

Price Adjustment | Family Dollar | Bite Size Deal

Opportunity Zone Investment | 355 Allen Memorial Dr. | Milledgeville, GA





Table of Contents

FOR FURTHER INFORMATION

Joe Boyd

office 843.973.8283

mobile 843.906.7751

web joe@twinriverscap.com

125-G Wappoo Creek Drive
Charleston, SC 29412

phone (843) 722.9925

fax (843) 722.9947

web twinriverscap.com



355 Allen Memorial Dr.
Milledgeville, GA

Property Information.....	3
Locator Map	4,5
High Aerial.....	6
Mid Aerial	7
Site Aerial	8
Site Plan	9
Approved Plat	10
Elevations.....	11
Tenant & Lease Information	12
Financials	13
Demographics & Location Overview	14
About Us.....	15



Property Information

Property and Location Highlights

- > ECOMMERCE & RECESSION-PROOF
- > INVESTMENT GRADE CREDIT TENANT
- > OPPORTUNITY ZONE INVESTMENT
- > EXCELLENT VISIBILITY ON ALLEN MEMORIAL DRIVE
- > FORMER \$2M+ GROSSING IGA (CLOSED DUE TO OPERATOR DEATH)
- > RENOVATED IN 2018; LARGE INVESTMENT BY TENANT
- > LOCATED IN THE HISTORIC MIDWAY-HARDWICK NEIGHBORHOOD
- > ON MAIN FEEDER INTO MILLEDGEVILLE
- > NO DIRECT COMPETITION
- > 1.2 MILES FROM BALDWIN HIGH SCHOOL (THE ONLY PUBLIC HIGH SCHOOL IN BALDWIN COUNTY)
- > LANDLORD RESPONSIBILITIES: ROOF, STRUCTURE & PARKING AREA RESURFACING

> DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Population 2018	20,664	29,379	46,938
Projected Population 2023	20,365	28,907	46,182
Average HHI	\$38,498	\$45,734	\$52,815



1.48
ACRES



7,500
VPD



8,650
SF



QOZ
INVESTMENT

MILLEDGEVILLE, GA

Milledgeville is the county seat of Baldwin County, GA, and is located 98 miles southeast of Atlanta. Milledgeville served as the capital of Georgia from 1804 to 1868, and is now home to Georgia College. As a college town, Milledgeville offers visitors restaurants, bars, shopping, cultural events, and outdoor activities.

OPPORTUNITY ZONE INVESTMENT

Qualified Opportunity Zone (QOZ) Investment: A QOZ investment allows for the reduction of deferred gains from the sale or exchange of prior investments. QOZ investments maintained for at least five years by the end of 2026 will qualify for a 10% reduction of deferred capital gains tax liability (for the original capital gain). If the gain has been invested in an opportunity fund for seven years by the end of 2026, the tax liability on the original gain is reduced by 15%.

