

DOLLAR GENERAL

780 YOUNGBLOOD AVE | BYROMVILLE, GA 31007
OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY

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BROKER OF RECORD

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EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

- **Brand New 15 Year Absolute NNN** – This attractive lease structure allows for a landlord to receive a passive source of income with **ZERO** management responsibility
- **Upgraded Construction** – This property benefits from an all brick exterior construction and corner entry, which is a rare upgrade to DG's new model stores
- **Premier Grocer** – This larger, 9,100 square foot model serves the Byromville market and surrounding area as the premier stop for convenience and affordable groceries and refrigerated goods

TENANT

- Attractive investment grade credit tenant; Standard & Poor's rating of BBB, which was recently upgraded
- Dollar General is the only dollar store which holds an investment grade credit rating
- Dollar General is the market leader in Dollar Stores, and currently has ±13,320 locations nationwide with plans to open another 900 in 2018
- The dollar stores are one of the few retailers that are expanding while most others are consolidating due to the effects of E-Commerce

LOCATION

- Byromville is centrally located between major USA markets including: Atlanta, Montgomery, Augusta, Tallahassee and Jacksonville
- **Perfect for out of state investors**, with passive income and ability to visit property: the site is ideally located just 130 miles from one of the world's largest airports: Hartsfield- Jackson Atlanta International Airport
- **Ideal Demographics** – Byromville fits Dollar General's ideal expansion criteria with their "Sweet Spot" of demographics for their highest performing stores

DOLLAR GENERAL®

FINANCIAL OVERVIEW

Financial Summary

DOLLAR GENERAL

780 Youngblood Ave
Bryomville, GA 31007

List Price\$1,335,416
CAP Rate - Current.....6.85%
Gross Leasable Area± 9,100 SF
Lot Size±1.43 Acres
Year Built..... 2018

Annualized Operating Data



MONTHLY RENT

\$7,623.00



ANNUAL RENT

\$91,476.00



CAP RATE

6.85%

DOLLAR GENERAL®

Tenant Summary

Lease Type	NNN
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Roof and Structure Responsible	Tenant Responsibility
Original Lease Term (Years)	15 YRS
Lease Commencment Date	7/13/2017
Rent Commencment Date	7/9/2018
Lease Expiration Date	6/30/2033
Term Remaining on Lease	15 YRS
Increases	10% Every 5 Years in Options
Options	Five , 5 Year Options



Annualized Operating Data

Lease Commence	Monthly Rent	Annual Rent	Rent PSF	CAP
7/9/18 - 6/30/33	\$7,623	\$91,476	\$10.05	6.85%
Extension 1	\$8,385	\$100,620	\$11.06	7.31%
Extension 2	\$9,223	\$110,676	\$12.16	8.05%
Extension 3	\$10,146	\$121,752	\$13.38	8.85%
Extension 4	\$11,160	\$133,920	\$14.72	9.74%
Extension 5	\$12,276	\$147,312	\$16.19	10.71%

Tenant Summary

Parking Spaces	27
Parking Ratio	2.97 : 1,000 SF
Roof and Structure Responsible	Landlord Responsible
Foundation	Concrete Slab
Framing	Steel
Exterior	Brick
Parking Surface	Asphalt
Roof	Slightly Pitched



TENANT OVERVIEW

DOLLAR GENERAL®

Dollar General is the fast-growing retailer that boasts roughly 13,000 discount stores in over 40 US states, mostly in the South, East, the Midwest, and the Southwest. It generates about 75% of its sales from consumables (including refrigerated, shelf-stable, and perishable foods) and another 10% from seasonal items. The stores also offer household products and apparel. Pricing its items at \$10 or less, Dollar General targets low-, middle-, and fixed-income shoppers while selling brand-name products from manufacturers such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo, and Coca-Cola.

The retailer devotes its dollars to promotional circulars, targeted circulars that support new stores, television and radio advertising, in-store signage, and costs associated with the sponsorship of certain auto racing activities. Because Dollar General's customers typically live in small towns, the company doesn't allocate ample amounts of money to advertising. It has spent increasingly more on advertising in recent years, however, as the company expands its stores' footprint.

