



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM
Triple Net (NNN) Lease Investment Opportunity

6490 Flat Top Road | Quinton, AL 35130

EXCLUSIVELY MARKETED BY:

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SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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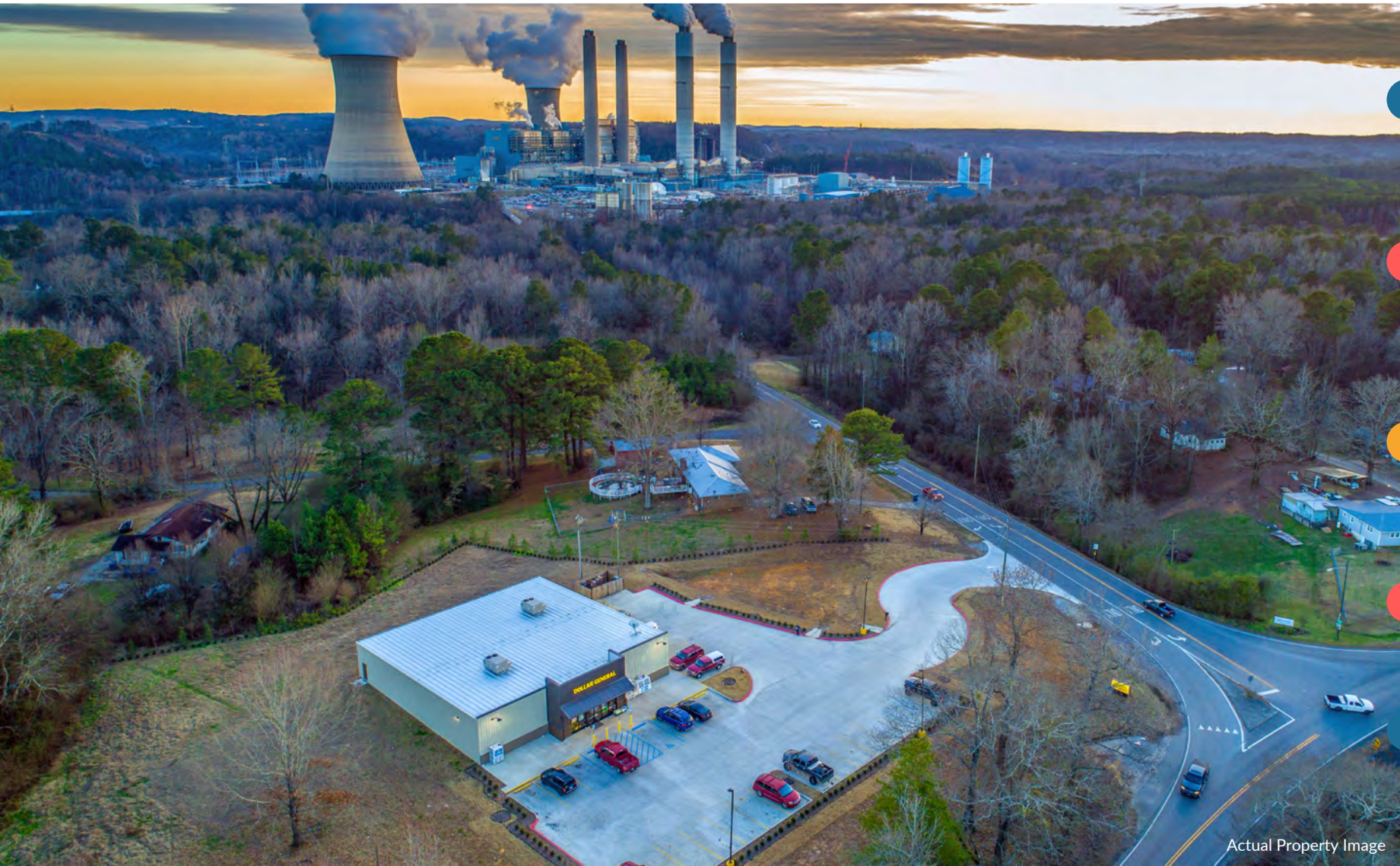
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INVESTMENT SUMMARY

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Sands Investment Group is Pleased to Exclusively Offer For Sale the 7,489 SF Dollar General Located at 6490 Flat Top Road in Quinton, Alabama. This Brand New Long-Term Triple Net (NNN) Lease With Zero Landlord Responsibilities, Provides For a Great Investment Opportunity.