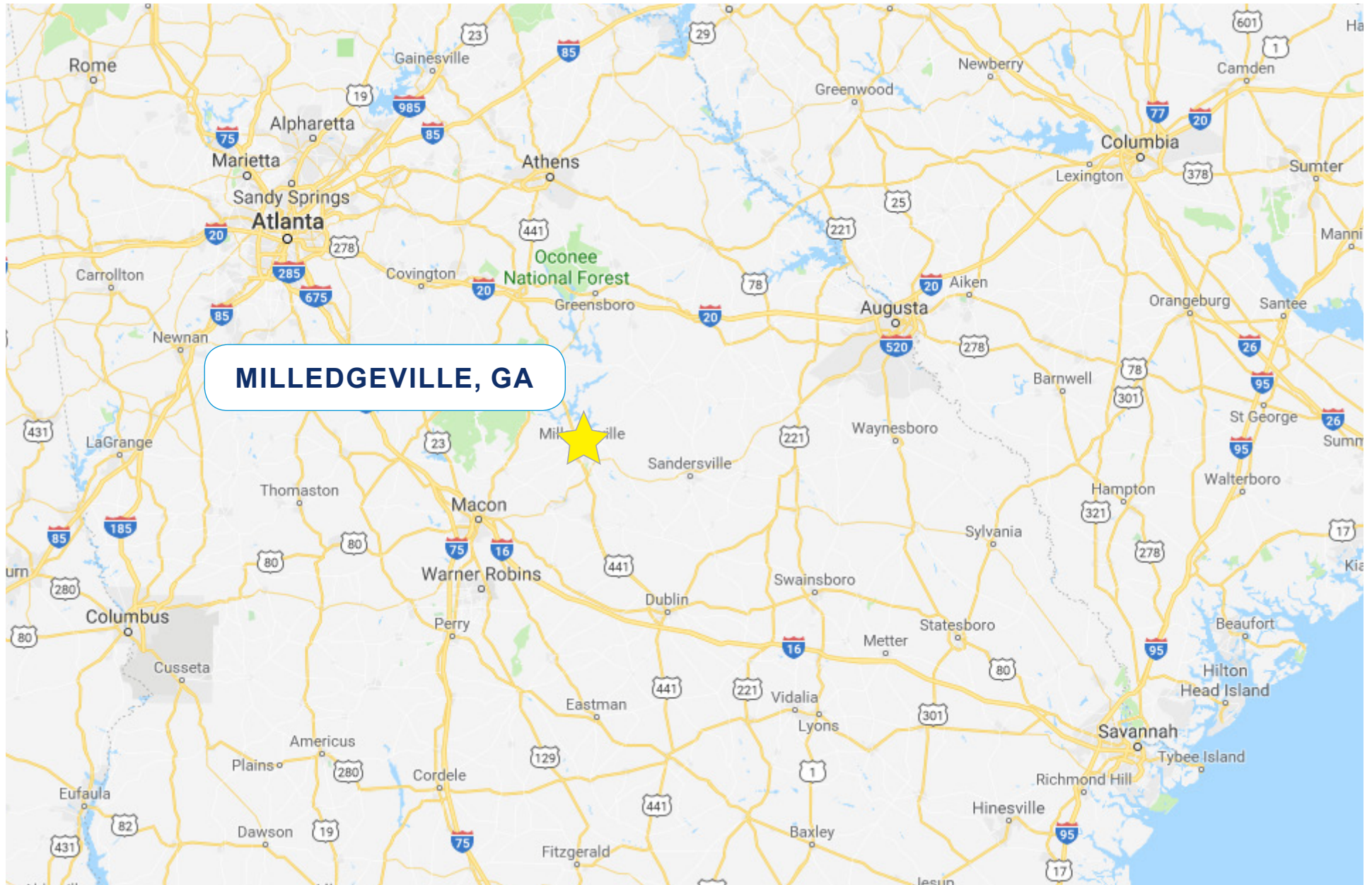
Learn more here:

- [Qualified Opportunity Funds: The Real Estate Industry Weighs In](#)
- [U.S. Department of the Treasury Releases Proposed Regulations on Opportunity Zones Designed to Incentivize Investment in American Communities](#)
- [U.S. Department of the Treasury: Community Development Financial Institutions Fund \(CDFI\) Opportunity Zones Resources](#)
- [IRS Revenue Procedure - PDF](#)
- [Tax Cuts and Jobs Act - PDF](#)
- [Economic Innovation Group \(Zone Fact Sheet\)](#)
- [Enterprise Community \(Choosing Opportunity Zones\)](#)
- [Economic Innovation Group \(Unlocking Private Capital\)](#)

