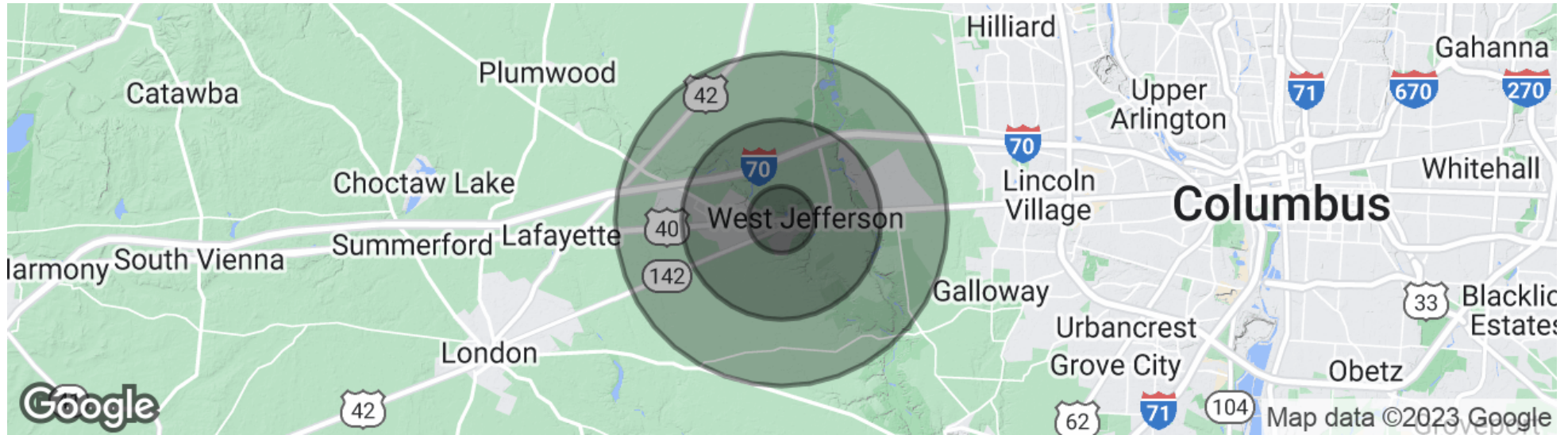
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DEMOGRAPHICS MAP & REPORT

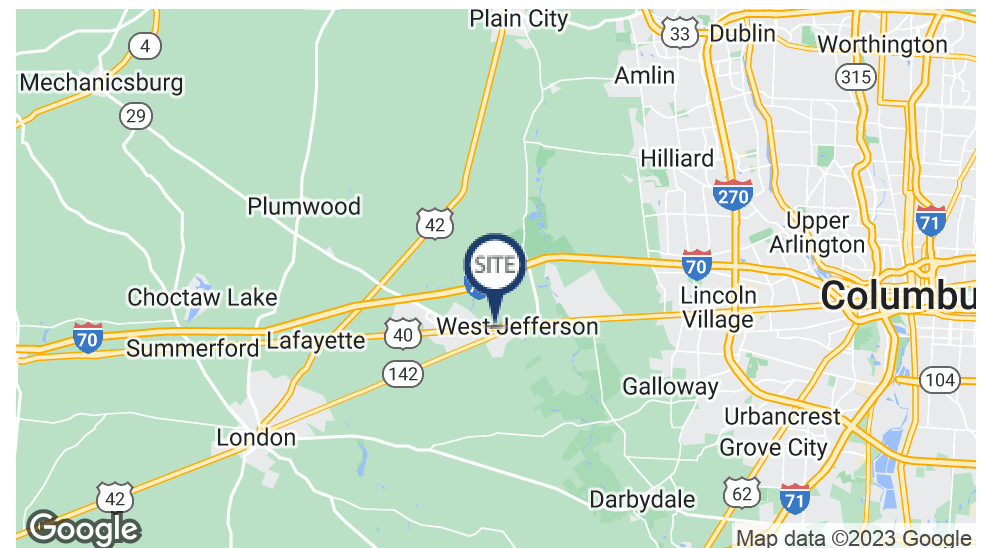


POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,380	9,261	14,740
Average Age	43.5	44.9	42.3
Average Age (Male)	45.4	42.7	41.2
Average Age (Female)	40.7	46.2	42.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,819	3,537	5,434
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$82,940	\$99,795	\$109,063
Average House Value	\$149,247	\$170,013	\$190,366



