



UPGRADED DOLLAR GENERAL

4736 E BAKER HWY, DOUGLAS, GA 31535

ACTUAL RENDERING

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Georgia Broker of Record:

Steve Miller | Miller Realty Services

GA License #11102

INVESTMENT SUMMARY

List Price:	\$1,420,691
Current NOI:	\$94,476.00
Initial Cap Rate:	6.65%
Land Acreage:	+/- 1.0
Year Built	2019
Building Size:	9,100 SF
Price PSF:	\$156.12
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.65%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,100 SF Dollar General Upgraded store located in Douglas, GA. The property is encumbered with a fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains Four (5) Yr. Options to renew, each with a 10% rental rate increase. The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of "BBB", which is classified as Investment Grade. The store is currently under construction with rent commencing in July 2019.

This Dollar General is highly visible as it is strategically positioned on E Baker Hwy having 2,670 cars per day. The 5 mile population from the site exceeds 10,400 while the three mile average household income exceeds \$51,001 per year, making this location ideal for a Dollar General. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a "passive" investor to attain the fee simple ownership of a Dollar General. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, the nation's top dollar store. List price reflects a 6.65% cap rate based on NOI of \$94,476.



PRICE \$1,420,691



CAP RATE 6.65%



LEASE TYPE Absolute NNN



TERM 15 Years

INVESTMENT HIGHLIGHTS

- Brand New Absolute NNN Lease | Upgraded Construction
- Zero Landlord Responsibilities
- 15 Year Term / Four (5 Year Options)
- Investment Grade Dollar Store
- Three Mile Household Income \$51,001
- Five Mile Population Exceeds 10,400
- Dollar General Reported 29 Consecutive Quarter of Same Store Sales Growth
- 6 Miles from General Coffee State Park which attracts 100,000+ tourists each year
- 4.5 Miles from South Georgia State College

FINANCIAL SUMMARY

INCOME	DOLLAR GENERAL	PER SF
Rent	\$94,476	\$10.38
Gross Income	\$94,476	\$10.38
EXPENSE	DOLLAR GENERAL	PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$94,476	\$10.38

PROPERTY SUMMARY

Year Built:	2019
Lot Size:	+/- 1.0 Acre
Building Size:	9,100 SF
Traffic Count:	2,670
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Upgraded
Parking Lot:	Asphalt
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$94,476
Rent PSF:	\$10.38
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Tenant
Lease Start Date:	7/8/2019
Lease Expiration Date:	7/31/2034
Lease Term Remaining:	15 Years
Rent Bumps:	10% At Options
Renewal Options:	Four (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$21.96 BILLION



STORE COUNT:
15,000+



GUARANTOR:
DOLLAR GENERAL



S&P:
BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,100	7/8/2019	7/31/2034	\$94,476	100.0	\$10.38
			Option 1	\$103,923		\$11.42
			Option 2	\$114,316		\$12.56
			Option 3	\$125,747		\$13.82
			Option 4	\$138,322		\$15.20
Totals/Averages	9,100			\$94,476		\$10.38



TOTAL SF
9,100



TOTAL ANNUAL RENT
\$94,476



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$10.38



NUMBER OF TENANTS
1



DOLLAR GENERAL

4736 E BAKER HWY, DOUGLAS, GA 31535 



15,000+
STORES



975 STORES
OPENING IN 2019



\$21.96 BIL
IN SALES



79 YEARS
IN BUSINESS



BBB
S&P RATING

DOLLAR GENERAL is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the company was established in 1939. There are more than 14,000 stores with more than 114,000 employees, located across 43 states. Dollar General has more retail locations than any retailer in America. The Dollar General store format has typically been in rural and suburban markets, now they are expanding into more densely populated areas. Opening over 900 stores in 2017, with an expected 1,000 opening for 2018. The Dollar General strategy is to deliver a hassle-free experience to consumers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.



15,000 STORES ACROSS 44 STATES

DOLLAR GENERAL

4736 E BAKER HWY, DOUGLAS, GA 31535



PROXIMITY TO LOCAL ATTRACTIONS



104 Miles
Jacksonville
International
Airport



62 Miles
Valdosta, GA



6 Miles
General Coffee
State Park



4.5 Miles
South GA State
College

DOLLAR GENERAL®

Douglas, GA

DOLLAR GENERAL

4736 E BAKER HWY, DOUGLAS, GA 31535



Downtown Douglas
5 Miles



Custom Picnic
Tables
Design



Saundra's
K9 Design



General Coffee
State Park



E Baker Hwy

DOLLAR GENERAL

Old Waycross Hwy

Dewberry Rd





Douglas is a city in Coffee County, GA. It was founded in 1855 as the seat of the newly formed Coffee County. It was named for Senator Stephen A. Douglas from Illinois, a renowned stump speaker who was the challenger to Abraham Lincoln in the residential election of 1860. In 1895, the railroad came to Douglas and the community began to boom. In 1909, the Georgia and Florida Railway located its offices in Douglas. The Eleventh District Agricultural & Mechanical School was established in Douglas in 1906. In 1927, South Georgia College was founded as Georgia's first state-supported junior college. During the 1920s and 1930s, Douglas was one of the major tobacco markets in the state. Much of this history is depicted in the Heritage Station Museum, located in the former Georgia and Florida Railway train station on Ward Street in downtown Douglas. Douglas has two areas listed on the National Register of Historic Places: the downtown and Gaskin Avenue historic districts. They were added to the list in 1989.

Farming plays a large role in the area's economy. Major agricultural products from the town and surrounding county include peanuts, corn, tobacco, and cotton. Chicken is also a major part of the economy. The World War II Flight Training Museum (the old 63rd Army Air Forces Contract Pilot School), Broxton Rocks, and the Ashley-Slater House are popular tourist attractions in the area. All three were recently named among Georgia's Hidden Treasures in a segment on WSB-TV. Douglas has ten public parks that offer year-round activities for all ages and interest groups. There are four golf courses in and around the city. Nearby, the 1,490 acres General Coffee State Park draws more than 100,000 visitors a year and is the most popular tourist attraction in the area!

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2018	2,167	10,434	34,381
Total Population 2023	2,174	10,447	34,392
Average Age	36.3	36.1	36.5
# Of Persons Per HH	2.7	2.7	2.7

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	792	3,828	11,929
Average HH Income	\$51,001	\$46,719	\$51,114
Median House Value	\$74,338	\$74,088	\$87,835
Consumer Spending (Thousands)	\$17,136	\$76,888	\$250,091





TOTAL SALES VOLUME

\$5.5B

PROPERTIES SOLD

2,500+

BROKER & BUYER REACH

345K

STATES SOLD IN

40

Click to Meet Team Fortis

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