**Disclaimer: Consult tax advisor as it relates to benefits.*

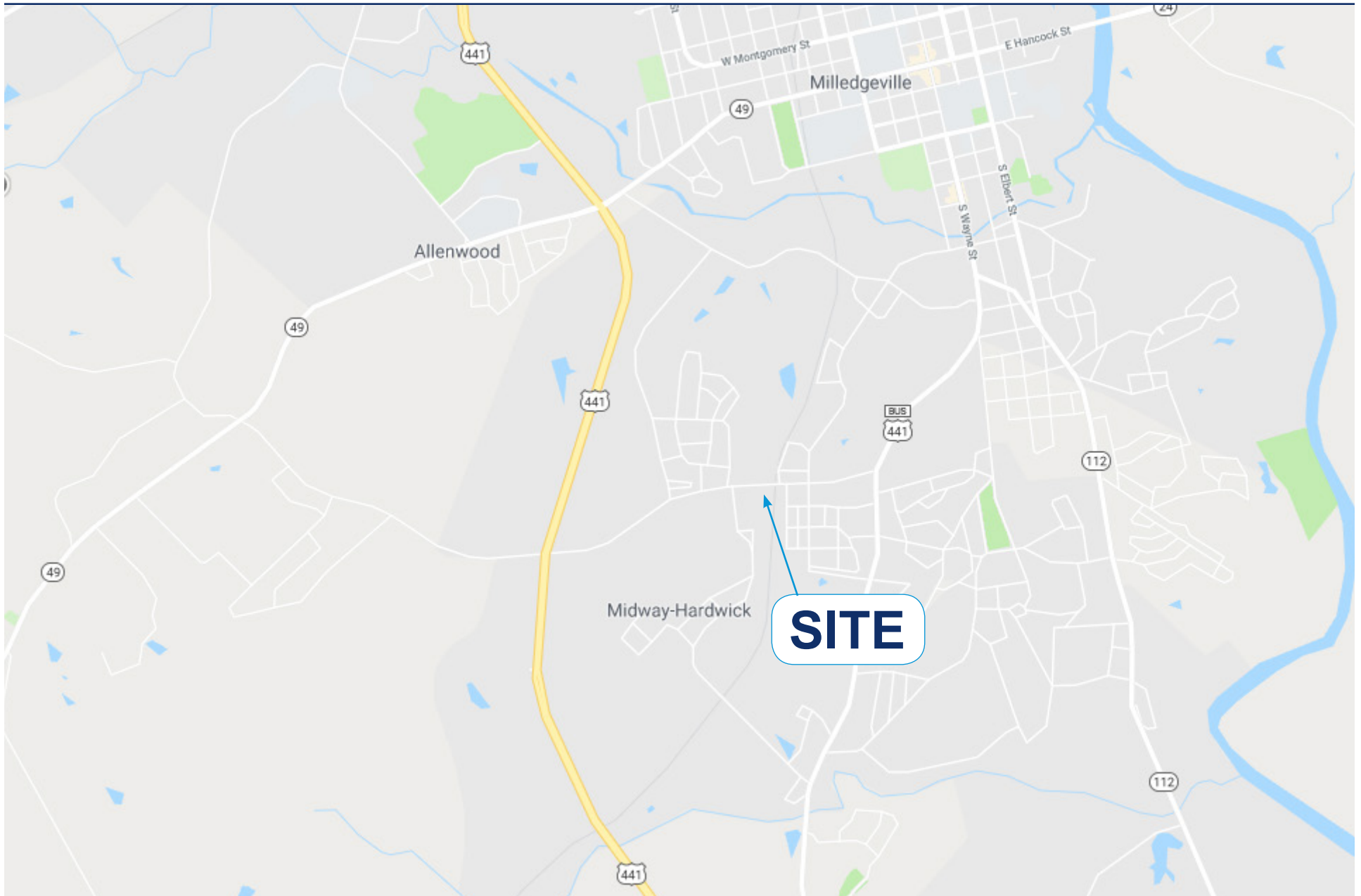


Locator Map



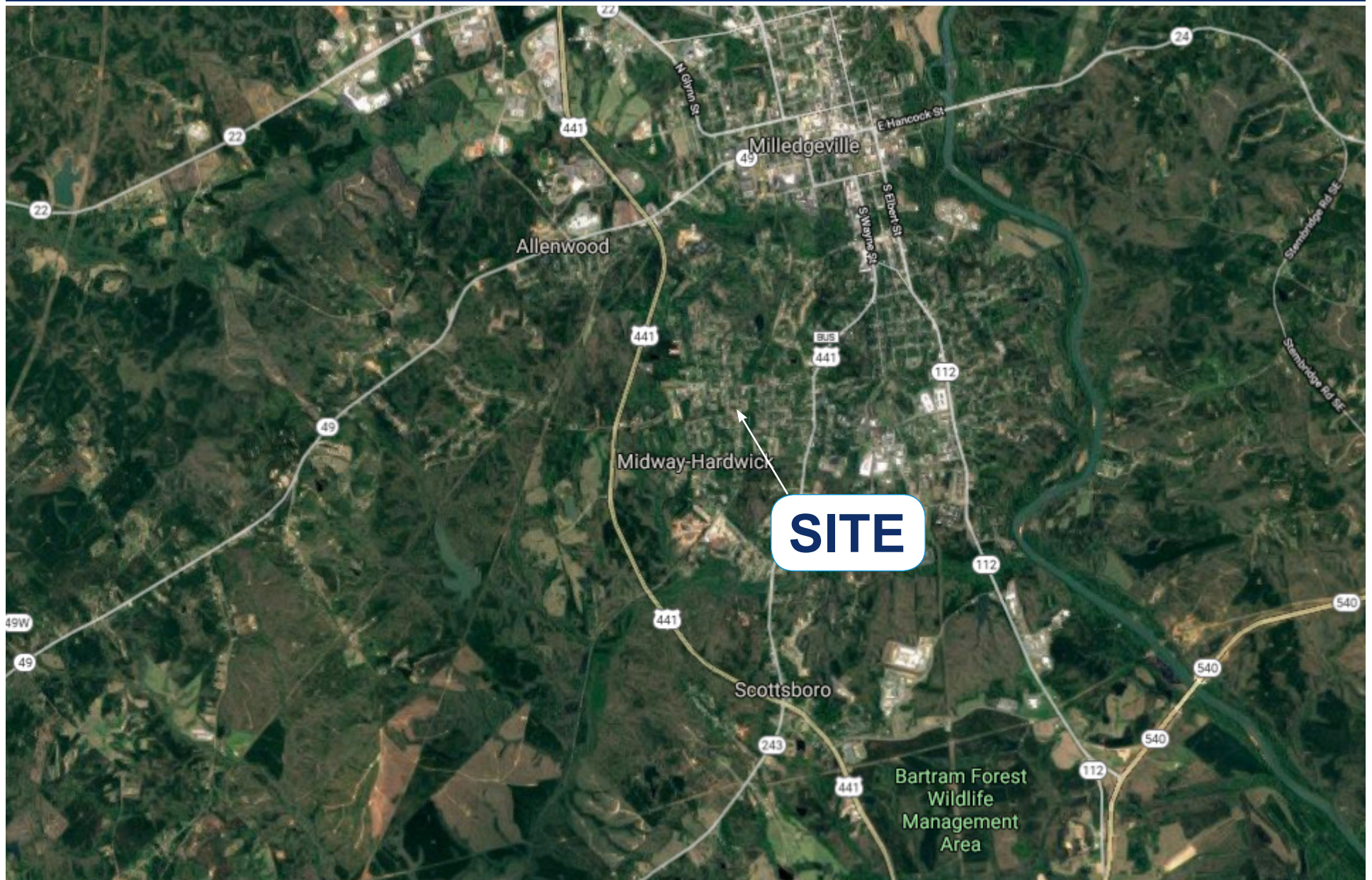


Locator Map



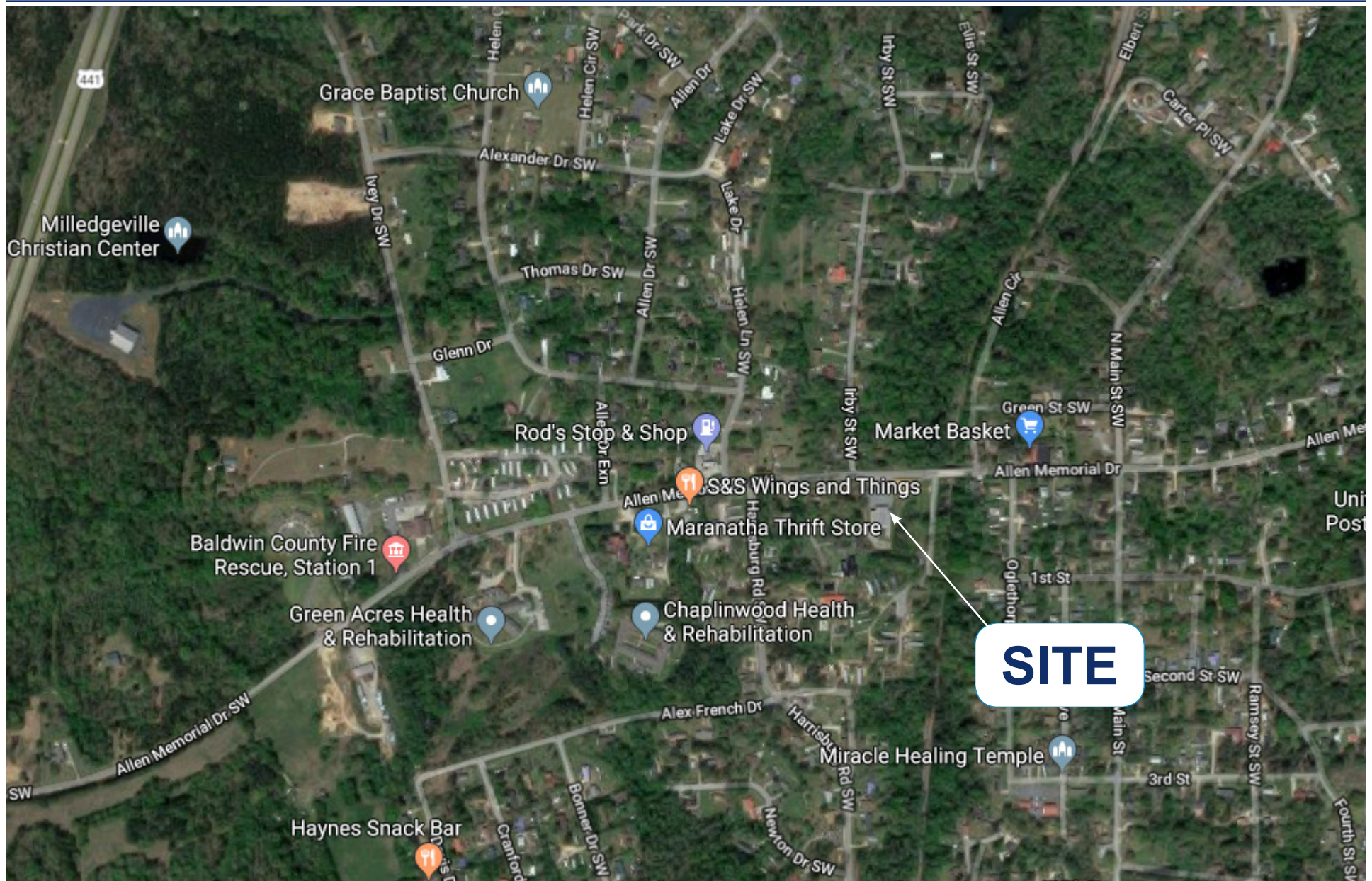


