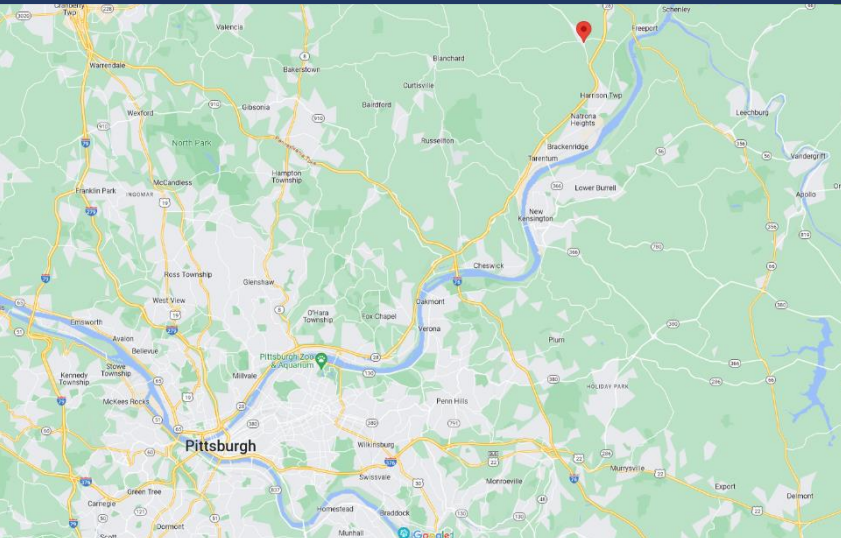




ACTUAL STORE PHOTO

LISTING PRICE \$1,994,415

6.30% Cap Rate



PROPERTY DETAILS

3582 Saxonburg Rd, Natrona Heights, PA 15065

- 34,000+ Population within 5 miles
- 15-yr Absolute NNN Lease
- Zero Landlord Responsibilities
- Rent commenced November 7, 2023
- 3-Five Year Options
- Corporate Guaranteed by Dollar General Corporation
- Investment grade rated BBB by Standard and Poor's
- 9,221 Average Daily Traffic count

ABOUT THE PROPERTY

 PRICE \$1,994,415	 BUILT November 2023	 AVAILABLE SF 9,100
 CAP RATE 6.30%	 NOI \$125,648	 ZONING Commercial



