

FRED'S STORE 10-YEAR / NN Hogansville, GA



- . Metro Atlanta Location
- . Upgraded Construction
- . 11.00% Asking Cap Rate
- . Limited Competition in Immediate Vicinity

❖ The above information has been secured by sources deemed to be reliable, Tri-Oak Consulting Group makes no representations or warranties expressed or implied as to the accuracy of the above information. References to square footage or age are approximate. Purchaser must verify the accuracy of the above information and bears all risks for any inaccuracies. Above information is subject to



2001 Billy Tucker Circle - Hogansville, GA 30230

Building Size: 16,000 Square Feet

Land Size: Approx. 2.31 Acres

Parking: Adequate

Area Tenants: U.S Post Office, PNC Bank, Community Bank & Trust, Rite Aid, Dollar General, Piggly Wiggly

FRED'S — NET LEASE

PURCHASE PRICE: \$866,307
(CAP RATE 11.00%)



Current Annual Rent:	\$95,293.82 (\$5.96 per building SF)
Initial Rent Commencement:	October 1, 2007
Lease Expiration:	September 30, 2022
Initial Lease Term:	10-Year - NN
Renewal Options:	Three (3) / 5 Year Renewal Options
Rent Increases:	3% in Renewal Options

Demographics:	1-MILE	3-MILE	5-MILE
Population:	1,867	4,752	6,494
Median Income:	\$34,841	\$38,262	\$39,627
Average Income:	\$48,683	\$51,257	\$53,907

Tenant Responsibility:	Increases in Real Estate Taxes & Insurance above "Base Year" Interior & Minor repairs to HVAC (Up to \$800 per unit / per year) CAM Reimbursement: \$400.00/ Mos.
Lessor Responsibility:	"Base Year" Real Estate Taxes & Insurance, Roof, Structure, Parking Lot, Major CAM/HVAC
Lease Guarantor:	Fred's, Inc. Nasdaq : FRED