High Aerial





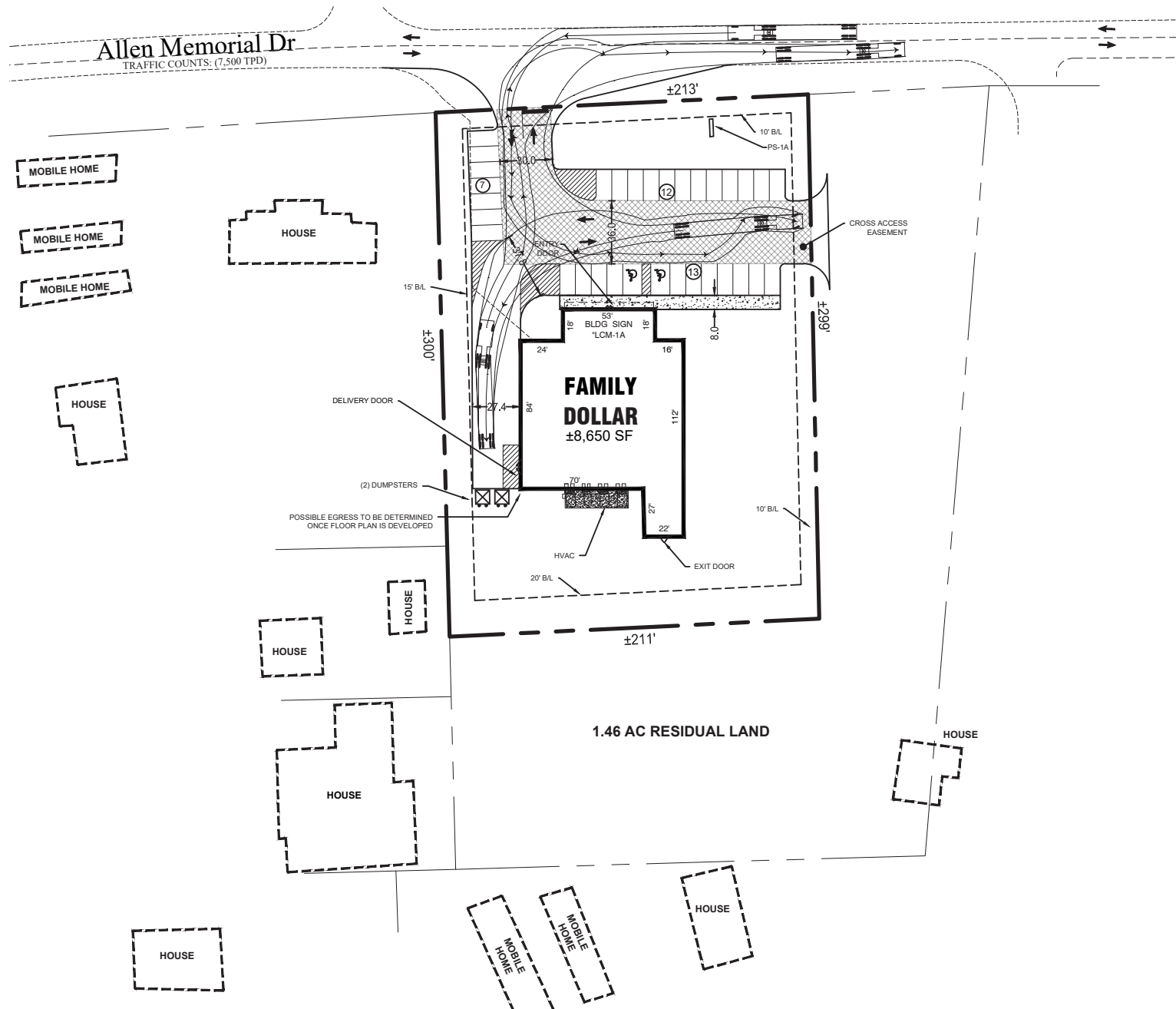
Mid Aerial

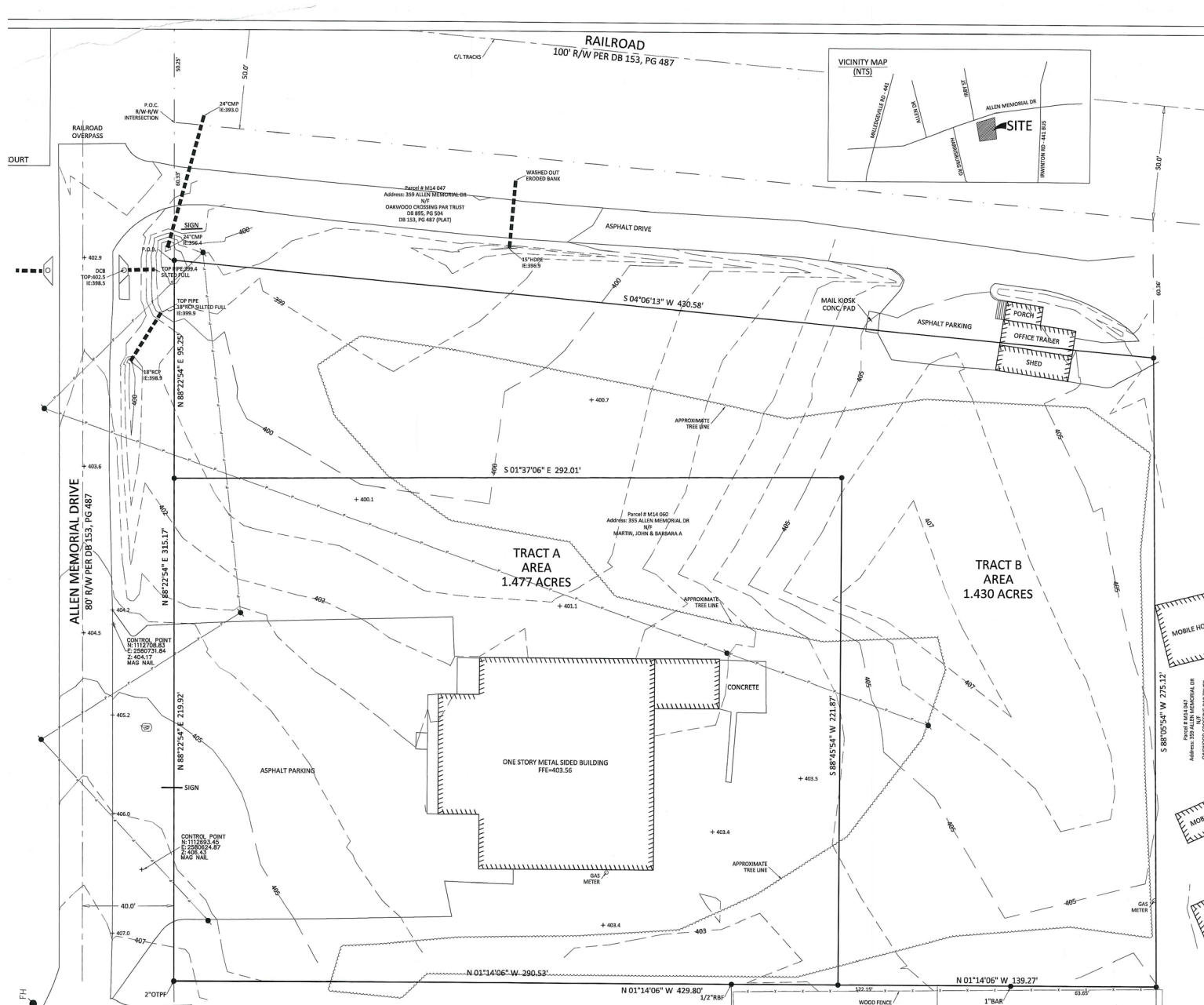




Site Aerial

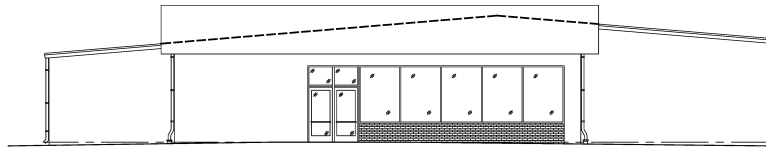




