

## 1 Saint Albans, WV 25177



Price	\$1,637,000
Building Size	9,026 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

### Property Notes

### Property Description

Dollar General Corporation operates as the country's largest small-box discount retailer with stores in the southern, southwestern, midwestern, and eastern United States. The stores are typically located in local neighborhoods and small communities deemed too small for big-box retailers. Dollar General offers both name-brand and generic merchandise including off-brand goods and closeouts of name-brand items. Although it has the word dollar in the name, Dollar General is not a dollar store. Many of its offerings are priced at more than one dollar.

## 2 Huntington, WV 25703



Price	\$1,883,000
Building Size	2,125 SF
Cap Rate	4.25%
Property Sub-type	Restaurant
Status	Active

### Property Notes

### Property Description

Chipotle is located in Huntington, West Virginia. Built in 2014, the subject property is a 2,125-square-foot single tenant building on +/- .44 acres of land. There are 13.5 years remaining on the double-net (NN) corporate lease. The offering provides three, five year options with ten percent increases every five years. Chipotle Mexican Grill operates more than 1,750 restaurants in the United States, the United Kingdom, Canada, Germany and France. The subject property is visible to over 18,200 cars per day from 5th Avenue. The restaurant is ideally positioned directly across from Marshall University and Joan C Edwards Stadium. Tenants surrounding the property include Arby's, Wendy's, McDonald's, CVS, Burger King, Subway and a variety of local tenants. There are more than 70,900 residents and 30,900 households within a 5-mile radius of Chipotle. Huntington, West Virginia is the hub of the Huntington-Ashland-Ironton Metropolitan Area which spans seven counties and three states and has a population of 365,419.

## 3 Springfield (Cumberland), WV 26763



Price	\$1,446,957
Building Size	9,026 SF
Cap Rate	6.90%
Property Sub-type	Retail (Other)
Status	Active

### Property Notes

### Property Description

The subject property is a new 9,026-square foot Dollar General located in Springfield, West Virginia. Dollar General has signed a fifteen year absolute net lease. The building is estimated to turnover in November of 2015. The lease provides for ten percent rent increases between each of the three, five-year renewal options. Dollar General, which is publicly traded on the New York Stock Exchange under the ticker symbol DG, has a current BBB- credit rating by Standard & Poor's.

#### 4 Augusta (Near Winchester, VA), WV 26704



Price	\$1,698,797
Building Size	9,026 SF
Cap Rate	6.90%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

##### Property Description

The subject property is a new 9,026-square foot Dollar General located in Augusta, West Virginia. Dollar General has signed a fifteen year absolute net lease. The building is estimated to turnover in July of 2015. The lease provides for ten percent rent increases between each of the three, five-year renewal options. Dollar General, which is publicly traded on the New York Stock Exchange under the ticker symbol DG, has a current BBB- credit rating by Standard & Poor's.

#### 5 Martinsburg, WV 25401



Price	\$2,085,737
Building Size	2,367 SF
Cap Rate	5.95%
Property Sub-type	Restaurant
Status	Active

Property Notes

##### Property Description

Brand New 20-Year Lease: Absolute Triple-Net 7.5% Rent Increases Every Five Years Right off the Interstate Corner Lot-Signalized Intersection 15% Increase in Household Income in Next 5 Years Over \$93,000 in High Average Household Income Over 30,000 Residents within 3 Miles Ample Parking with Drive Thru Main Retail Corridor 30,000 Vehicles Per Day.

#### 6 Pecks Mill, WV 25547



Price	\$1,572,536
Building Size	9,100 SF
Cap Rate	6.90%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

##### Property Description

The subject property is a new 9,100-square foot Dollar General located in Pecks Mill, WV. Dollar General has signed a fifteen year absolute net lease. The lease provides for ten percent rent increases between each of the three, five-year renewal options. Dollar General, which is publicly traded on the New York Stock Exchange under the ticker symbol DG, has a current BBB- credit rating by Standard & Poor's.

#### 7 Benwood, WV 26031



Price	\$1,417,000
Building Size	2,654 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

##### Property Description

The subject property is a Wendy's restaurant located in Benwood, WV which is just south of Wheeling, WV an about sixty miles southwest of Pittsburgh, PA. This Wendy's offers an investor the opportunity to purchase a completely passive (absolute NNN lease) investment property with approximately fifteen years remaining in the initial term of the lease. The franchisee operating this restaurant, Primary Aim LLC, operates 73 restaurants in three different states. The property is located on the heavily trafficked Marshall Street North which is just off U.S. Route 250. Directly south of the Wendy's are Rite Aid Pharmacy and Taco Bell and across the street is Benwood Plaza Shopping Center which is home to Dollar General and a new 130,000 square foot Kia car dealership that is a completely indoor showroom.

## 8 Beckley, WV 25801



Price	\$3,589,000
Building Size	4,500 SF
Cap Rate	6.35%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

11 years remaining on the initial twenty (20) year lease Attractive 7.50% rental increases every five (5) years Next increase scheduled for October 25, 2021 Three (3) five (5) year options to renew 100% leased to national tenant, IHOP, a subsidiary of Dine Equity, Inc. (NYSE: DIN) Dine Equity, Inc. is one of the largest full-service restaurant companies in the world with revenue in excess of \$650 million and approximately 3,630 locations in 17 countries IHOP, nationwide same-restaurant sales were up over 3.9% in 2014.

