

Single Tenant Net Lease Opportunity

TBD SR 51, Live Oak, Florida 32064
Coordinates 30.245311, -83.047547

DOLLAR GENERAL®

HIGHLIGHTS

Tenant Summary:

Guarantor is "Investment Grade", Guaranteed by Parent company (NYSE: DG)

- S&P Rating BBB
- Ranked #128 on 2017 Fortune 500 Listed
- 14,609 Stores in 44 States as of 5/18

Lease Summary:

- 15 year initial term
- Absolute NNN - No landlord responsibilities
- Brand New Long-Term Corporate Lease
- Renewal options: Four (4), Five Year Options

Building/Property Summary:

- Brand New Construction
- 9,100 Square Feet
- Prototype-Front Entry
- Pre-finished metal panels with split face concrete masonry
- Lot Size: 2.04 Acres

Location Summary:

- Live Oak is a fast-growing economic area located along Interstate 10, home to Spirit of Suwanee Music Park
- New store to area
- Growing Residential Area
- Close to schools & churches
- **Average HH Income over \$52,000**

DOLLAR GENERAL

Has been serving consumers for 75 years. With more than 14,609 stores in 44 states, they are America's largest small-box discount retailer by sales. In 2017, Dollar General achieved its 28th consecutive year of same-store sales growth and revenues exceeded \$23.5 billion with a net income of \$1.54 billion, and net worth of \$6 billion. In the 6+ years since going public in late 2009, the Dollar General stock price has approximately quadrupled!



FOR SALE

\$1,723,687.50

LEASE PAYS \$110,316.00 NNN

6.40% CAP RATE

ADVANTAGES

- This Seller is a **trusted Dollar General developer** with a meticulous construction and transaction process in place that makes these transactions extremely smooth and reliable. They have successfully delivered nearly 200 Dollar General locations over the past 10+ years.
- This Seller has negotiated **special financing terms** which may be extended to Buyer on this transaction, which could provide **substantial cost savings and increased IRR to Buyer**.

Demographic Summary	5 mi radius	7 mi radius	10 mi radius
Population	10,001	17,803	25,909
Median HH Income	\$41,633	\$40,759	\$42,012
Households	3,786	6,668	9,276
Population Median Age	39	39.3	39.8



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BUILDING SUMMARY

Store Style:	Front Center Entry
Building Size:	9,100 SF
Building Material/Type:	Prefinished metal panels with split face concrete masonry
Roof:	Standing Seam Metal Roof
HVAC:	Roof Mounted Units
Parking:	Asphalt (Concrete option possible)
New Location:	New Location not relocation
Landscaping:	Landscaped
Floors:	Polished Concrete Flooring System
Ceiling:	Open plan w/o Grids of HVAC Ducts

LEASE SUMMARY

Tenant:	Dolgencorp, LLC
Guarantor:	Dollar General Corporation
Site Address:	TBD SR 51, Live Oak, Florida
Lease Type:	Absolute NNN
Primary Term:	Fifteen (15) Years
Renewal Options:	Four (4) options for 5 years each
Estimated Rent Start:	12/2018
Estimated Rent End:	12/2033
Annual Rent:	\$110,316.00
Rent Increases:	10% per renewal option
Website:	www.dollargeneral.com

RENT

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
1 - 15	\$110,316.00	\$9,193.00	
16-20 (OPTION 1)	\$121,347.60	\$10,112.30	10%
21-25 (OPTION 2)	\$133,482.36	\$11,123.53	10%
26-30 (OPTION 3)	\$146,830.56	\$12,235.88	10%
31-35 (OPTION 4)	\$161,513.64	\$13,459.47	10%



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