



8% CAP NN LEASED DOLLAR GENERAL ROME,GA

1816 DEAN AVENUE
ROME, GA 30161

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A photograph of a Dollar General retail store. The building is a single-story structure with a light-colored metal exterior. A large, illuminated sign with the words 'DOLLAR GENERAL' in bold, dark letters is mounted on the front facade. Several cars are parked in the lot in front of the store, including a white SUV, a silver sedan, a white sedan, and a blue SUV. The sky is clear and blue.

Property Summary



OFFERING SUMMARY

Sale Price:	\$900,000
Cap Rate:	8.03%
NOI:	\$72,234
Building Size:	8,400 SF
Lot Size:	0.44 Acres
Zoning:	CC

PROPERTY OVERVIEW

SVN is pleased to offer for sale a NN leased Dollar General investment in a non-rural location. Rome is the largest city and the county seat of Floyd County, Georgia, located 70 miles northwest of Atlanta. Rome's city population of 44,000+ increased by 8% since the 2010 census.

The corporately guaranteed Dollar General lease for the 8,400 square foot store on 0.44 acres began in 1999 with a 5 year term. Lease renewals occurred regularly with a 5 year renewal effective June 1, 2019 through May 31, 2024. Two 5-year renewal options with 10% rent increases remain. The current rent of \$8.63 SF is below market and expenses are stable. The 44,000+ city population, 15,400+ daily traffic count and below market rent reduce vacancy risk.

Education, manufacturing, tourism, healthcare and technology diversify Rome's economy. The cost of living index of 81.1 is lower than the national average of 100.

PROPERTY HIGHLIGHTS

- NN lease through 5/31/2024
- Corporate lease since 1999
- Below market rent \ stable expenses
- 44,000+ 5 mile population 8% growth
- 15,400 daily traffic count

Profit & Loss Statements \ Rent Roll

PROFIT & LOSS STATEMENTS

PROJECTED

INCOME	2016	2017	2018	2019
Rent	\$69,727	\$72,468	\$72,468	\$72,468
CAM Reimb.	\$ 2,100	\$ 2,100	\$ 2,100	\$ 2,100
Taxes & Ins. Reimb.	\$ 5,866	\$ 4,985	\$ 5,745	\$ 5,531
Gross Income	\$77,693	\$79,553	\$80,313	\$80,099
EXPENSES*				
CAM	\$ 1,051	\$ 2,444	\$ 1,962	\$ 1,819
Insurance	\$ 961	\$ 961	\$ 961	\$ 961
Taxes	\$ 4,905	\$ 4,024	\$ 4,784	\$ 4,570
Repairs	\$ 204	\$ 209	\$ 408	\$ 274
Total Expenses	\$ 7,121	\$ 7,638	\$ 8,079	\$ 7,624
Net Income	\$70,572	\$71,915	\$72,234	\$72,475

* 2019 projected expenses are the average of the past 3 years.