CONTACT INFORMATION

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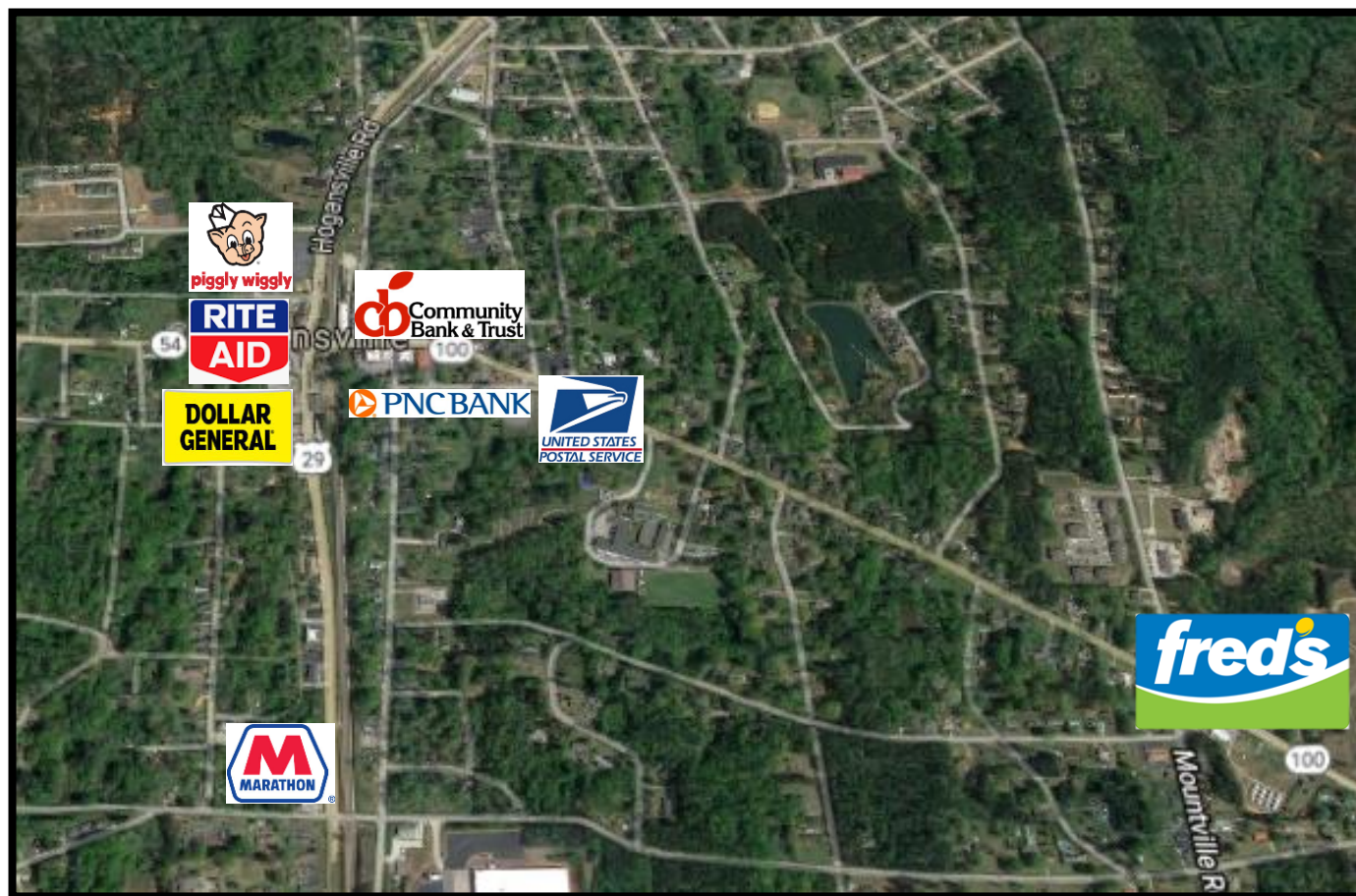
AERIAL VIEW WITH TRAFFIC GENERATORS



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AERIAL VIEW WITH AREA TENANTS



