

MATTHEWS™

REAL ESTATE INVESTMENT SERVICES



DOLLAR GENERAL®

REPRESENTATIVE PHOTO

878 E Brady Rd | Cowansville, PA 16218



INTERACTIVE OFFERING MEMORANDUM

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INVESTMENT HIGHLIGHTS

- Absolute NNN – Zero Landlord Responsibilities
- Zero Competition in the Area
- Dollar General is Accompanied by an Investment Grade “BBB” Credit Rating
- Long Lease Term Remaining – ±12 Years Remaining on the Current Term
- Recession Resistant Tenant – Dollar General has Been Historically Profitable During Times of Market Uncertainty - Boasting a Silver Globe Business Excellence Award for Their Response to the COVID-19 Pandemic.
- Estimated Population of 7,225 Within a 5-Mile Radius
- Located on the Corner of Pence Road and E Brady Road – Sees over ±2,700 VPD
- Corporate Guarantee
- Average Household Income of \$81,708 Within a 5-Mile Radius



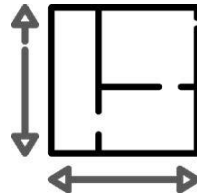
FINANCIAL OVERVIEW



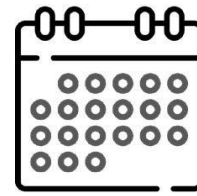
\$1,441,971
PRICE



7.00%
CAP RATE



±9,026 SF
GLA



2021
YEAR BUILT



\$100,938
NOI

TENANT SUMMARY

Tenant	Dollar General
Ownership Type	Fee Simple
Lease Guarantor	Corporate Guarantee
Lease Type	Absolute NNN
LL Responsibilities	None
Term Remaining	±12 Years
Original Lease Term	15 Years
Rent Commencement	1/14/2021
Rent Expiration	1/31/2036
Increase	10%
Options	Three, 5-Year Options

ANNUALIZED OPERATING DATA

Term	Date	Monthly Rent	Annual Rent	Cap Rate	Rent PSF	Increases
Original	1/14/2021 - 1/31/2036	\$8,411.50	\$100,938.00	7.00%	\$11.18	10%
1st Option	2/1/2036 - 2/29/2041	\$9,252.65	\$111,031.80	7.70%	\$12.30	10%
2nd Option	3/1/2041 - 3/31/2046	\$10,177.92	\$122,135.04	8.47%	\$13.53	10%
3rd Option	4/1/2046 - 4/30/2051	\$11,195.71	\$134,348.52	9.32%	\$14.88	10%
Averages		\$9,759.45	\$117,113.34	8.55%	-	-



GLACIAL SAND & GRAVEL

COWANSVILLE HEALTH CENTER

SUBJECT PROPERTY

DOLLAR GENERAL

ABN COMPUTERS

E BRADY RD

UNITED STATES POSTAL SERVICE

DOGWOOD VETERINARY CLINIC

DOLLAR GENERAL®

TENANT OVERVIEW

Dollar General is the fastest-growing retailer which currently boasts roughly 21,000 neighborhood general stores in 48 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 75% of Dollar General’s sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America’s most trusted name brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg’s, General Mills, Pepsi, and many others. Over the past few years, Dollar General has started to introduce alcohol and tobacco products such as cigarettes into their product mix, which has further driven revenue and increased profitability.

With its small-box store model typically measuring ±9,100 sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General’s strategy of catering to the value-conscious has paid off big, both during and after the recession. The discount retailer boasted its expectation of 29 consecutive years of same-store sales growth in December 2018, attributable to its value and convenience proposition, along with strong consumables and seasonal goods sales.



THE OFFERING

PROPERTY NAME	DOLLAR GENERAL
Property Address	878 East Brady Street Cowansville, PA, 16218
SITE DESCRIPTION	
Number of Stories	1
Year Built	2021
GLA	±9,026 SF
Type of Ownership	Fee Simple

COMPANY NAME
DOLLAR GENERAL

EMPLOYEES
±140,000

YEAR FOUNDED
1996

HEADQUARTERS
GOODLETTSVILLE, TN

WEBSITE
DOLLARGENERAL.COM

LOCATIONS
19,500+



AREA OVERVIEW

Cowansville, PA

Cowansville, Pennsylvania, situated in Armstrong County, is a charming community that encapsulates the essence of rural living. With a population of around 1,000 residents, this historic town traces its roots back to the 19th century. Known for its scenic countryside, Cowansville offers a tranquil setting surrounded by rolling hills and lush landscapes. The town's architecture reflects its rich history, creating a nostalgic atmosphere for both residents and visitors. Tight-knit community bonds are evident in local events and gatherings. Outdoor enthusiasts can explore the nearby parks and enjoy recreational activities. Cowansville stands as a testament to the enduring appeal of small-town living, providing a peaceful retreat amidst the natural beauty of western Pennsylvania.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	204	1,292	5,849
Current Year Estimate	209	1,324	5,988
2020 Census	201	1,242	5,898
Growth 2020-Current Year	4.13%	6.56%	1.52%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	85	520	2,449
Current Year Estimate	87	528	2,487
2020 Census	80	490	2,432
Growth 2020-Current Year	8.00%	7.66%	2.28%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$85,601	\$90,134	\$103,584

