RELOCATION STORE - DOLLAR GENERAL - NORTH APOLLO, PA

2016 RIVER RD, NORTH APOLLO, PA 15673

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Gregory Fitzgerald
Net Lease Advisor
(678) 500-9558
greg@tri-oak.com

Brian Brockman
License #: RM423816
Bang Realty-Pennsylvania Inc
bor@bangrealty.com
513-898-1551

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CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property. This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of Tri-Oak Consulting Group ("the Owner") or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. 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 or Tri-Oak Consulting Group. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. 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 all interested and qualified prospective purchasers. Neither the Owner or Tri-Oak Consulting Group , nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase 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 Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived. By receipt of the Offering Memorandum, you agree that this Offering 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 Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Tri-Oak Consulting Group. Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Tri-Oak Consulting Group. In this Offering Memorandum, certain documents, including 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. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR TRI-OAK CONSULTING GROUP AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Tri-Oak Consulting Group has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

4 | INVESTMENT HIGHLIGHTS

- **Large Parcel** - This opportunity sits on a 1.84 Acre parcel.
- **Relocation Store** - Relocated to this site so confidence in them staying at this location is high.
- **Strong Foot Traffic** - This location is ranked in the 62nd percentile for Dollar Generals Nationwide for foot traffic.
- **Absolute NNN Lease** - No Landlord responsibilities creating a truly passive investment.
- **Investment Grade Tenant** - Corporate Guarantee (S&P Rating: BBB).
- **Above Average Surrounding Household Incomes** - $80,707 AVG HHI within 5-miles of the property.
- **Long-Term Lease** - Over 10 years remaining on the current term including three, 5-year options with 10% increases in each.
- **Strong Expanding Company** - Dollar General secured the 108th spot on the Fortune 500 list and earned a place on Fortune's roster of the World's Most Admired Companies for 2023. Its annual net sales surpassed $37.8 Billion.

OFFERING SUMMARY

LIST PRICE:	**$1,671,217**
CAP RATE:	**6.65%**
NOI:	**$111,069.96**
LEASE START:	**11/08/2020**
LEASE END:	**11/30/2035**
TERM REMAINING:	**9+ Years**
LEASE TYPE:	**Absolute NNN**
OPTIONS:	**Three, 5-Year Options**
INCREASES:	**10% Increase in Each Option**
BUILDING SIZE:	**10,640 Square Feet**
LOT SIZE:	**1.84 Acres**
YEAR BUILT:	**2020**
GUARANTOR:	**Corporate**
TENANCY:	**Single-Tenant**
OWNERSHIP:	**Fee Simple**

LEASE YEAR	ANNUAL RENT	RENT INCREASES	CAP RATE
Current Term	$111,069.96	--	7.00%
OPTION 1	$122,177.04	10.00%	7.69%
OPTION 2	$134,394.17	10.00%	8.47%
OPTION 3	$147,834.12	10.00%	9.31%