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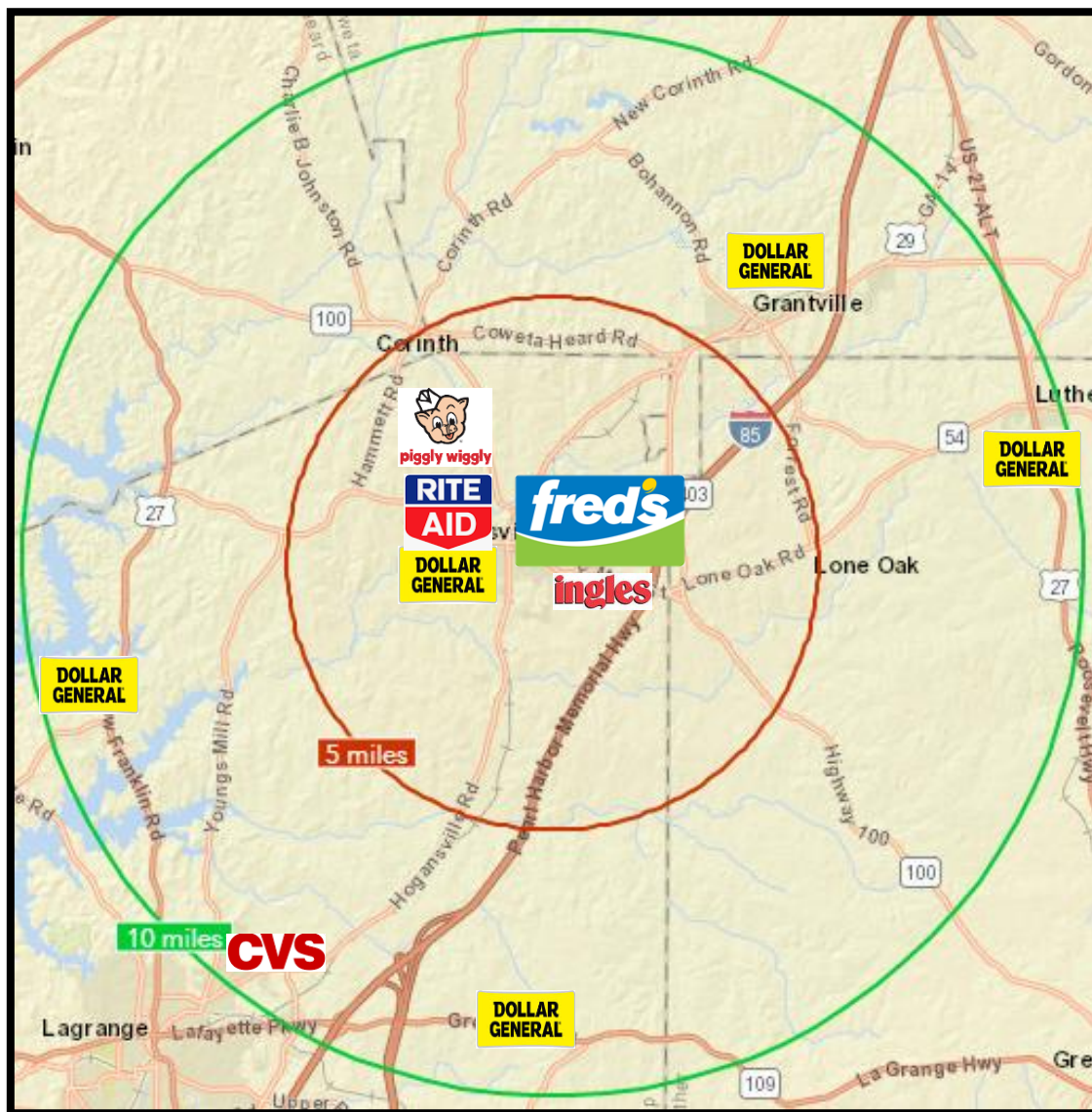
FRED'S — NET LEASE

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Discount Retailers within 10-Mile Radius

