

MATTHEWSTM

REAL ESTATE INVESTMENT SERVICES



DOLLAR GENERAL®

6670 US-20A | DELTA, OH 43515



INTERACTIVE OFFERING MEMORANDUM

OFFERING MEMORANDUM

DOLLAR GENERAL

6670 US-20A | DELTA, OH 43515

EXCLUSIVELY LISTED BY



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REPRESENTATIVE PHOTO

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±1.12 AC
LOT SIZE



±10,651 SF
GLA



2007
YEAR BUILT

***Buyer to Verify GLA & Lot Size with
New Survey**

INVESTMENT HIGHLIGHTS

LEASE & LOCATION

- The base term currently has eight (8) years remaining after Dollar General commenced a brand-new 10-year lease, demonstrating a strong commitment to this location.
- The property is situated less than 2 miles from Interstate 80, which has an average daily vehicle count of approximately ±24,800 VPD.
- Delta, OH, is just ±25 miles west of Toledo, OH (population 266,301).
- Attractive 8.25% return on a stabilized investment grade credit tenant.

TENANT

- Dollar General boasts an investment grade credit rating of BBB (S&P).
- Dollar General has ±21,000 locations and plans to continue their expansion for the foreseeable future.
- Dollar General has been considered an essential retailer and has proven to be one of the most profitable companies through the COVID-19 pandemic.
- Dollar General has a market cap of ±\$20 billion.



REPRESENTATIVE PHOTO

FINANCIAL SUMMARY


\$909,091
 LIST PRICE

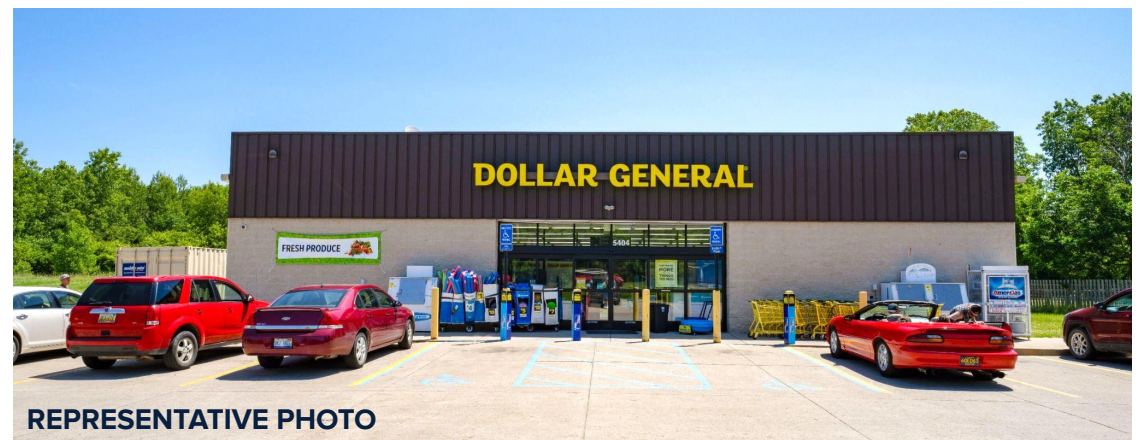

8.25%
 CAP RATE

LEASE SUMMARY

Tenant Name:	Dollar General
Type of Ownership:	Fee Simple
Lease Guarantor:	Dollar General Corporation
Lease Type:	NN
Roof and Structure:	Landlord Responsible
Lease Commencement Date:	6/18/2022
Lease Expiration Date:	6/30/2032
Original Lease Term:	10 Years
Term Remaining on Lease:	± 8 Years
Increases:	10% in Options
Options:	Five, 5-Year

ANNUALIZED OPERATING DATA

	DATE	MONTHLY RENT	ANNUAL RENT	INCREASES
	Current - 6/30/2032	\$6,250.00	\$75,000.00	-
Option 1	7/1/2032 - 6/30/2037	\$6,875.00	\$82,500.00	10%
Option 2	7/1/2037 - 6/30/2042	\$7,562.50	\$90,750.00	10%
Option 3	7/1/2042 - 6/30/2047	\$8,318.75	\$99,825.00	10%
Option 4	7/1/2047 - 6/30/2052	\$9,150.63	\$109,807.56	10%
Option 5	7/1/2052 - 6/30/2057	\$10,065.69	\$120,788.28	10%





DOLLAR GENERAL®

TENANT OVERVIEW

Dollar General is a chain of discount stores that operates in the United States. Founded in 1939, it has since grown to become one of the largest discount retailers in the country. The company offers a wide range of merchandise at low prices, including food, household essentials, clothing, and seasonal items. Dollar General operates over 20,000 stores in 48 states, making it one of the most accessible retailers for customers in rural and suburban areas. The company's business model is built around offering a convenient and affordable shopping experience, with many stores located in smaller towns and rural areas where other retailers may not have a presence.

