

Fred's Super Dollar  
409 West 3<sup>rd</sup> St. | Donalsonville, GA



**WESTWOOD**  
NET LEASE ADVISORS



Representative Photo

## Confidential Offering Memorandum

Westwood Net Lease Advisors, LLC  
[www.westwoodnetlease.com](http://www.westwoodnetlease.com)

Jeff Gitt | Partner  
314-757-1031  
[JGitt@westwoodnetlease.com](mailto:JGitt@westwoodnetlease.com)

Mike Kocur | Associate Broker  
314-584-9857  
[MKocur@westwoodnetlease.com](mailto:MKocur@westwoodnetlease.com)

Jennifer Stein | GA Broker Lic.No.H-66414  
213-446-5366 | JDS Real Estate Services, Inc.  
[JStein@jdsreservices.com](mailto:JStein@jdsreservices.com)



## Confidentiality Agreement

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Westwood Net Lease Advisors and should not be made available to any other person or entity without the written consent of Westwood Net Lease Advisors. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Westwood Net Lease Advisors has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence

of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Westwood Net Lease Advisors has not verified, and will not verify, any of the information contained herein, nor has Westwood Net Lease Advisors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

**Neither Fred's Super Dollar or its parent, nor any affiliated entity ("Fred's") has directly or indirectly endorsed or verified the information in this offering. Fred's is not responsible for the content contained herein**

Fred's Super Dollar  
409 West 3<sup>rd</sup> St. | Donalsonville, GA



**WESTWOOD**  
NET LEASE ADVISORS

## Property Description

Purchase Price:	\$909,955
Cap Rate:	9.00%
NOI:	\$81,896
Lot Size:	1.33 Acres*
Lease Term:	~9 Years Remaining
Building Size:	16,200 Square Feet
Year Built:	2002



\*Buyer responsible for verification during due diligence

## Highlights

- Amazon Proof Business Model
- Located in Major Retail Corridor
  - Located in heart of Donalsonville with surrounding tenants like O'Reilly Auto Parts, Pizza Hut, Speed Track, Econo Lodge, Executive Inn, Five Star Credit Union, and Badcock Home Furniture
- High Visibility
  - West 3<sup>rd</sup> Street is also know as State Hwy 84, main route through downtown Donalsonville. State Hwy 84 also leads to Dothan, AL a large southern city
- 1 Mile from Hospital
  - 1 Mile from from Donalsonville Hospital which has approximately 65 beds and is the cornerstone of Seminole County's healthcare system

Westwood Net Lease Advisors, LLC  
[www.westwoodnetlease.com](http://www.westwoodnetlease.com)

Jeff Gitt | Partner  
314-757-1031  
[JGitt@westwoodnetlease.com](mailto:JGitt@westwoodnetlease.com)

Mike Kocur | Associate Broker  
314-584-9857  
[MKocur@westwoodnetlease.com](mailto:MKocur@westwoodnetlease.com)

Jennifer Stein | GA Broker Lic.No.H-66414  
213-446-5366 | JDS Real Estate Services, Inc.  
[JStein@jdsreservices.com](mailto:JStein@jdsreservices.com)

Fred's Super Dollar  
409 West 3<sup>rd</sup> St. | Donalsonville, GA



**WESTWOOD**  
NET LEASE ADVISORS

## Lease Summary

Lease Term: ~9 years  
Rent Commencement: COE  
Increases: 5% Every 5 years  
Options: Two (5) Year Options w/  
5% increases upon being  
exercised



## Rent Summary

Years	Annual Rent
2019	\$81,896 (9.00% Cap)
2023	\$85,991 (9.45% Cap)
Option 1	\$90,291 (9.92% Cap)
Option 2	\$94,806 ( 10.42% Cap)

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Westwood Net Lease Advisors has not verified, and will not verify, any of the information contained herein, nor has Westwood Net Lease Advisors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Further, and as noted above, BWW has not directly or indirectly endorsed or verified the information in this offering.