Red: 5 Mile Radius

Green: 10 Mile Radius



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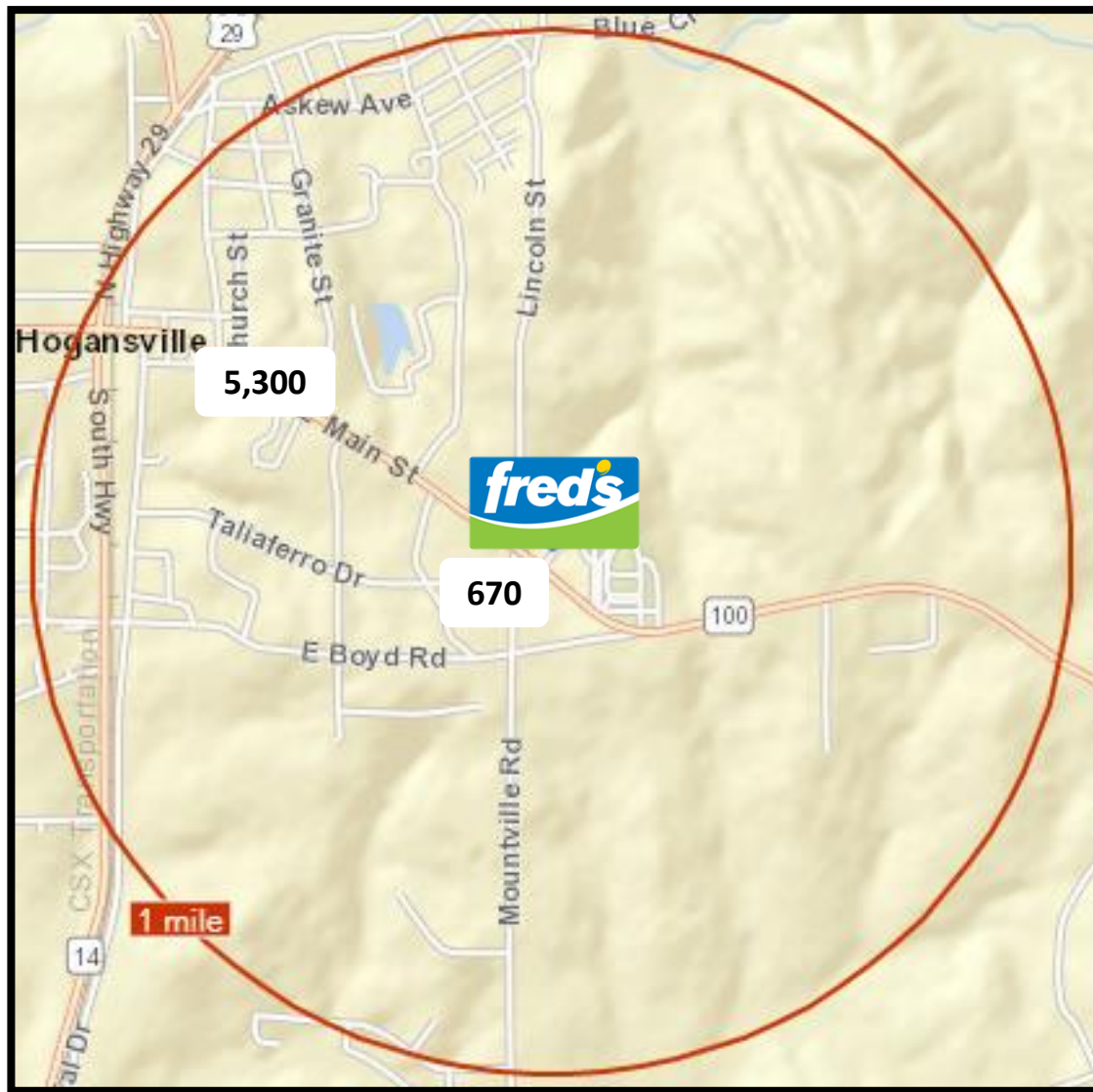
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Traffic Counts