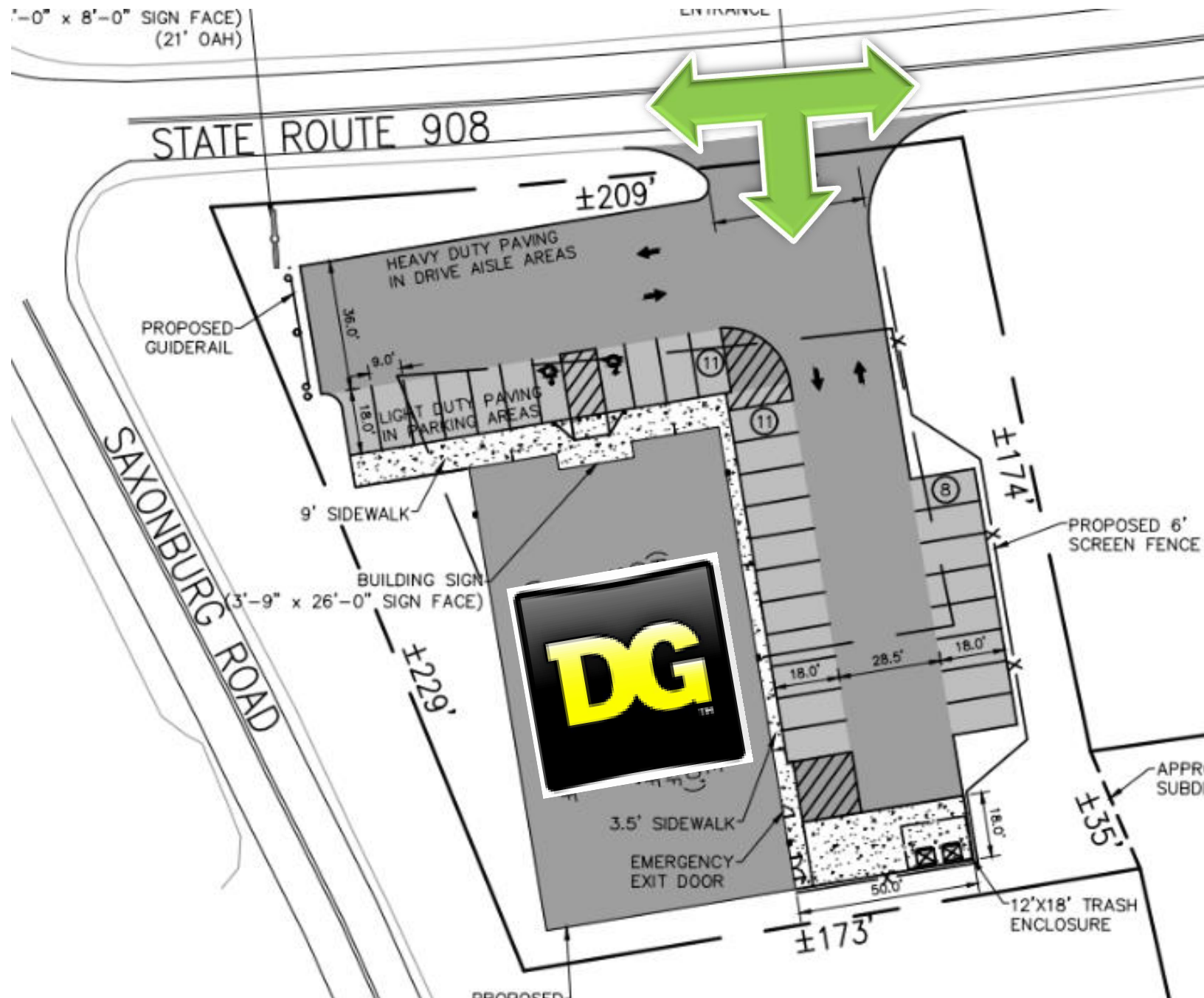
ACTUAL STORE PHOTO

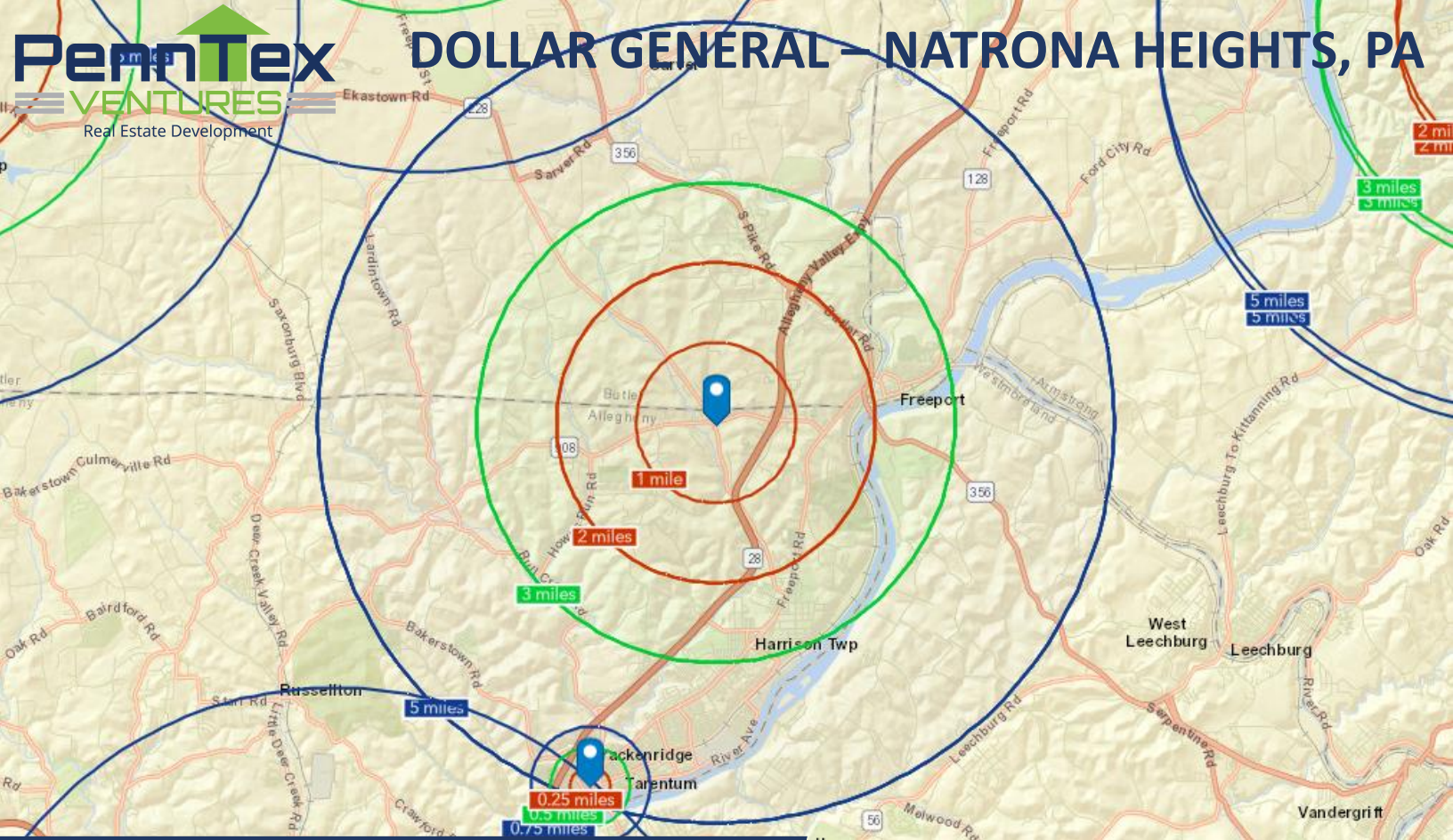
OFFERING SUMMARY

Year To Be Built:	2023				
Lot Size:	1.0 acres	RENT SCHEDULE			
Building Size:	9,100 SF		Monthly	Annual	Per SF
Traffic Count:	9,221 VPD	Initial Term	\$10,471	\$125,648	\$13.81
Zoning:	Commercial	Option 1	\$11,518	\$138,213	\$15.19
Lease Type:	Absolute NNN	Option 2	\$12,670	\$152,034	\$16.71
Primary Lease Term:	15 years	Option 3	\$13,936	\$167,238	\$18.38
Annual Rent:	\$125,648				
Landlord Responsibilities:	ZERO				
Lease Start Date:	November 2023				
Lease Expiration Date:	November 2035				
Rent Increases:	10% Each Option				
Renewal Options:	3 (Five Year)				
Lease Guarantor:	Dollar General Corporation				