Westwood Net Lease Advisors, LLC  
[www.westwoodnetlease.com](http://www.westwoodnetlease.com)

Jeff Gitt | Partner  
314-757-1031  
[JGitt@westwoodnetlease.com](mailto:JGitt@westwoodnetlease.com)

Mike Kocur | Associate Broker  
314-584-9857  
[MKocur@westwoodnetlease.com](mailto:MKocur@westwoodnetlease.com)

Jennifer Stein | GA Broker Lic.No.H-66414  
213-446-5366 | JDS Real Estate Services, Inc.  
[JStein@jdsreservices.com](mailto:JStein@jdsreservices.com)

Fred's Super Dollar  
409 West 3<sup>rd</sup> St. | Donalsonville, GA



WESTWOOD  
NET LEASE ADVISORS

## Property Description

This property is an absolute NN lease with approximately 9 years remaining on the term. **The landlord responsibilities entail HVAC, roof, and structure. Property is equipped with durable long lasting metal roof and the AC systems were recently replaced. LL is also responsible for CAM, taxes, and insurance but these costs are reimbursed by the tenant.**



Westwood Net Lease Advisors, LLC  
[www.westwoodnetlease.com](http://www.westwoodnetlease.com)

Jeff Gitt | Partner  
314-757-1031  
[JGitt@westwoodnetlease.com](mailto:JGitt@westwoodnetlease.com)

Mike Kocur | Associate Broker  
314-584-9857  
[MKocur@westwoodnetlease.com](mailto:MKocur@westwoodnetlease.com)

Jennifer Stein | GA Broker Lic.No.H-66414  
213-446-5366 | JDS Real Estate Services, Inc.  
[JStein@jdsreservices.com](mailto:JStein@jdsreservices.com)

Fred's Super Dollar  
409 West 3<sup>rd</sup> St. | Donalsonville, GA



**WESTWOOD**  
NET LEASE ADVISORS

## Tenant Information

---

Fred's Inc. (NASDAQ: FRED, "Fred's") Tracing its history back to an original store in Coldwater, Mississippi, opened in 1947, today Fred's Inc. is headquartered in Memphis, Tennessee, and operates 601 general merchandise and pharmacy stores, including 14 franchised locations, and three specialty pharmacy-only locations. With a unique store format and strategy that combines the best elements of a value-focused retailer with a healthcare-focused drug store, Fred's stores offer more than 12,000 frequently purchased items that address the everyday needs of its customers and patients. This includes nationally recognized brands, proprietary Fred's label products, and a full range of value-priced selections. The Company has two distribution centers, one in Memphis, Tennessee, and Dublin, Georgia.



Westwood Net Lease Advisors, LLC  
[www.westwoodnetlease.com](http://www.westwoodnetlease.com)

Jeff Gitt | Partner  
314-757-1031  
[JGitt@westwoodnetlease.com](mailto:JGitt@westwoodnetlease.com)

Mike Kocur | Associate Broker  
314-584-9857  
[MKocur@westwoodnetlease.com](mailto:MKocur@westwoodnetlease.com)

Jennifer Stein | GA Broker Lic.No.H-66414  
213-446-5366 | JDS Real Estate Services, Inc.  
[JStein@jdsreservices.com](mailto:JStein@jdsreservices.com)



Fred's Super Dollar  
409 West 3<sup>rd</sup> St. | Donalsonville, GA



**WESTWOOD**  
NET LEASE ADVISORS



Westwood Net Lease Advisors, LLC  
[www.westwoodnetlease.com](http://www.westwoodnetlease.com)

Jeff Gitt | Partner  
314-757-1031  
[JGitt@westwoodnetlease.com](mailto:JGitt@westwoodnetlease.com)