Data from: 2005

Red: 1 Mile Radius



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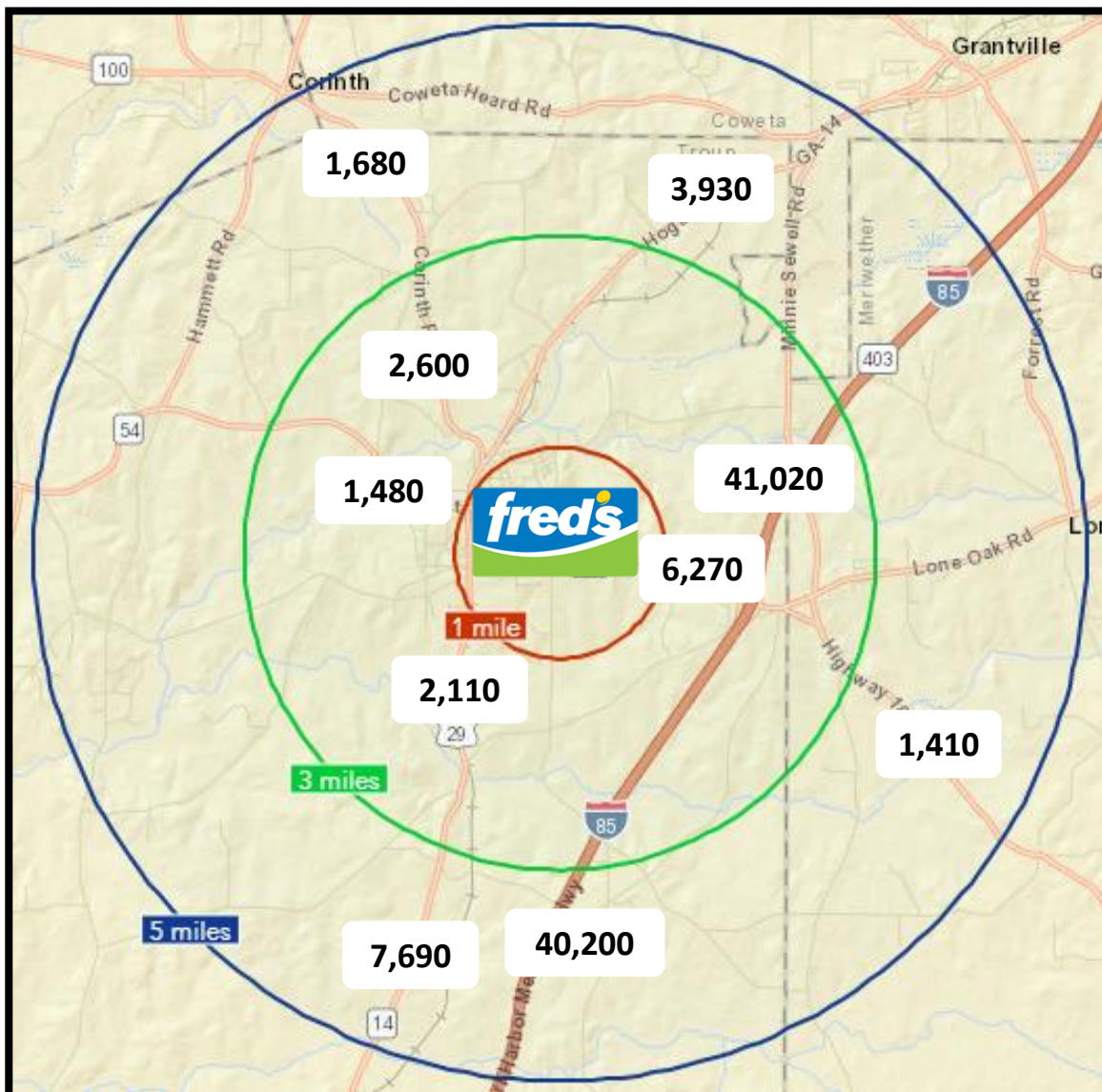
Traffic Counts

Data from: 2005

FRED'S — NET LEASE

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Red: 1 Mile Radius
Green: 3 Mile Radius
Blue: 5 Mile Radius