DOLLAR GENERAL PORTFOLIO - AVAILABLE STORES

ADDRESS	CITY	STATE	TERM REMAINING	LL RESPONSIBILITIES	NOI	CAP	LIST PRICE	GLA (SF)
1406 Dr Martin Luther King Jr. Drive	Crossett	AR	11.6	Absolute NNN	\$87,663.12	7.00%	\$1,252,330.29	9,026
803 Hwy 74	Wesley	AR	11.9	Absolute NNN	\$85,692.00	7.00%	\$1,224,171.43	9,026
3735 W US Hwy 270	Pencil Bluff	AR	11.9	Absolute NNN	\$83,016.00	7.00%	\$1,185,942.86	9,026
5291 State Hwy 24	Chidester	AR	12.2	Absolute NNN	\$77,799.96	7.00%	\$1,111,428.00	9,002
22841 Hwy 412	Huntsville	AR	11.5	Absolute NNN	\$84,888.00	7.00%	\$1,212,685.71	9,100
4301 Hwy 165 S	Gillett	AR	12	Absolute NNN	\$79,022.76	7.00%	\$1,128,896.57	9,026
903 Grundy Ave	Reinbeck	IA	11.9	Absolute NNN	\$88,400.04	7.00%	\$1,262,857.71	9,100
2774 310th Street	Hamburg	IA	12	Absolute NNN	\$82,214.40	7.00%	\$1,174,491.43	9,026
169 N Main Street	North Salem	IN	12	Absolute NNN	\$89,989.92	7.00%	\$1,285,570.29	9,026
3597 Old Somerset Pike	Brodhead	KY	11	Absolute NNN	\$82,172.04	7.00%	\$1,173,886.29	9,026
2804 KY Hwy 198	McKinney	KY	11	Absolute NNN	\$79,320.00	7.00%	\$1,133,142.86	9,026
KY 3832 Hwy 321 S	Hagerhill	KY	11.4	Absolute NNN	\$88,680.00	7.00%	\$1,266,857.14	9,100
8646 Liberty Road	Campbellsville	KY	11.3	Absolute NNN	\$77,343.00	7.00%	\$1,104,900.00	9,100
4118 KY Hwy 36	Cynthiana	KY	11.7	Absolute NNN	\$83,225.04	7.00%	\$1,188,929.14	9,100
30 Blackwater Road	London	KY	11.5	Absolute NNN	\$79,865.04	7.00%	\$1,140,929.14	9,026
14060 Veteran Memorial Hwy	Turkey Creek	LA	12	Absolute NNN	\$93,904.44	7.00%	\$1,341,492.00	9,026
1823 LA-117	Provencal	LA	11	Absolute NNN	\$87,644.28	7.00%	\$1,252,061.14	9,100
E 2634 Peterson Road	Trenary	MI	12	Absolute NNN	\$91,995.72	7.00%	\$1,313,653.14	9,100
102 Jung Sun Drive	Chaparral	NM	11.8	Absolute NNN	\$97,068.00	7.00%	\$1,386,685.71	9,026
1800 NYS Route 29	Galway	NY	10	Absolute NNN	\$103,822.56	7.00%	\$1,483,179.43	9,002
9212 Route 5	West Bloomfield	NY	10.8	Absolute NNN	\$101,100.24	7.00%	\$1,444,289.14	9,026
290 Broadway	Fort Edward	NY	10.8	Absolute NNN	\$111,092.28	7.00%	\$1,587,032.57	9,002
240 North Second St	Frankfort	OH	12.4	Absolute NNN	\$94,464.00	7.00%	\$1,349,485.71	9,026
878 East Brady Road	Cowansville	PA	12	Absolute NNN	\$100,938.00	7.00%	\$1,441,971.43	9,026
701 Clearfield Road	Fenelton	PA	12	Absolute NNN	\$107,484.96	7.00%	\$1,535,499.43	9,100
6359 Hwy 90	Clairfield	TN	12	Absolute NNN	\$93,224.04	7.00%	\$1,331,772.00	9,002

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **878 E Brady Rd, Cowansville, PA, 16218** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.

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