## 9 Kearneysville, WV 25430



Price	\$1,813,000
Building Size	9,100 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

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## 10 Lindside, WV 24951



Price	\$1,601,000
Building Size	9,026 SF
Cap Rate	6.75%
Property Sub-type	Anchor
Status	Active

Property Notes

### Property Description

Dollar General Corporation operates as the country's largest small-box discount retailer with stores in the southern, southwestern, midwestern, and eastern United States. The stores are typically located in local neighborhoods and small communities deemed too small for big-box retailers. Dollar General offers both name-brand and generic merchandise including off-brand goods and closeouts of name-brand items. Although it has the word dollar in the name, Dollar General is not a dollar store. Many of its offerings are priced at more than one dollar.

## 11 Yawkey, WV 25573



Price	\$1,871,000
Building Size	9,100 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Dollar General Corporation operates as the country's largest small-box discount retailer with stores in the southern, southwestern, midwestern, and eastern United States. The stores are typically located in local neighborhoods and small communities deemed too small for big-box retailers. Dollar General offers both name-brand and generic merchandise including off-brand goods and closeouts of name-brand items. Although it has the word dollar in the name, Dollar General is not a dollar store. Many of its offerings are priced at more than one dollar.

## 12 Rupert, WV 25984



Price	\$1,603,000
Building Size	9,026 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Dollar General Corporation operates as the country's largest small-box discount retailer with stores in the southern, southwestern, midwestern, and eastern United States. The stores are typically located in local neighborhoods and small communities deemed too small for big-box retailers. Dollar General offers both name-brand and generic merchandise including off-brand goods and closeouts of name-brand items. Although it has the word dollar in the name, Dollar General is not a dollar store. Many of its offerings are priced at more than one dollar.

## 13 Beckley, WV 25801



Price	\$3,050,000
Building Size	4,597 SF
Cap Rate	4.26%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

The subject property is a NNN McDonald's Ground Lease located at the intersection of Robert C. Byrd Drive and Prince Street in uptown Beckley, WV. The property is a total of 1.233 +/- acres, with an approximate 4,597 sf store that McDonald's constructed. McDonald's USA, LLC signed a 20-year NNN Ground Lease that will expire on November 12, 2034. The Lease contains 10% rental escalations every 5 years and eight, five year options to extend. McDonald's Corp. (NYSE: MCD) is the world's leading global food service retailer with over 36,000 locations serving approximately 69 million customers in over 100 countries each day. In 2014, McDonald's reported sales revenue of over \$27 billion and a net worth over \$12.8 billion. McDonald's currently has an S&P rating of A-.

## 14 Pennsboro, WV 26415



Price	\$3,265,745
Building Size	2,507 SF
Cap Rate	5.50%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

### Property Description

7-Eleven corporate lease with a 13 year primary NNN Lease term with three additional five year options to renew" 10% rental increases every 5 years (starting year 6) Strong hedge against inflation" Recently extended lease showing long term commitment to the location" 7-Eleven is the World's largest convenience store chain with more than 53,000 stores in 16 countries (S&P: AA- credit rating; Outlook:Stable)" Strong Commuter Location USHighway 50 & State Route 74 - Lack of competition in the immediate trade area" Fortune 500 Company" Owner can take advantage of Accelerated Depreciation to shelter more income 15 year schedule (\*buyer to verify with accountant)" Tenant installed new tanks in November 2014 showing long term commitment to the location.

## 15 Charles Town, WV 25414



Price	\$2,915,455
Building Size	2,594 SF
Cap Rate	5.95%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

Wendy's Brand New 20-Year Lease Absolute Triple-Net Zero Landlord Responsibilities Experienced Franchisee 7.5% Percent Bumps Every Five Years Across from the Hollywood Casino Brand New Building Scheduled for 2017 Image Activation - Brand New Wendy's Prototype Over \$75,000 in High Average Household Income Over 15% Increase in Income within 5 Years Over 34% Population Increase Over 30,000 Residents within 5 Miles Ample Parking with Drive Thru Right off the Interstate Single Tenant Net Leased Asset.

## 16 Triadelphia, WV 26059



Price	Price Not Disclosed
Building Size	7,163 SF
Cap Rate	5.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

-7,163 SF Texas Roadhouse-New 15 year ground lease (Termination option after 10 years)-Directly across from top performing Cabela's retail store (176,000 SF)-Neighboring tenants include Walmart, Target, and Kohl's-Prime location with shopping, dining, lodging & entertainment amenities-Approximately 900 Hotel Rooms within 1.5 Miles-Average daily traffic count for Interstate 70 is 52,166 vehicles-Zero landlord responsibility.

## 17 South Charleston, WV 25303



Price	\$1,000,000
Building Size	2,015 SF
Cap Rate	6%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

### Property Description

Single Tenant Absolute NNN Leased 7-Eleven Investment Opportunity Established Tenant at This Location Since 1986 Three Options to Renew Low Price Point Ideal for 1031 Exchange Clients.

The information above was provided by the property owner or the listing broker. Contact us to confirm availability and to receive additional information.