Actual Property Image

OFFERING SUMMARY

PRICE	\$1,184,889
CAP	6.75%
NOI	\$79,980
PRICE PER SF	\$158.22
YEARS REMAINING	~14 Years
LEASE GUARANTY	Corporate

PROPERTY SUMMARY

ADDRESS	6490 Flat Top Road Quinton, AL 35130
COUNTY	Jefferson
BUILDING AREA	7,489 SF
LAND AREA	2.17 AC
BUILT	2018

HIGHLIGHTS



New Long-Term Triple Net (NNN) 15 Year Lease With Zero Landlord Responsibilities



Dollar General (NYSE:DG): BBB Credit Rating



Corporate Guarantee From an Investment Grade Tenant



Located 1.5-Miles From Interstate 22; Main Thoroughfare With Over 19,000 VPD and Connects to Interstate 65 Into Birmingham, AL (20 Minute Drive)



Quinton Boasts an Average Household Income of Over \$60,300 Within a 3-Mile Radius of the Dollar General



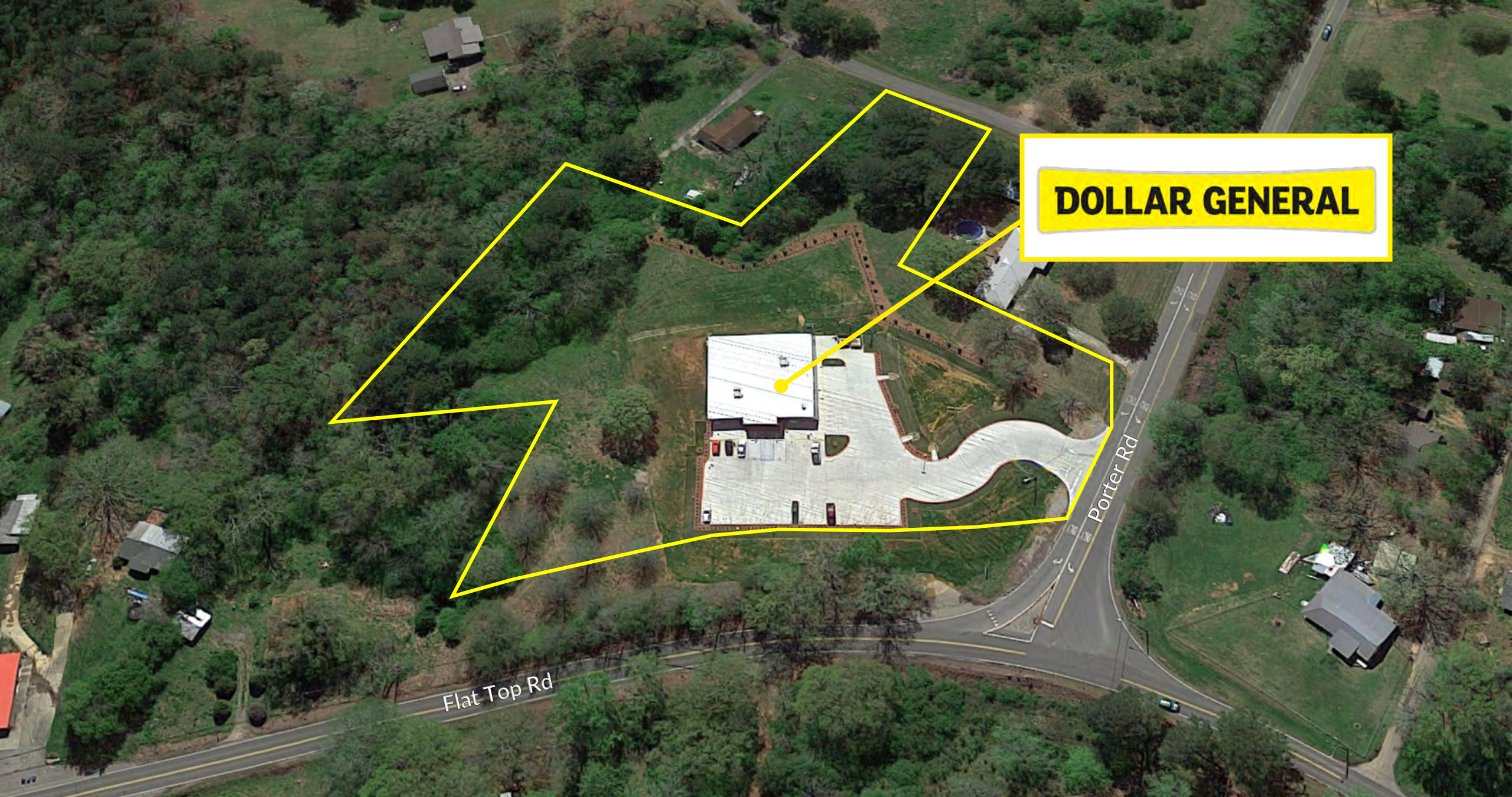
Less Than 2-Miles From the APCO Miller Generating Station - an Electric Generating Plant Owned By Alabama Power and Employs 345 Full-Time Workers and Hundreds of Short-Term Contractors