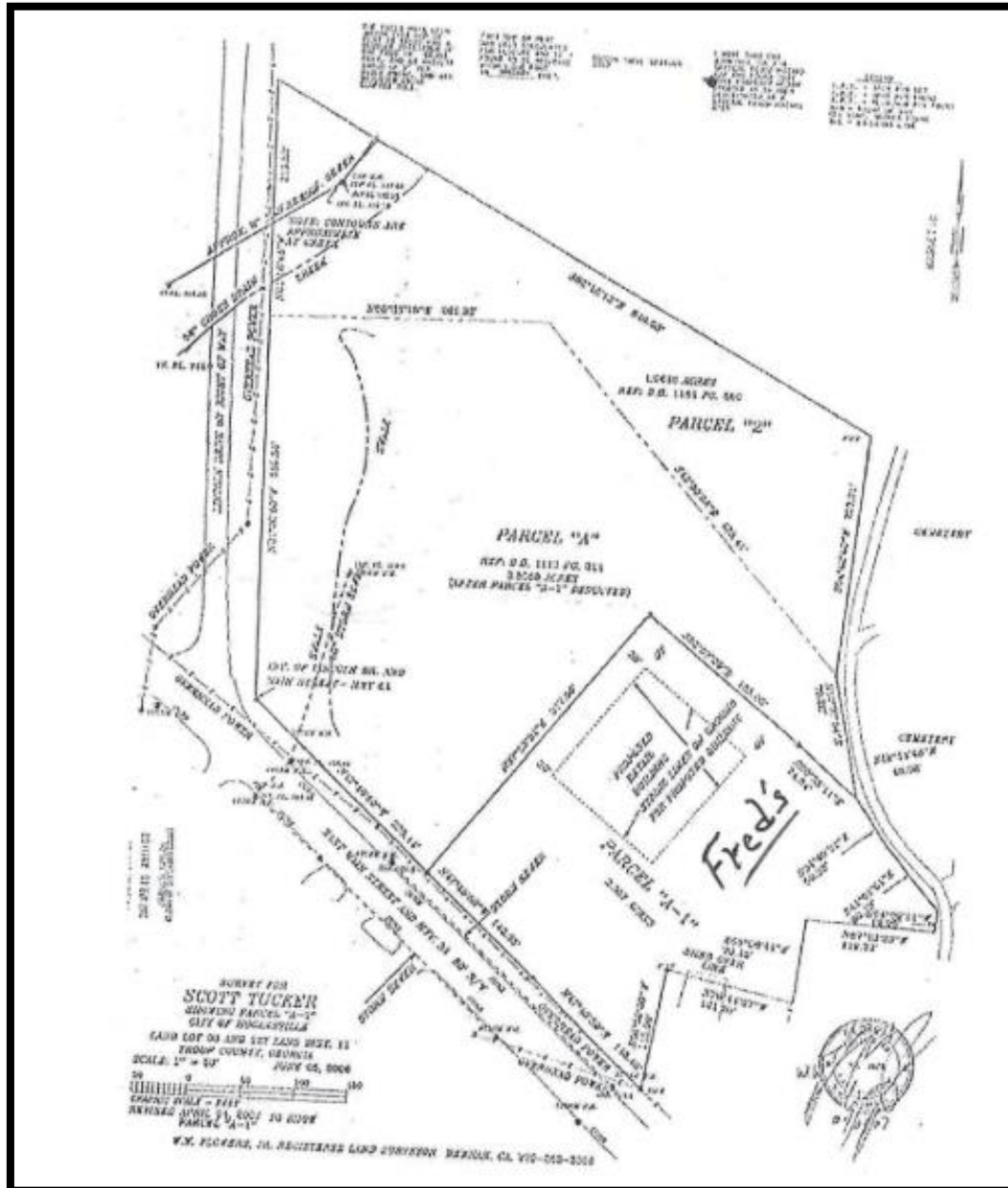


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SITE PLAN



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Fred's, Inc.
4300 New Getwell Road
Memphis, TN 38118
United States - [Map](#)
Phone: 901-365-8880
Fax: 901-365-8865
Website: <http://www.fredsinc.com>

Corporate Profile

Details	
Index Membership:	N/A
Sector:	Services
Industry:	Discount, Variety Stores
Full Time Employees:	5,135

Business Summary

Fred's, Inc., together with its subsidiaries, sells general merchandise through its retail discount stores and full service pharmacies. The company, through its stores, offers household cleaning supplies, health products, beauty and personal care products, disposable diapers, pet foods, paper products, various food and beverage products, and pharmaceuticals to low, middle, and fixed income families in small- to medium- sized towns. It also sells general merchandise to franchised Fred's stores. As of January 28, 2017, the company operated 628 retail stores, including 55 express stores and 3 specialty pharmacy-only locations; 362 pharmacies; 3 specialty pharmacy facilities; and 16 franchised stores in 15 states of the southeastern United States. Fred's, Inc. was founded in 1947 and is headquartered in Memphis, Tennessee.

Fred's, Inc. (FRED)

NasdaqGS - NasdaqGS Real Time Price. Currency in USD

☆ Add to watchlist

3.0000 0.0000 (0.00%)

As of 10:39AM EST. Market open.