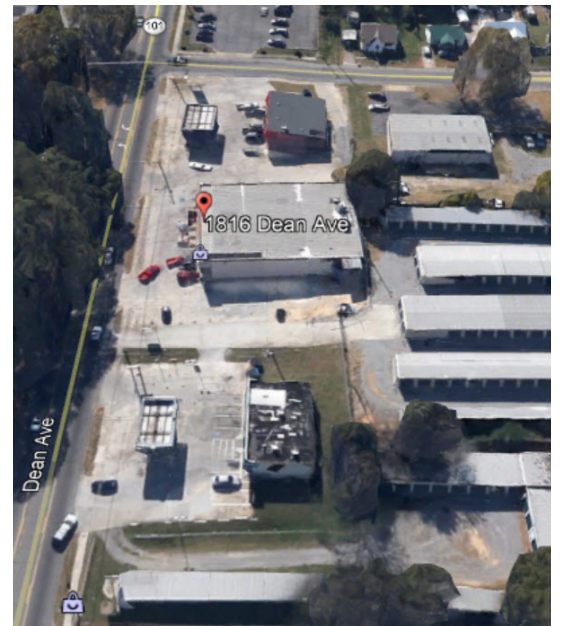
RENT ROLL

Tenant	Sq Ft	Term	Rent Period	Annual Rent/CAM	Monthly Rent/CAM	\$ Sq Ft	Notes
Dollar General	8,400	6/1/1999-5/31/2004	6/1/1999-5/31/2002	\$42,000/\$2,100	\$3,500/\$175	\$5.00	Original lease
			6/1/2002-5/31/2004	\$45,000/\$2,100	\$3,750/\$175	\$5.36	Original lease
		Option 1	6/1/2004-5/31/2007	\$49,500/\$2,100	\$4,125/\$175	\$5.89	Original lease
		Option 2	6/1/2007-5/31/2010	\$54,444/\$2,100	\$4,537/\$175	\$6.48	" "
		Option 3	6/1/2010-5/31/2013	\$54,444/\$2,100	\$4,537/\$175	\$6.48	Lease amend #2
		Option 4	6/1/2013-5/31/2016	\$59,892/\$2,100	\$4,991/\$175	\$7.13	" "
		Option 5	6/1/2016-5/31/2019	\$65,880/\$2,100	\$5,490/\$175	\$7.84	" "
			6/1/2019-5/31/2024	\$72,468.00/\$2,100	\$6,039.00/\$175	\$8.63	Lease amend #3
		Option 1	6/1/2024-5/31/2029	\$79,714.80/\$2,100	\$6,642.90/\$175	\$9.49	" "
		Option 2	6/1/2029-5/31/2034	\$87,686.28/\$2,100	\$7,307.19/\$175	\$10.44	" "

Expenses:

Taxes	100% reimbursed by tenant to landlord. (lease amend #1 capped at \$.77 SF/ \$6,468 year)
Insurance	100% reimbursed by tenant to landlord. (lease amend #1 capped at \$.77 SF/\$6,468 year)
Grounds, Parking & Lighting	Maintained by landlord and reimbursed by tenant. (lease amend #1)
Repairs	Landlord responsible for roof, structure & parking lot. (lease paragraph #5) Tenant pays for all repairs up to \$500 per occurrence (lease paragraph #6) Landlord pays for all repairs over \$500 per occurrence (lease paragraph #6)
Utilities	100% paid by tenant. (lease paragraph #8)