Nearby Tenants Include: West Jefferson Convenience Store, Crown Gas, Sumiton Body Shop, A&R Tire Pros and Bookout Auto Parts



Dollar General | 6490 Flat Top Road | Quinton, AL 35130



DOLLAR GENERAL

Flat Top Rd

Porter Rd

Dollar General | 6490 Flat Top Road | Quinton, AL 35130

CITY OVERVIEW

Quinton | Jefferson County | Alabama

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Quinton, AL

Quinton is an unincorporated community in Alabama. The community's estimated population is 3,045 residents according to the 2017 estimate census. The community is located in the north central region of the state and it is located 4.2 miles southeast of Dora, and 20 miles from Birmingham, Alabama. Birmingham had an estimated 2017 population of 210,710 residents, making it the most populous city in Alabama. Birmingham is the seat of Jefferson County, which is Alabama's most populous and fifth largest county. As of 2017, the Birmingham-Hoover Metropolitan Statistical Area had a population of 1,149,807, making it the most populous area in Alabama and the 49th-most populous in the U.S.



Economy

For Birmingham, the steel industry has always played a crucial role in the local economy. Steel product manufacturers, American Cast Iron Pipe Company and McWane are based in the city. Several of the nation's largest steelmakers, including CMC Steel, U.S. Steel, and Nucor, also have a major presence in Birmingham. In recent years, local steel companies have announced about \$100 million worth of investment in expansions and new plants in the city. The city is also a leading banking center, serving as home to two major banks: Regions Financial Corporation and BBVA Compass. The city is also a powerhouse of construction and engineering companies, including BE&K, Brasfield & Gorrie, and B.L. Harbert International.



Contemporary Life

Birmingham has a distinctly Deep South culture and a dynamic Upper South influence that has molded its culture. Birmingham is the cultural and entertainment capital of Alabama, with numerous art galleries in the area including the Birmingham Museum of Art, the largest art museum in the Southeast. The city is home to numerous cultural festivals showcasing music, films, and regional heritage. The Sidewalk Moving Picture Festival brings filmmakers from all over the world to have their films viewed and judged. The city is also home to the Birmingham Zoo, and the Birmingham Botanical Gardens, which is a 67 acre park displaying a wide variety of plants in interpretive gardens, including formal rose gardens and a large Japanese garden.

DEMOGRAPHICS

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Dollar General | 6490 Flat Top Road | Quinton, AL 35130