In recent years, Dollar General has also expanded its digital capabilities, including the launch of an online store, to better serve customers in a rapidly changing retail environment. Overall, Dollar General's focus on low prices, convenience, and accessibility has made it a popular destination for value-conscious shoppers across the United States.

HEADQUARTERS
Goodlettsville, TN

YEAR FOUNDED
1939

OF LOCATIONS
20,000



PIKE DELTA YORK HIGH SCHOOL
373 STUDENTS



PIKE DELTA YORK MIDDLE SCHOOL
348 STUDENTS

DELTA STADIUM

dental
excellence

THE OPEN DOOR OF DELTA
THRIFT STORE



UNITED STATES
POSTAL SERVICE

DOLLAR GENERAL

SUBJECT PROPERTY

E MAIN ST ± 8,500 VPD



U-LOCK
STORAGE LLC



AREA OVERVIEW

Delta, Ohio, is a village in Fulton County known for its agricultural heritage, surrounded by farmlands that contribute to Ohio's farming industry. While offering a peaceful rural atmosphere, Delta is close to larger cities like Toledo, providing access to urban amenities.

Its history dates back to the mid-19th century and the expansion of the railroad, which spurred growth. Delta's historic downtown features preserved buildings that now house local businesses, shops, and restaurants, creating a welcoming environment for residents and visitors alike.