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DOLLAR GENERAL

Coca-Cola

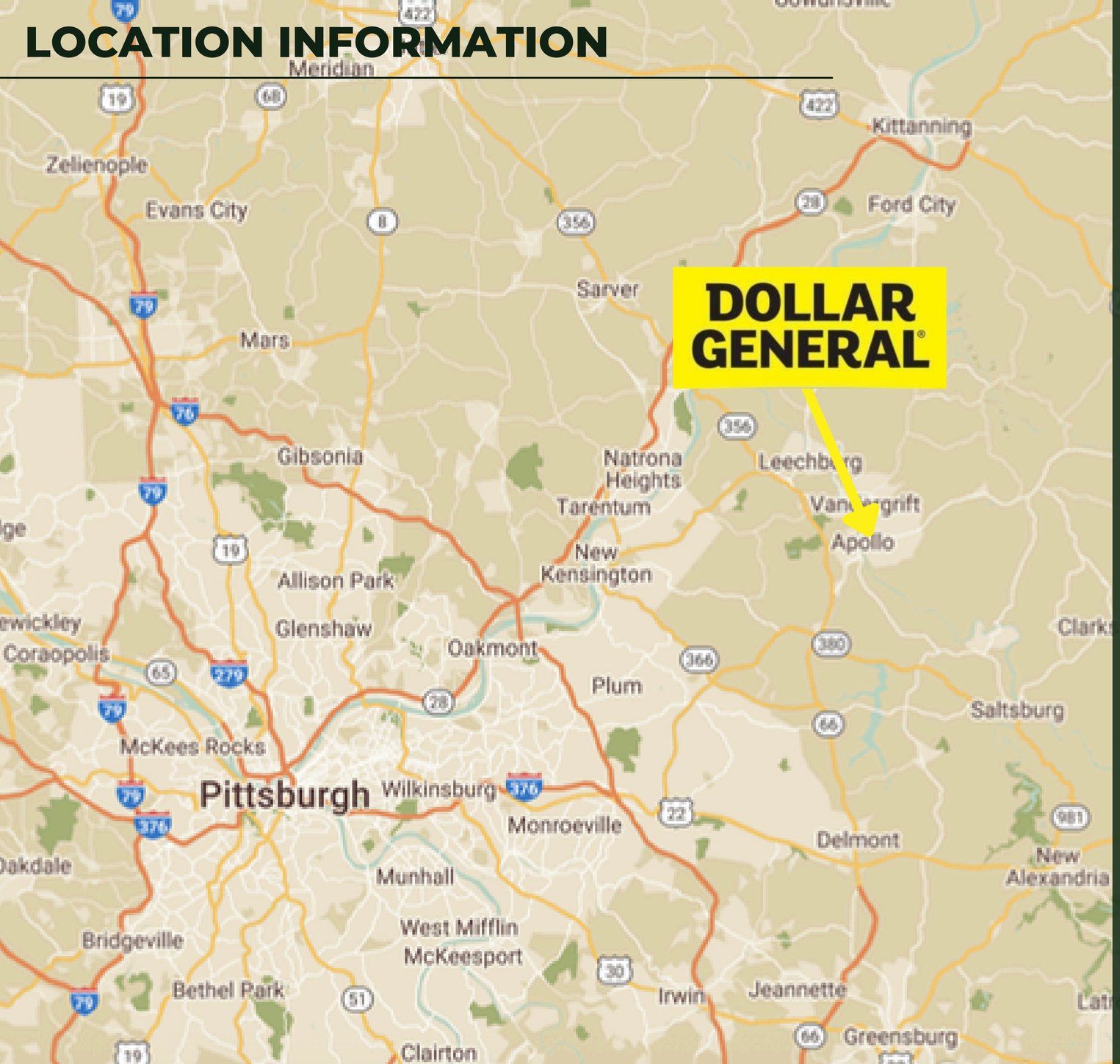
DOLLAR GENERAL
FedEx

7 | TENANT OVERVIEW

Company:	**Dollar General Corporation**
Year Founded:	**1939**
Locations:	**20,000+**
Annual Sales (2023):	**$38.7 Billion**
Website:	**www.dollargeneral.com**
Headquarters:	**Goodlettsville, TN**
Guarantor:	**Corporate**

Dollar General Corporation has been delivering value to shoppers for more than 80 years. Dollar General helps shoppers Save time. Save money. Every day.® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 19,104 stores in 47 states as of February 3, 2023. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills and PepsiCo.
Learn more about Dollar General at www.dollargeneral.com.

LOCATION INFORMATION



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DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION			
2025 Population	6,008	16,857	27,496
2030 Projection	5,908	16,563	27,025
Annual Growth 2020-2025	-0.55%	-0.44%	-0.42%
Annual Growth 2024-2030	-0.34%	-0.35%	-0.34%
HOUSEHOLDS			
2025 Households	2,656	7,493	12,104
2030 Projection	2,627	7,420	11,987
INCOME			
AVG. Household Income	$66,279	$74,945	$80,707

10,000+ VPD

along River Rd

North Apollo Church of God
VALAKENA SK8 LAND
UNITED STATES POSTAL SERVICE
North Apollo Fire Department
THE SALVATION ARMY
TUCK'S PIZZA
Domino's Pizza
SUNOCO
ELDERTON State Bank
SUBJECT PROPERTY
River Road - 10,000+ VPD
Kiskiminetas River
SALES, SERVICE & RENTALS
River Road Auto Sales Inc.
724-478-3883
NORTH APOLLO, PA
APOLLO TRUST
A Bank You Can Believe In
INDIGO MARKET AND COFFEE

North Apollo is a compact borough with just over 1,200 residents as of the 2020 census. It covers approximately 0.6 square miles and maintains a high rate of homeownership, with a median home value around $130,800. The median household income is in the mid-$60,000s, and per capita income hovers near $42,000—both figures somewhat lower than state averages. About 12 percent of residents live below the poverty line, and daily life benefits from a cost-of-living index that's below the national norm, making the area notably affordable.

The borough's economic landscape is anchored by three key sectors: manufacturing, health care and social assistance, and retail trade. Manufacturing employs the highest share of workers—more than 110 residents—while health care and retail each contribute roughly 60 jobs. Job growth has recently seen a minor decline, yet future projections still indicate modest gains. Transportation, warehousing, and utilities rank among the highest-paying industries in the area, though they feature smaller employment numbers. Major local employers include small businesses like grocery stores, eateries, service stations, and pharmacies—reflecting the community's support structure.

Additional DGs For Sale Individually or as a Package

Dollar General
Industry, PA

$1,337,665 / 7.35%

NOI:	$98,376
LEASE START:	02/12/2020
LEASE END:	02/28/2035
OPTIONS:	Three / 5-Year
BUILDING SIZE:	9,100 +/- SF
LOT SIZE:	2.73 Acres
YEAR BUILT:	2020
LEASE TYPE:	Absolute NNN

Dollar General
Franklin, PA

$1,347,252 / 7.42%

NOI:	$99,944
LEASE START:	08/26/2018
LEASE END:	08/31/2033
OPTIONS:	Three / 5-Year
BUILDING SIZE:	9,026 +/- SF
LOT SIZE:	3.003 Acres
YEAR BUILT:	2018
LEASE TYPE:	Absolute NNN

Dollar General
Jeannette, PA

$1,550,657 / 7.09%

NOI:	$109,980
LEASE START:	10/15/2020
LEASE END:	10/31/2035
OPTIONS:	Three / 5-Year
BUILDING SIZE:	9,026 Square Feet
LOT SIZE:	1.47 Acres
YEAR BUILT:	2020
LEASE TYPE:	Absolute NNN

Additional DGs For Sale Individually or as a Package

Dollar General
Taneyville, MO

$1,158,772 / 7.25%

NOI:	**$84,011**
LEASE START:	**09/25/2020**
LEASE END:	**09/25/2035**
OPTIONS:	**Five / 5-Year**
BUILDING SIZE:	**9,026 +/- SF**
LOT SIZE:	**1.90 Acres**
YEAR BUILT:	**2020**
LEASE TYPE:	**Absolute NNN**

Dollar General
Goodland, IN

$1,202,797 / 7.15%

NOI:	**$86,000**
LEASE START:	**12/13/2020**
LEASE END:	**12/31/2035**
OPTIONS:	**Five / 5-Year**
BUILDING SIZE:	**9,100 +/- SF**
LOT SIZE:	**0.87 Acres**
YEAR BUILT:	**2020**
LEASE TYPE:	**Absolute NNN**

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