Population

3-MILE

2,789

5-MILE

6,506

10-MILE

32,048



Average Household Income

3-MILE

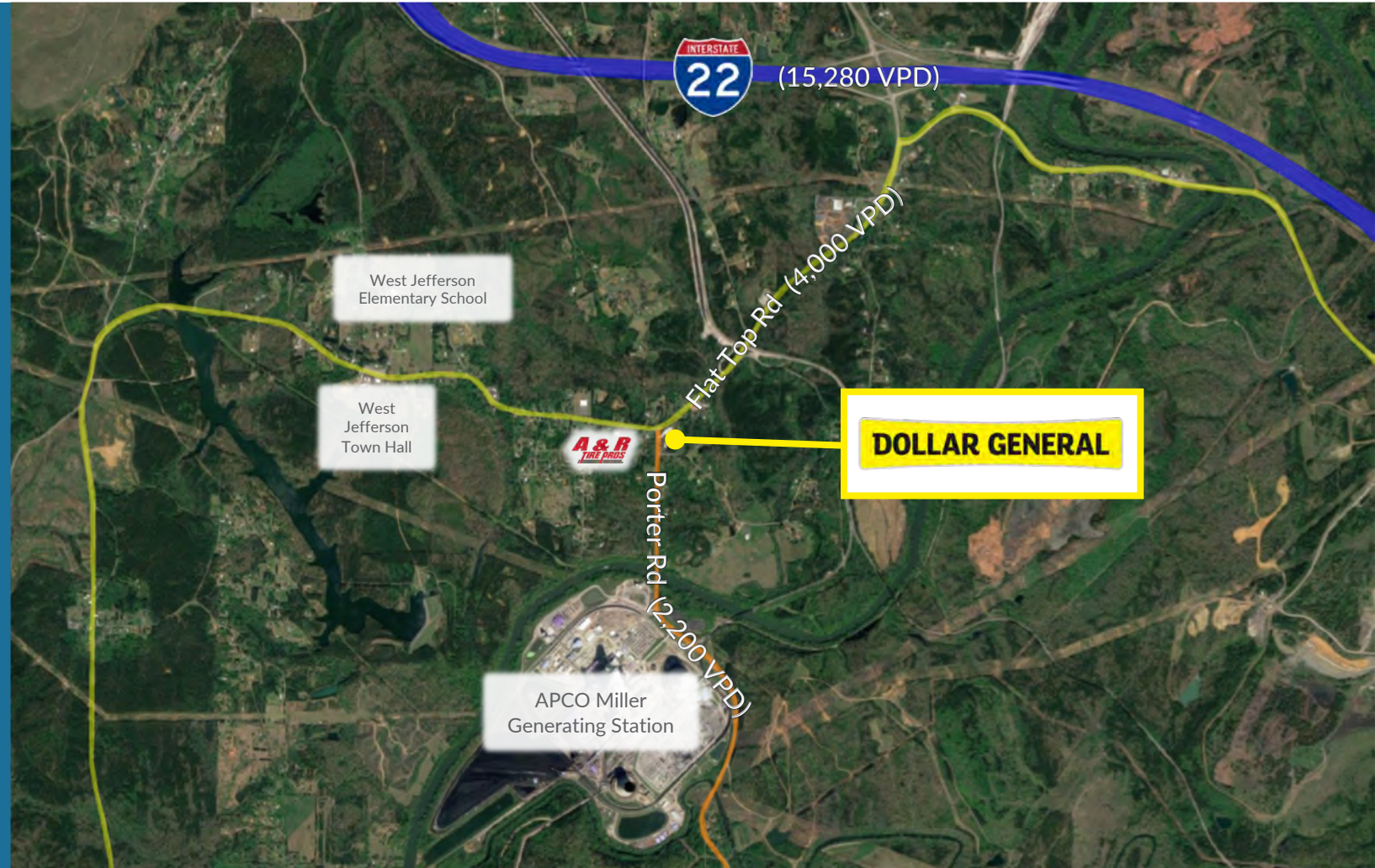
\$60,328

5-MILE

\$63,871

10-MILE

\$56,630



TENANT PROFILE

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DOLLAR GENERAL

Dollar General Corporation (NASDAQ: DG) was founded in 1939 and has been delivering value to shoppers for over 75 years. Dollar General helps shoppers Save time. Save money.

Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at low everyday prices in convenient neighborhood locations.

Dollar General operates over 15,227 stores in 44 states as of November 2018. For fiscal 2018, Dollar General plans to execute approximately 2,000 real estate projects comprised of 900 new stores, 1,000 store remodels and 100 store relocations. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.



COMPANY TYPE
NYSE: DG



FOUNDED
1939



OF LOCATIONS
15,227+



HEADQUARTERS
Goodlettsville, TN



WEBSITE
dollargeneral.com



LEASE SUMMARY

TENANT	Dollar General
PREMISES	A Building of Approximately 7,489 SF
LEASE COMMENCEMENT	February 11, 2018
LEASE EXPIRATION	February 28, 2033
LEASE TERM	~14 Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	10% at Options
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Dollar Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
PARKING LOT (STRUCTURE)	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No



Actual Property Image

RENT ROLL

Dollar General | 6490 Flat Top Road | Quinton, AL 35130



SIZE			ANNUAL RENT				LEASE TERM		
TENANT NAME	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
Dollar General	7,489 SF	100%	\$79,980	\$10.68	10%	At Options	02/11/2018	02/28/2033	4 x 5 Years



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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum 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, 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 Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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