STRATEGY

With its small-box stores typically measuring some 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 26th consecutive year of same-store sales growth in 2016 (ended January), attributable to its value and convenience proposition.

OPERATIONS

Dollar General's massive stores network is supported by 13 distribution centers that are strategically located throughout its geographic footprint. Dollar General owns several trademarks, including Dollar General, Dollar General Market, Clover Valley, DG, DG Deals, Smart & Simple, trueliving, Forever Pals, I*Magine, OT Sport, and Sweet Smiles. It also boasts a few licenses, such as Bobbie Brooks and Fisher Price for clothing and Rexall for health and beauty aids.



Dollar General
Corporation (NYSE: DG)



Credit Rating (S&P)
BBB



No. of Locations
±13,000 Locations



No. of Employees
± 113,400 Employees



Headquartered
Goodlettsville, TN

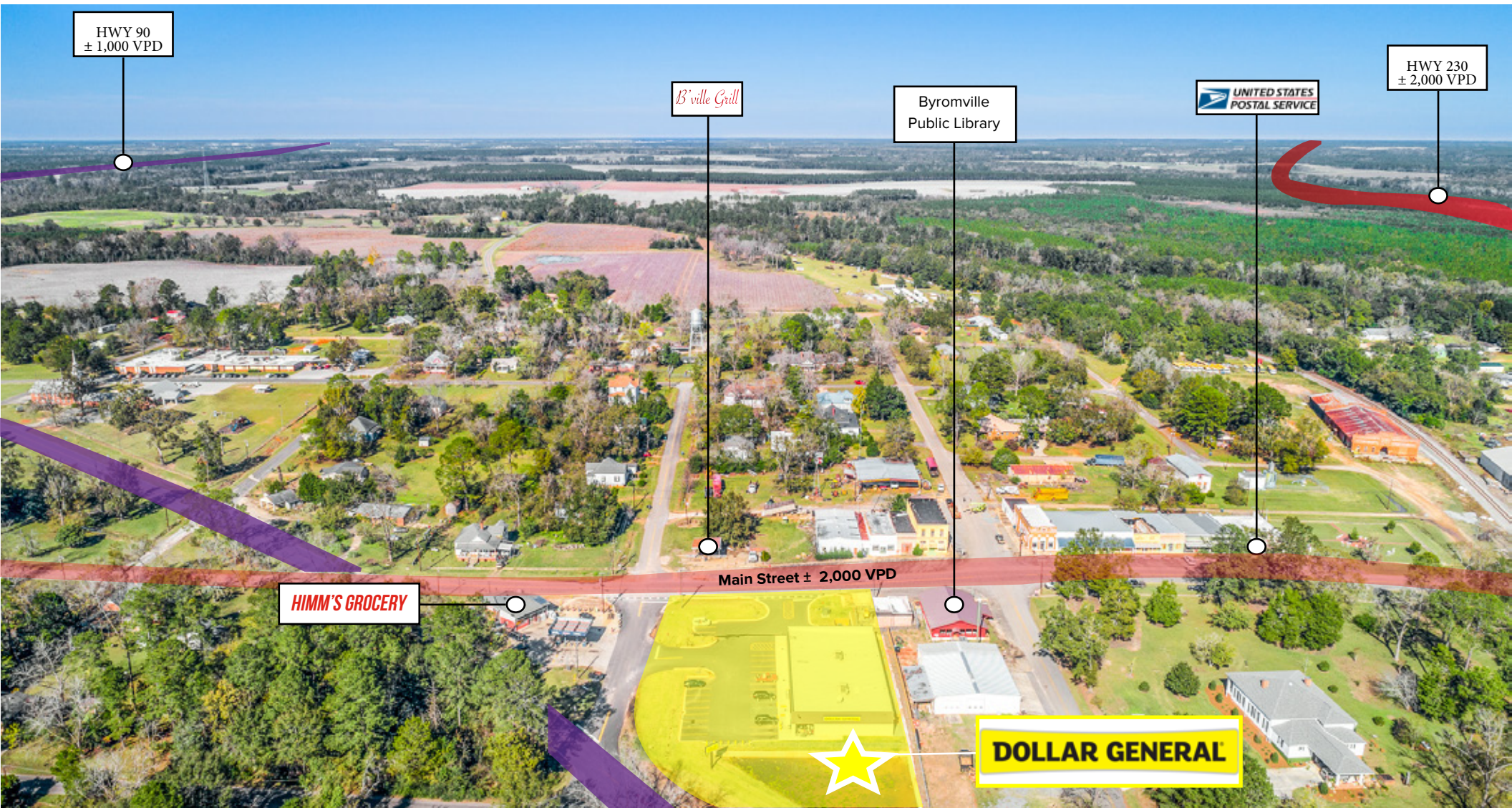


Year Founded
1939

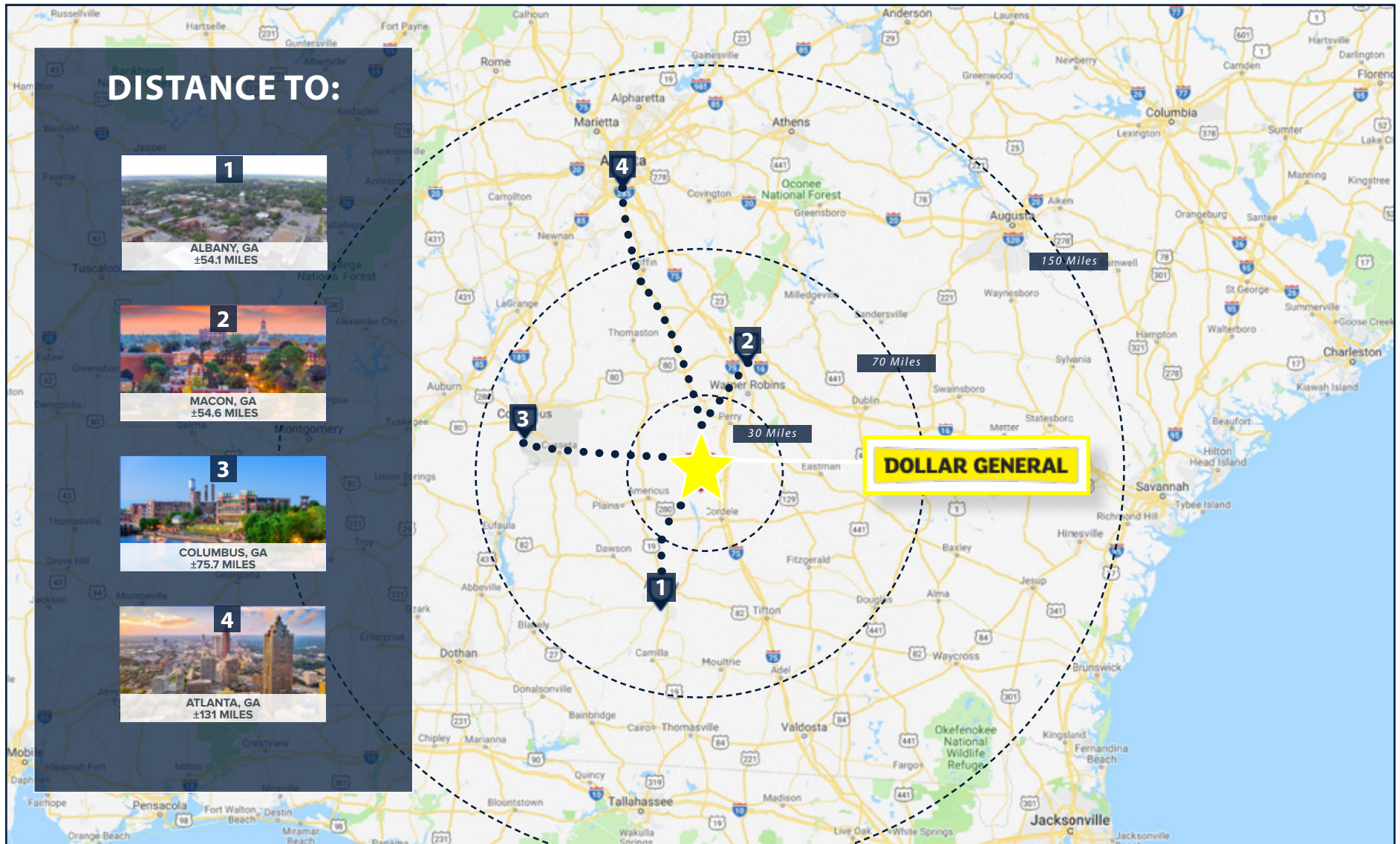


Website
www.dollargeneral.com

SURROUNDING TENANTS



LOCATION



AREA OVERVIEW



BRYOMVILLE, GEORGIA

The city of Byromville, Georgia sits in Dooly County and was named after William H. Byrom, a pioneer citizen. The location of Byromville sits in the northeast corner of Dooly which grants it prime traffic counts since Georgia State Route 90 passes through the center. While this city is a relatively smaller one, the residents are loyal. Residents of Byromville gain the majority of their economic income from the agriculture industry. Those