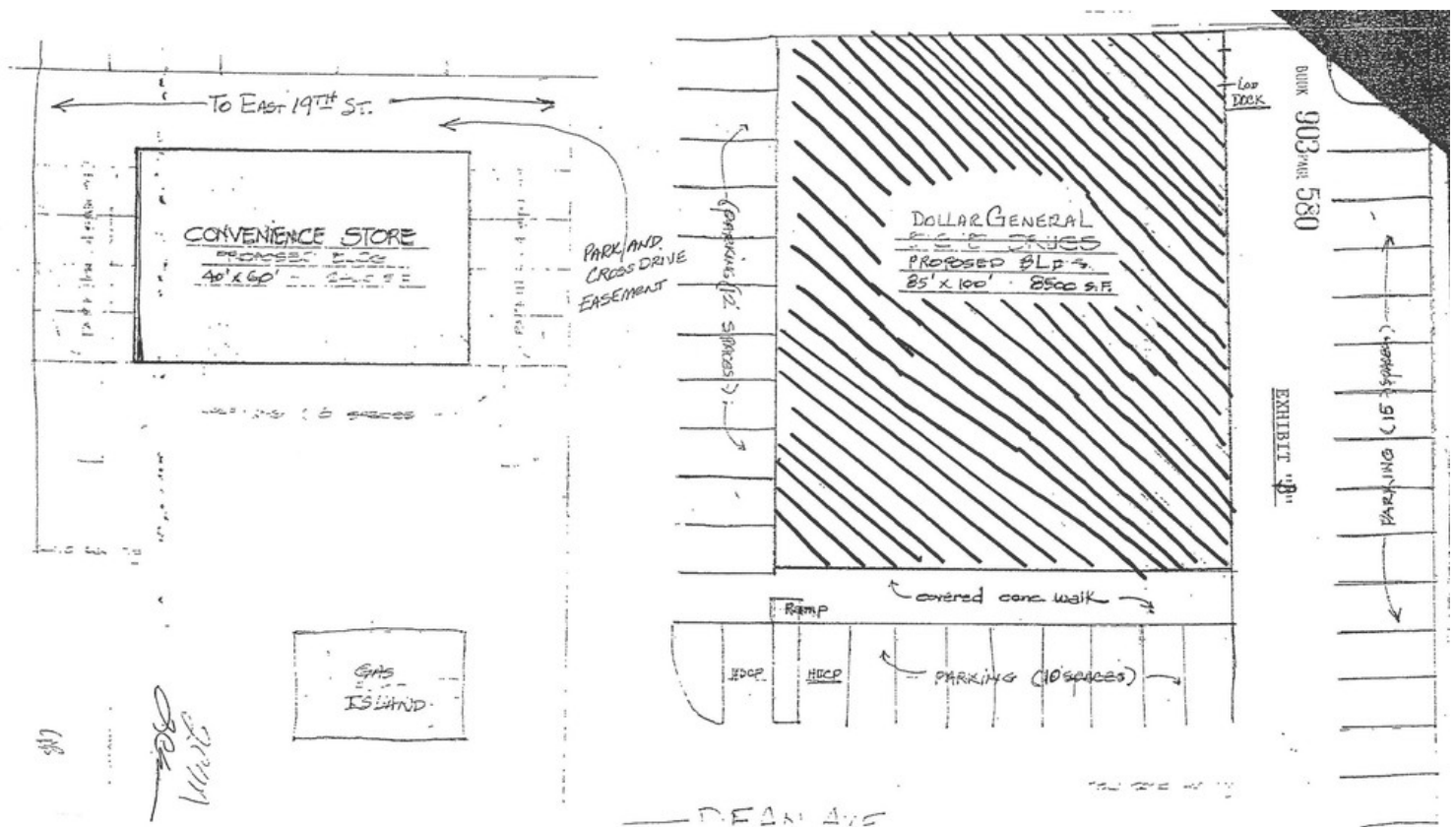
Additional Photos