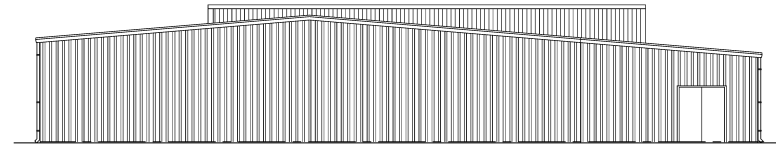




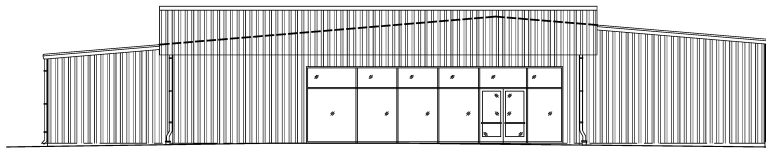
Elevations



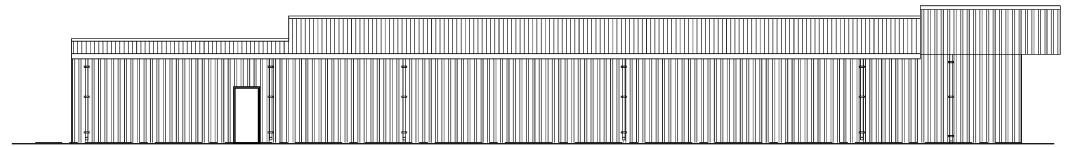
EXISTING FRONT ELEVATION



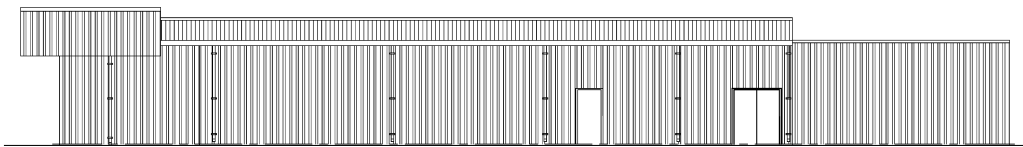
REAR ELEVATION



PROPOSED FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



Tenant & Lease Information

TENANT PROFILE

Tenant: Family Dollar Stores of Georgia, LLC.

Dollar Tree, a Fortune 200 Company which acquired Family Dollar in July, 2015, now operates more than 15,000 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, Deals, and Family Dollar with a Market Capitalization of \$25 billion.

