

DOLLAR GENERAL®

8949 US-82
Alapaha, GA 31622

PRICE
\$968,729

NOI
\$70,453

CAP RATE
7.27%

SQ FT
9,014

CURRENT LEASE
6/1/2009 – 5/31/2019
Five 5-Year Options



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DOLLAR GENERAL®

TENANT OVERVIEW

General Information

- Nation's Largest Small-Box Discount Retailer
- Publicly Traded, BBB Credit Tenant
- 12,000+ Stores in 43 States
- 20+ Billion in Sales
- Same-Store Sales Increase of 6%
- Net Income Increase of 26%
- Profit Increase of 17%
- Opening 900 Stores
- Relocating or Renovating 550 Stores
- Opening 50 Stores in California

LEASE TERMS

Dollar General

Initial Term	June 1, 2009	to	May 31, 2019
1st Option	June 1, 2019	to	May 31, 2024
2nd Option	June 1, 2024	to	May 31, 2029
3rd Option	June 1, 2029	to	May 31, 2034
4th Option	June 1, 2034	to	May 31, 2039
5th Option	June 1, 2039	to	May 31, 2044

Rent Increases	Annual Rent	Monthly Rent
Initial Term	\$70,453.08	\$5,871.09
1st Option	\$77,499.00	\$6,458.25
2nd Option	\$85,248.00	\$7,104.00
3rd Option	\$93,773.04	\$7,814.42
4th Option	\$103,151.04	\$8,595.92
5th Option	\$113,466.00	\$9,455.50

Dollar General fully reimburses for taxes and insurance is covered on Dollar General's Nation Insurance program. Dollar General reimburses for parking lot maintenance.



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