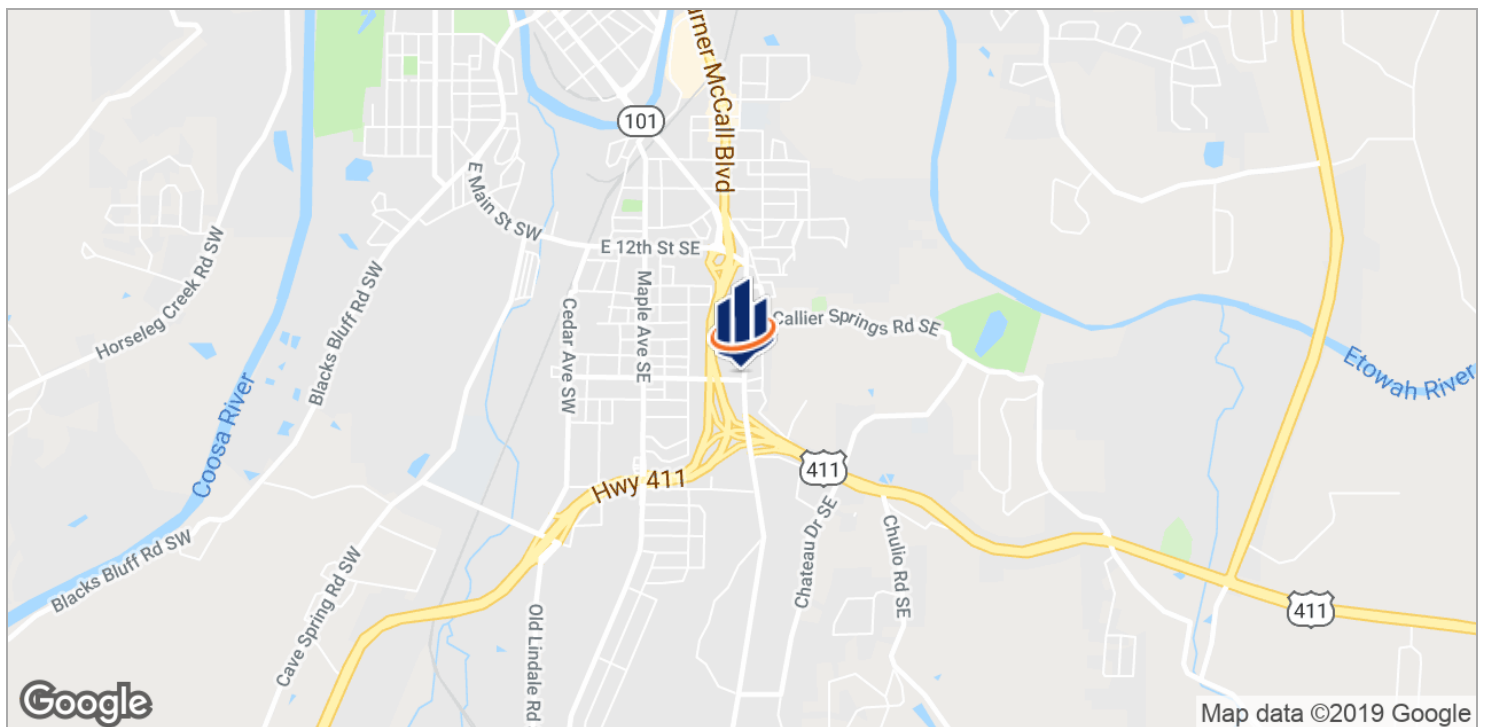
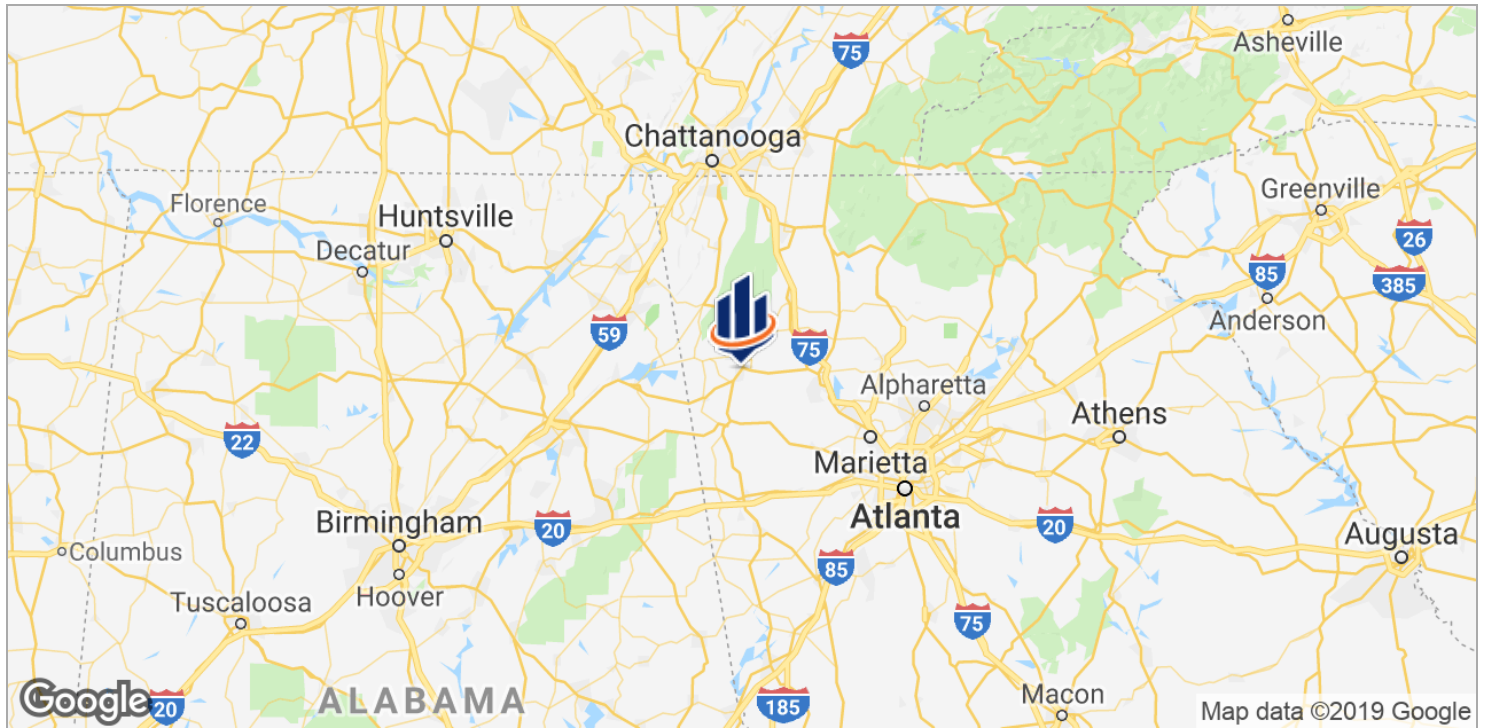
Aerial Map