Dollar Tree is the nation's leading operator of fixed price-point stores, selling everything for \$1 or less, and Family Dollar is a leading national operator of multi price-point stores offering merchandise generally ranging in price from \$1-\$10 including consumables, home products, apparel and accessories, electronics, and seasonal goods to primarily low and middle-income consumers in convenient neighborhood stores. The Company intends to retain and to grow both banners going forward and will optimize the combined real estate portfolio.

- > Corporate Guarantee by Family Dollar Stores, Inc. a Subsidiary of Dollar Tree
- > Financial Strength: Investment grade.
- > Amazon (e-commerce) Proof: Discount stores are being described as "immune to e-commerce" due to their focus on convenience and small store formats (source: eMarketer Inc., a leading market research company)
- > Dollar Tree reported \$5.64 billion in net sales in its most recent quarter
- > The combined Dollar Tree and Family Dollar company operates more than 15,000 stores nationwide, making it the largest dollar-store chain in the U.S. by store count
- > The combined company has sales of over \$19 billion a year
- > Family Dollar continues as a wholly-owned subsidiary of Dollar Tree

NYSE: DLTR

LEASE INFORMATION

- > 7++ year lease
- > Six 5-year options with 5% increases
- > Landlord responsibilities = roof, structure, and parking lot resurfacing





Financials

Rent Roll

Tenant: Family Dollar Stores of Georgia, LLC.
Guarantor: Family Dollar Stores, Inc.
NN Lease
355 Allen Memorial Dr., Milledgeville, GA

Price Summary

Price \$967,290
Cap Rate 7.75%

TENANT	BUILDING SQ FT	LEASE START/ EXPIRATION	RENT PER SQ FT	MONTHLY RENT	ANNUAL RENT	OPTIONS
Family Dollar	8,650 SF	Fall 2018 / March 2026	\$8.67	\$6,247	\$74,965	Six 5-year options with 5% increases



Demographics & Location Overview

This site used to be an IGA and was the established neighborhood grocer. This Family Dollar will be the only general goods retailer in the immediate Midway-Hardwick area of Milledgeville (approximately 4,000 residents). The site is very visible with full access along Allen Memorial Drive (7,500 VPD). The site also has high pedestrian traffic and is convenient for neighborhood customers.

DEMOGRAPHIC PROFILE



18,933

POPULATION
CITY OF MILLEDGEVILLE



\$14,988

PER CAPITA INCOME



27

MEDIAN AGE



\$22,204

MEDIAN HOUSEHOLD
INCOME



Established

NEIGHBORHOOD RETAIL SITE



High Visibility

7,500 VPD, INCREASED YEAR-TO-YEAR



Significant

FOOT TRAFFIC FROM RESIDENTS



Sole

GENERAL GOODS RETAILER
IN THE IMMEDIATE AREA



About Us

TRC provides national retailers with a comprehensive solution for growing their business by developing new locations.

TWIN RIVERS CAPITAL, LLC

Twin Rivers Capital, LLC is a privately held real estate investment, development and brokerage company, founded in 2002 and headquartered in Charleston, SC. Focusing on the growth regions of the Southeastern US, TRC provides national retailers with a comprehensive solution for adding new locations. TRC has developed more than 1.2 million SF of real estate with values of nearly \$200 million. TRC also handles third party brokerage, including tenant and landlord representation and investment brokerage services in FL, GA, SC, NC, VA, TN and AL.

**Build to Suit • JV Programs • Preferred Developer for National Retailers
Brokerage • Fee Development Programs**

YOUR TWIN RIVERS CAPITAL CONTACT

Joe Boyd

Joe is responsible for all property and asset management and is also involved in property sales.

With over 25 years of experience in property management, Joe has served as Property Manager for numerous lifestyle centers and super-regional malls, including properties held by Madison Marquette Realty Services, CBL Properties and The Jacobs Group.

Joe received his Bachelor's Degree from Grove City College and his MBA from Indiana University of Pennsylvania. He received his CSM in 1995, his CMD in 1997 and his SC Realtor's License in 2008.



OFFICE 843.973.8283

MOBILE 843.906.7751

EMAIL joe@twinriverscap.com

WEB twinriverscap.com

Client Roster

**FAMILY DOLLAR
AUTOZONE
MCDONALD'S
VERIZON**

**WALMART
DUNKIN DONUTS
DICK'S
AT&T**

**HOBBY LOBBY
STARBUCKS
DOLLAR TREE
EDWARD JONES**