DOLLAR GENERAL®

SITE PLAN





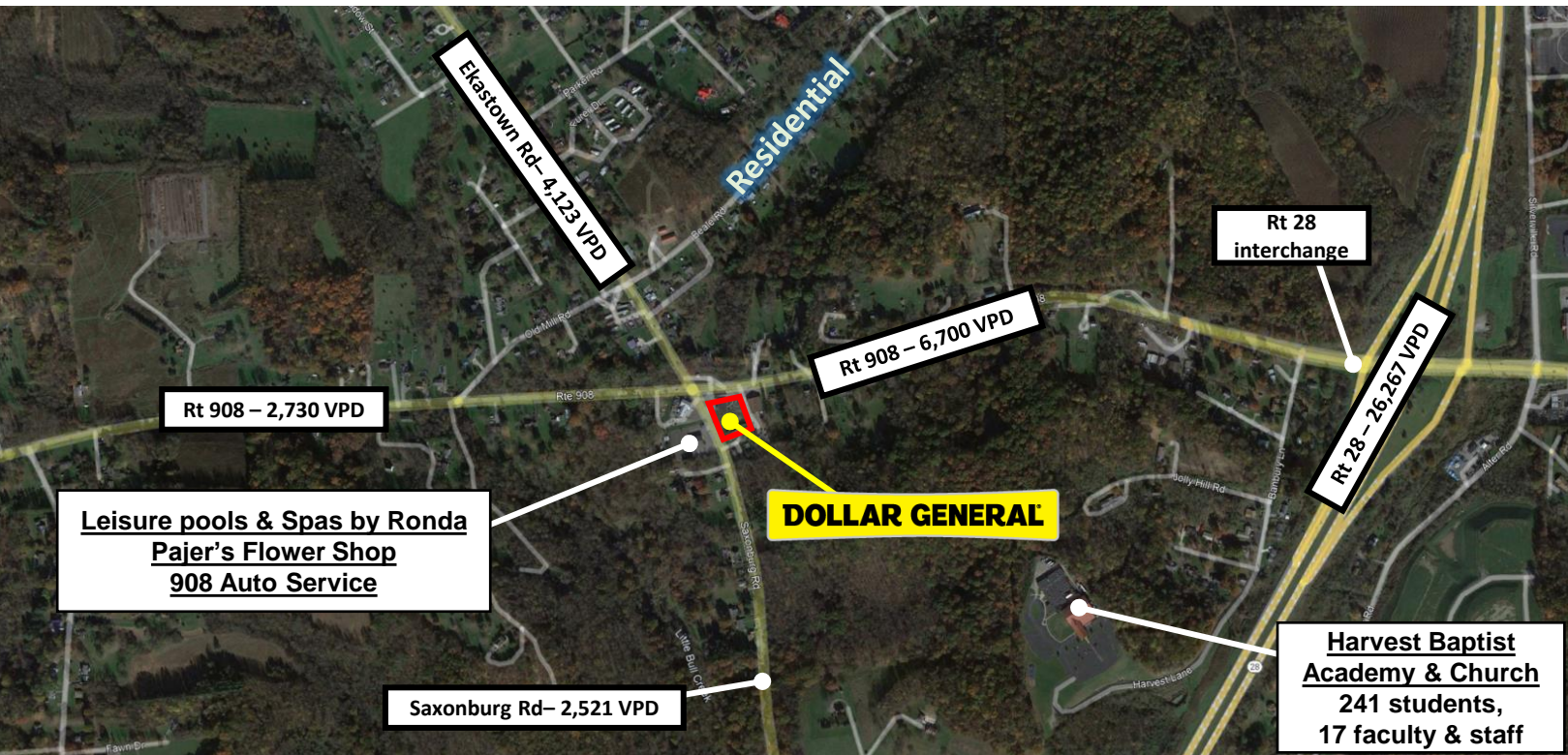
DEMOGRAPHICS

POPULATION SUMMARY	2 MILES	3 MILES	5 MILES
2022 Total Population	4,078	12,787	34,086
2022 Total Daytime Population	3,620	10,822	30,596
Workers	1,504	4,605	13,526
Residents	2,116	6,217	17,070

HOUSEHOLD SUMMARY

2010 Households	1,732	5,564	14,774
2022 Households	1,778	5,692	15,003
2022 Median Household Income	\$76,883	\$70,409	\$63,266
2027 Median Household Income	\$97,929	\$82,634	\$76,239

DOLLAR GENERAL – NATRONA HEIGHTS, PA



MARKET OVERVIEW

The store is in Fawn Township, Natrona Heights, PA which is part of the Pittsburgh Metropolitan area, and borders Allegheny and Butler Counties. Natrona Heights is in Northeastern Allegheny County. PA Rt. 28 (24,267 VPD) is one of Pennsylvania's major state highways which runs from downtown Pittsburgh, NE in Brockway, PA. This store is a 25-minute drive Northeast from the City of Pittsburgh. The immediate area holds 1,786 households, and 4,275 people within a 2-mile radius of the proposed site. Located at a 4-way intersection signalized by a 4-way stop sign, the store boasts approximately 209' of site frontage along the primary route of Rte. 908 (6,700 VPD per PennDOT) and approximately 229' of frontage along Saxonburg Rd. (2,521 VPD per PennDOT). This intersection is a main juncture within the township and is 0.8 miles W from the PA Rt. 28 interchange.

Notable employers and traffic generators in the area are; Harvest Baptist Academy & Church (241 students; 17 faculty & staff), Metplas Inc (60 employees), Oberg Industries Machining Manufacturer (160 employees), Dlubak Glass Co Manufacturer (89 employees), Freeport Area Middle School (441 students, 73 faculty & staff), and Freeport Area High School (582 students, 42 faculty & staff).

Traffic generators and major employers within a 15-minute drive of the Site include:

Schools & Universities: <ul style="list-style-type: none">Freeport Area Middle SchoolFreeport Area High SchoolHarvest Baptist Academy & Church	<ul style="list-style-type: none">441 students, 73 faculty & staff582 students, 42 faculty & staff241 students, 17 faculty & staff
MAJOR EMPLOYERS: <ul style="list-style-type: none">Dlubak Glass Co ManufacturerOberg Industries Machining ManufacturerEDP Electronics Inc	<ul style="list-style-type: none">89 employees160 employees22 employees
ATTRACTIONS: <ul style="list-style-type: none">River Forest Country ClubAllegheny Valley YMCAEvangel Heights Church#1 Cochran Car Dealership	

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 (#91), Dollar General is investment grade rated BBB by Standard and Poor's. With \$37.8 billion in net sales in 2022, DG saw a \$3.3 billion profit. 2021's same-store sales marked Dollar General's 32nd consecutive year of same-store sales growth.

19,000+ Stores in 46 states

Rated BBB by Standard and Poor's

143,000 Team Members

#91 in Fortune 500 (2021)

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



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