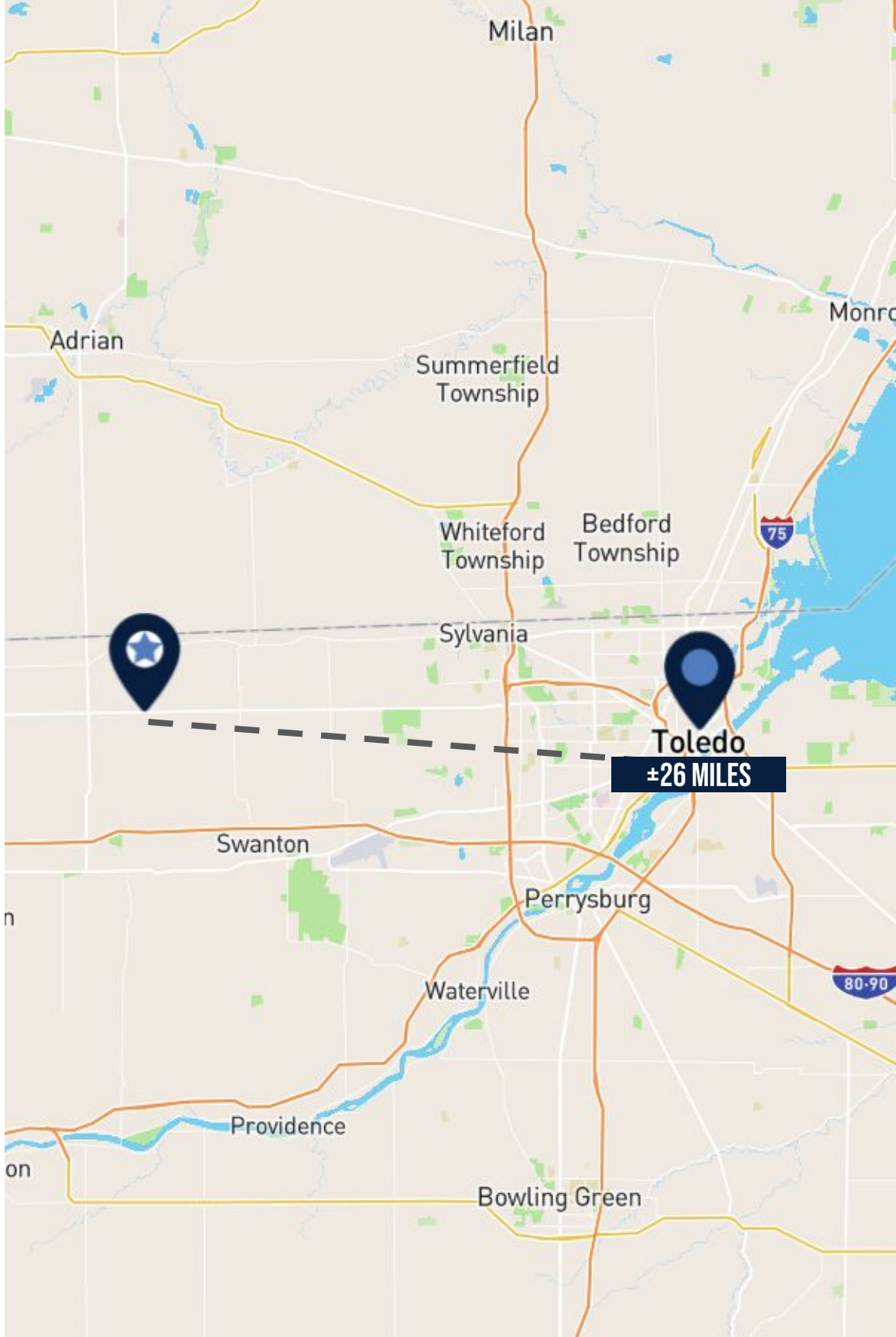
ECONOMY

Delta, Ohio's economy is largely driven by agriculture, manufacturing, and local businesses. The village is situated in a region known for its fertile farmland, making agriculture a cornerstone of the local economy. Many residents are involved in farming or agricultural services, contributing to Ohio's robust farming industry. In addition to agriculture, Delta benefits from its proximity to major transportation routes, which has attracted several manufacturing companies to the area. These industries provide employment opportunities for local residents and help sustain the village's economy.

Local businesses also play a crucial role in Delta's economic landscape. The village's downtown area is home to a variety of small businesses, ranging from retail shops to restaurants, which serve both residents and visitors. These businesses are vital to the community, not only as sources of employment but also as hubs of local commerce and social interaction.

DEMOGRAPHICS			
POPULATION	5-MILE	10-MILE	15-MILE
Current Year Estimate	4,535	24,789	121,313
HOUSEHOLDS	5-MILE	10-MILE	15-MILE
Current Year Estimate	1,758	9,862	47,357
INCOME	5-MILE	10-MILE	15-MILE

Average Household Income	\$114,549	\$106,512	\$131,774
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TOLEDO, OH MSA

Toledo is a city in the northwestern part of the state of Ohio, located at the western end of Lake Erie. It is the fourth-most populous city in Ohio and has a diverse population of around 276,000 residents. The city is known for its rich history, cultural diversity, and thriving arts scene. Overall, Toledo is a vibrant city with a rich history and culture, a thriving arts scene, and plenty of unique attractions to explore. Whether you're interested in history, art, science, or just good food, Toledo has something for everyone.

ECONOMY

Toledo was an important port city on the Great Lakes prior to the industrial revolution. The city became best known for industrial manufacture after the invention of the car. Both General Motors and Chrysler have facilities in Toledo, and automotive production has been vital at least since Kirk began making automobiles in the early twentieth century. Jeep was Toledo's main employer for much of the twentieth century. Industrial restructuring has reduced the number of these well-paying employment since the late twentieth century.

The University of Toledo has a strong presence in the area, which contributes to healthcare's importance as the city's largest employment. Dana Holding Corporation, Owens Corning, The Andersons, and Owens Illinois are four Fortune 500 enterprises in the metro region. ProMedica, headquartered in Toledo, is a Fortune 1000 corporation. Fifth Third Bank's Northwest Ohio headquarters are located at One SeaGate.

ATTRACTIONS

Toledo is home to many unique attractions, including the Toledo Museum of Art, which is renowned for its impressive collection of glass art. The city is also home to the Toledo Zoo, which features over 10,000 animals and is considered one of the best zoos in the country.

Other notable landmarks in Toledo include the Toledo Botanical Garden, the National Museum of the Great Lakes, and the Imagination Station science center. Toledo is also known for its excellent food scene, with a variety of restaurants offering everything from classic American fare to international cuisine.





THE UNIVERSITY OF TOLEDO (UT)

The University of Toledo (UT) is a public research university located in Toledo, Ohio, United States. It was founded in 1872 as the Toledo University of Arts and Trades, and since then has grown to become a comprehensive institution offering more than 250 undergraduate, graduate, and professional programs across various fields of study.

UT is recognized as one of the top research institutions in the region and is classified as a Doctoral University with Higher Research Activity by the Carnegie Foundation for the Advancement of Teaching.



**300+ Student Organizations
and Activities**



**250+ Undergraduate, Graduate,
and Professional Programs**



**One of the Top Research
Institutions in the Region**



UT has a strong commitment to research and innovation, and the university has received significant funding for research in areas such as renewable energy, medical technology, and environmental sustainability. The university is home to several research centers, including the Clean and Alternative Energy Research Laboratory, the Lake Erie Center, and the Advanced Manufacturing and Robotics Center. UT also has a vibrant campus life, with more than 300 student organizations and activities.

The university's athletic teams, known as the Rockets, compete in NCAA Division I and are members of the Mid-American Conference. The University of Toledo is a respected institution that offers a wide range of academic programs, cutting-edge research opportunities, and a dynamic campus environment for students to explore and grow.

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 **6670 US-20 ALT, Delta, OH, 43515** ("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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