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ADVISOR BIOS

DOLLAR GENERAL



PARKER CARROLL, CCIM

Broker, CEO



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PROFESSIONAL BACKGROUND

Parker Carroll is the CEO and Principal Broker for TREK Investment Group where he leads the execution of the company's proven and effective strategy while maintaining one of the highest levels of production in the industry. Through his tenure in commercial real estate, Parker has led TREK Investment Group to complete over \$1 Billion in transactions on behalf of his clients.

Prior to launching TREK Investment Group, Parker pioneered the creation of the Net Leased Investment Group for Coldwell Banker Commercial, and launched their first office in Austin, Texas – all before the age of 27. His extensive commercial real estate knowledge, standout marketing presence, and steadfast work ethic make Parker one of the most sought-after real estate professionals in the industry. Parker's mission is to provide the highest level of integrity, exemplary client service, innovative strategies, and servant leadership.

Accolades/Awards:

- Launched TREK Investment Group in 2016
- TREK Investment Group completes \$1B in Transactions
- Real Estate Forum's Emerging Leader in Retail Award
- Real Estate Forum's Tomorrow's Retail Leaders Award
- Number 1 Retail Broker of all Coldwell Banker Commercial Affiliates globally
- Top 2% of all Coldwell Banker Commercial Affiliates globally every year for nearly a decade

Parker and his wife, Ashlee, have been married since 2011 and have two sons, Rhyder and Owen. The Carroll's are an active foster family and serve as the Foster Care Coordinators at Austin Ridge Bible Church. Parker is also an avid outdoorsman. On free weekends, you can find Parker and his family enjoying the outdoors at their ranch with family and friends.

EDUCATION

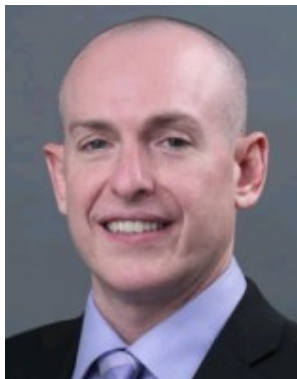
Rawls College of Business, Texas Tech University

MEMBERSHIPS & AFFILIATIONS

CCIM

CHRIS MATLOCK

Senior Associate



PROFESSIONAL BACKGROUND

As a Senior Associate at TREK Investment Group, Chris specializes in Net Leased Investment sales and acquisitions of single tenant retail properties, as well as shopping centers, office, and industrial properties. Chris is a dynamic, hands-on Operations Executive with a wealth of knowledge and experience expanding territories, driving unprecedented revenue growth, championing daily operations, and building talented teams of professionals. With extensive success as an operations leader, Chris offers a vision-driven approach to decision making, strategic planning, and tactical implementation.

Prior to joining TREK, Chris's career history demonstrates his outstanding communication and leadership skills as well as his reputation for being organized and dependable with a track record of leadership that has resulted in measurable benefit to several organizations. Chris has over 25 years of experience planning and overseeing regional sales efforts, day-to-day operations, and real estate transactions for multi-million-dollar companies.

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>TREK IG, LLC</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9008265</u> License No.	<u>info@trekig.com</u> Email	<u>512.433.6999</u> Phone
<u>Parker Carroll</u> Designated Broker of Firm	<u>574702</u> License No.	<u>Parker@trekig.com</u> Email	<u>512.433.6999</u> Phone
<u>Barry Forrest</u> Sales Agent/Associate's Name	<u>421539</u> License No.	<u>Barry@trekig.com</u> Email	<u>512.433.6999</u> Phone
<u>Chris Matlock</u> Sales Agent/Associate's Name	<u>767990</u> License No.	<u>chris@trekig.com</u> Email	<u>512.433.6999</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date