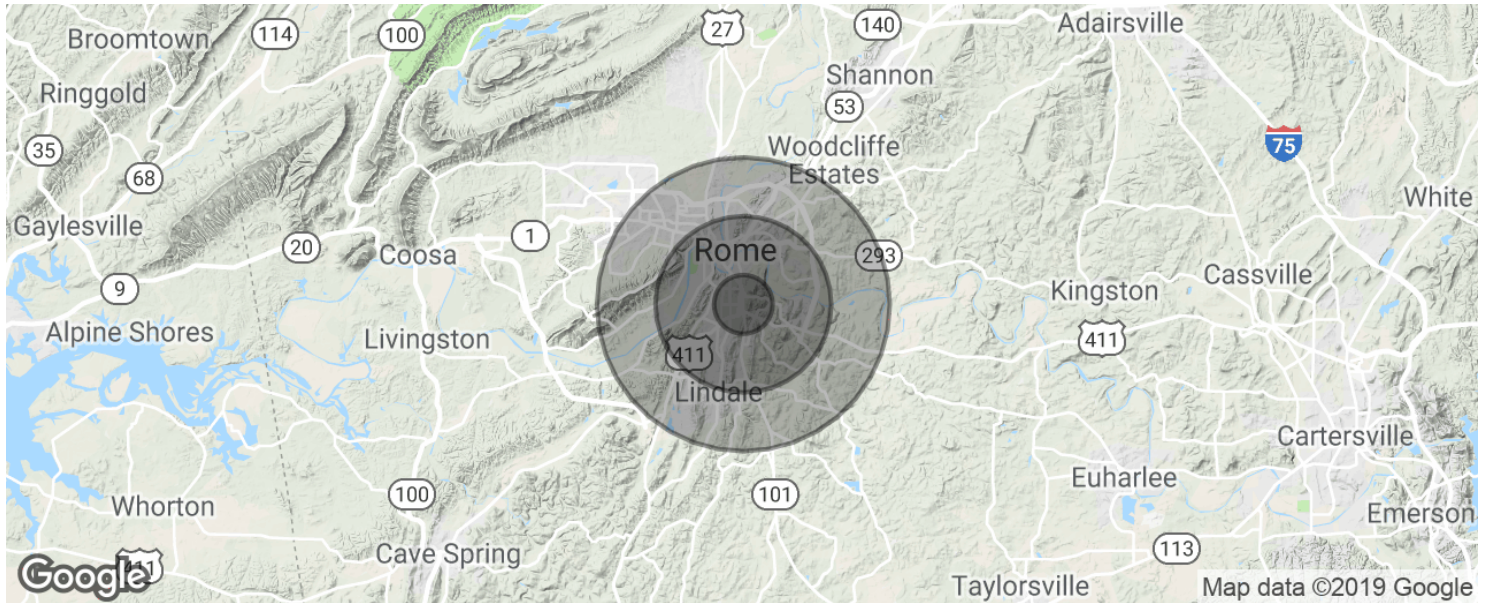
Site Plan



Location Maps



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,263	20,845	44,190
Median age	32.5	36.3	36.0
Median age (Male)	33.8	35.4	34.5
Median age (Female)	31.7	38.6	38.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,590	7,983	16,438
# of persons per HH	2.7	2.6	2.7
Average HH income	\$34,924	\$48,698	\$50,643
Average house value	\$174,144	\$157,235	\$147,952

* Demographic data derived from 2010 US Census

Additional Information



Demographics		
MAJOR EMPLOYERS		
Employer	Type	# of Employees
Floyd Medical Center	Healthcare	2,507
Redmond Regional Medical Center	Healthcare	1,200
Lowe's RDC	Distribution	820
Harbin Clinic	Healthcare	792
Berry College	Education	562
Kellogg's	Manufacturing	552
F & P Georgia	Manufacturing	518
International Paper Company	Manufacturing	451
Syntec Industries	Manufacturing	350
Top 10 Manufacturers		
Employer	Type	# of Employees
Kellogg's	Food Production	552
F & P Georgia	Automotive	518
International Paper	Paper	451
Neaton Rome	Automotive	427
Hillshire Brands	Food Production	350
Syntec Industries	Carpet Fiber	350
Southeastern Mills	Food Production	340
Mohawk	Carpet Industry	230
Bekaert	Wire	218
Pirelli Tire	Tires	190

Advisor Bio

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PROFESSIONAL BACKGROUND

Matthew J. Levin, CCIM, serves as a Senior Advisor for SVN, focusing on the sale and leasing of retail, office and industrial properties. With over 23 years experience in the real estate industry, he has completed over 500 transactions valued at \$250 million.

Levin is a multi-year recipient of the Partner Circle Award, SVN's highest recognition, and consistently performs in the top ten percent of advisors nationally.

Prior to joining SVN, Levin served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Levin is a life million dollar club member of the Atlanta Commercial Board of Realtors. He is past chairman of the Scholarship Committee of the Georgia Chapter of CCIM and past president of the Georgia State University, Real Estate Alumni Group.

He received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.