Buy

Sell

Summary

[Chart](#)

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[Statistics](#)

[Historical Data](#)

[Profile](#)

[Financials](#)

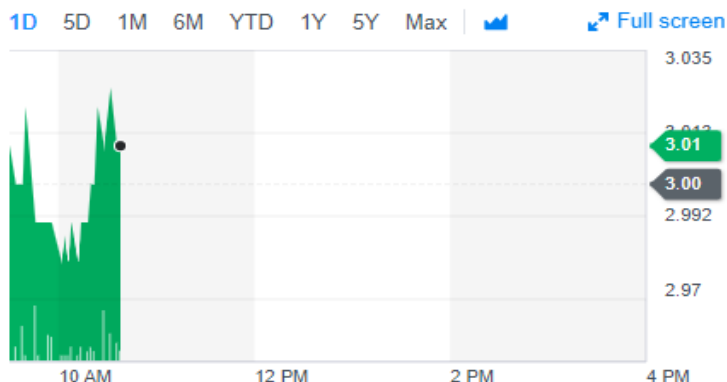
[Analysis](#)

[Options](#)

[Holders](#)

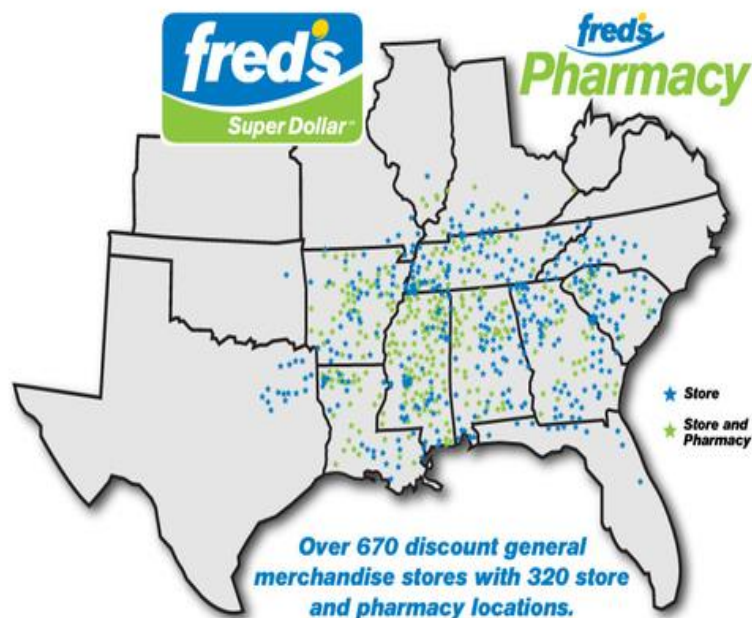
[Sustainability](#)

Previous Close	3.0000	Market Cap	109.334M
Open	2.9800	Beta (3Y Monthly)	0.34
Bid	3.01 x 900	PE Ratio (TTM)	N/A
Ask	3.02 x 900	EPS (TTM)	-3.11
Day's Range	2.9800 - 3.0250	Earnings Date	May 2, 2019 - May 6, 2019
52 Week Range	1.3000 - 3.5800	Forward Dividend & Yield	N/A (N/A)
Volume	9,145	Ex-Dividend Date	2017-08-30
Avg. Volume	444,127	1y Target Est	2.00



As of: 02/08/2019 - Source: finance.yahoo.com/q?s=FRED&q1=0

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Tracing its history back to an original store in Coldwater, Mississippi opened in 1947, today Fred's is headquartered in Memphis, Tennessee and operates almost 700 discount general merchandise stores, including 24 franchised Fred's stores, mainly across the southeastern states.

With a unique store format and strategy that combines the best elements of a discount dollar store, drug store and mass merchant, Fred's stores stock more than 12,000 frequently purchased items that address the everyday needs of its customers. This merchandise includes nationally recognized brand name products, proprietary Fred's label products, and lower-priced, and off-brand products.

The company has two distribution centers, one in Memphis, Tennessee, and Dublin, Georgia.



Source: <http://www.fredsinc.com/historicalInfo.aspx?mode=spg&ty=ftr&spid=31&pid=62>

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