who live in the city of Byromville get the best of both worlds as they can experience the benefits of a small town and also be only an hour drive away from major shopping and entertainment in Macon or Albany, and a two-hour drive away from the bustling city of Atlanta.

DEMOGRAPHICS

POPULATION	3 Mile	5 Mile	10 Mile
2023 Projection	749	1,677	8,627
2018 Estimate	745	1,659	9,377
2010 Census	807	1,775	10,379
HOUSEHOLDS	3 Mile	5 Mile	10 Mile
2023 Projection	339	751	3,806
2018 Estimate	316	698	3,894
2010 Census	316	689	3,983
INCOME	3 Mile	5 Mile	10 Mile
Average Household Income	\$49,473	\$47,012	\$46,979

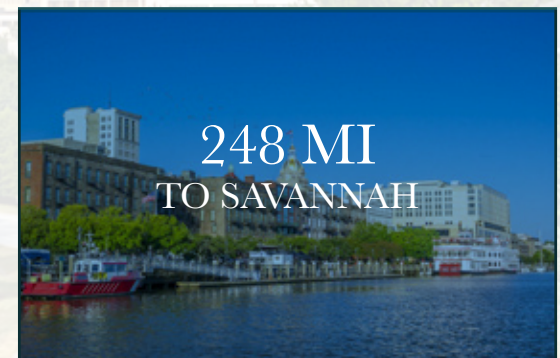
ATLANTA, GEORGIA

Atlanta is the capital of and the most populous city in the U.S. state of Georgia, the cultural and economic center of the Atlanta metropolitan area, and the ninth largest metropolitan area in the United States.

Atlanta is an “alpha-” or “world city”, exerting a significant impact upon commerce, finance, research, technology, education, media, art, and entertainment. It ranks 36th among world cities and 8th in the nation with a gross domestic product of \$270 billion. Atlanta’s economy is considered diverse, with dominant sectors including logistics, professional and business services, media operations, and information technology.

Encompassing \$304 billion, the Atlanta metropolitan area is the eighth-largest economy in the country and 17th-largest in the world. Corporate operations comprise a large portion of Atlanta’s economy, with the city serving as the regional, national, or global headquarters for many corporations. Atlanta contains the country’s third largest concentration of Fortune 500 companies, and the city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, Chick-fil-A, UPS, and Newell-Rubbermaid. Over 75 percent of Fortune 1000 companies conduct business operations in the Atlanta metropolitan area, and the region hosts offices of about 1,250 multinational corporations.

Atlanta is home to professional franchises for three major team sports: the Atlanta Braves of Major League Baseball, the Atlanta Hawks of the National Basketball Association, and the Atlanta Falcons of the National Football League. Due to the more than 30 colleges and universities located in the city, Atlanta is considered a center for higher education.



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General | 780 Youngblood Ave Byromville, GA 31007 (“Property”)**. It has been prepared by Matthews Retail Advisors. This 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 Retail Advisors. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents 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 and conduct their own due diligence.

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 detrimental to the interest of the Seller.

Owner and Matthews Retail Advisors 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 Seller or Matthews Retail Advisors 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 this Offering Memorandum.

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REAL ESTATE INVESTMENT SERVICES