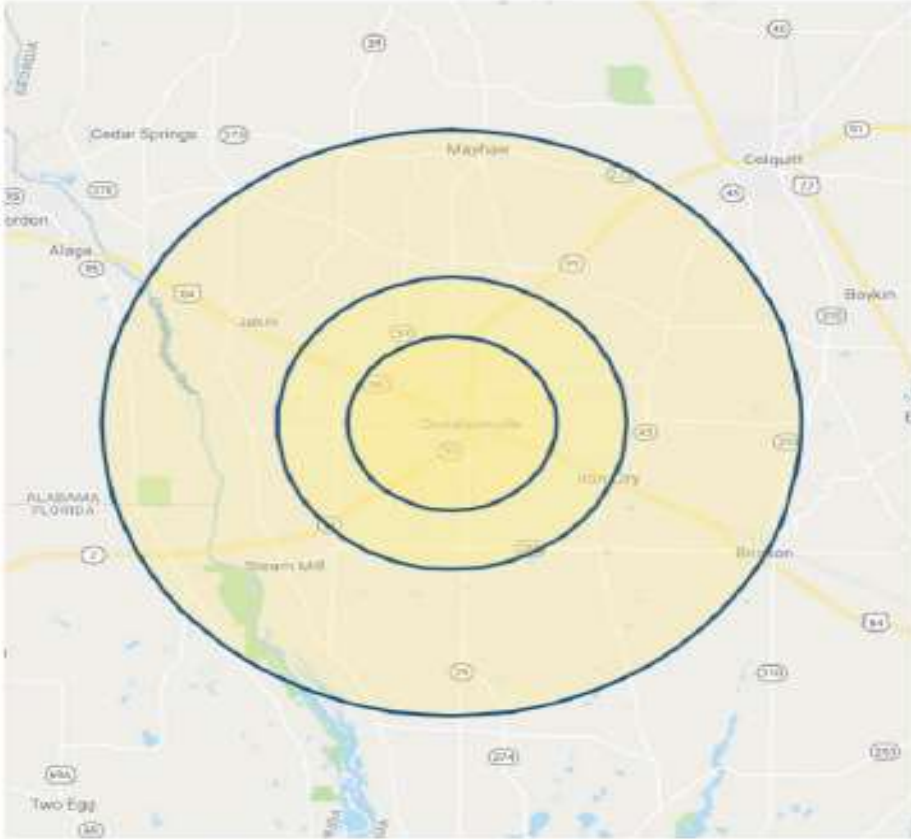
Mike Kocur | Associate Broker  
314-584-9857  
[MKocur@westwoodnetlease.com](mailto:MKocur@westwoodnetlease.com)

Jennifer Stein | GA Broker Lic.No.H-66414  
213-446-5366 | JDS Real Estate Services, Inc.  
[JStein@jdsreservices.com](mailto:JStein@jdsreservices.com)

**Fred's Super Dollar**  
409 West 3<sup>rd</sup> St. | Donalsonville, GA



**WESTWOOD**  
NET LEASE ADVISORS



POPULATION	3 Miles	5 Miles	10 Miles
Total Population	3,341	4,662	8,169
Average Age	39.1	39.6	40.7
Total Households	1,242	1,753	3,175
Median Household Income	\$36,379	\$36,213	\$36,198
Average Household Size	2.6	2.6	2.5
Median Home Value	\$79,601	\$83,310	\$90,526



Westwood Net Lease Advisors, LLC  
[www.westwoodnetlease.com](http://www.westwoodnetlease.com)

Jeff Gitt | Partner  
314-757-1031  
[JGitt@westwoodnetlease.com](mailto:JGitt@westwoodnetlease.com)

Mike Kocur | Associate Broker  
314-584-9857  
[MKocur@westwoodnetlease.com](mailto:MKocur@westwoodnetlease.com)

Jennifer Stein | GA Broker Lic.No.H-66414  
213-446-5366 | JDS Real Estate Services, Inc.  
[JStein@jdsreservices.com](mailto:JStein@jdsreservices.com)