



Net Lease Investment Offering

Dollar General

4511 Alabama Hwy, Coosa, GA 30165

7,500 square feet

0.7+/- acre

Built 1998

Annual NN Rent: \$31,506

(\$31,800 - \$294 base property taxes)

Lease term remaining: 5 years 10 months (Jan 31, 2025)

Offering price: \$440,000

7.16% cap rate

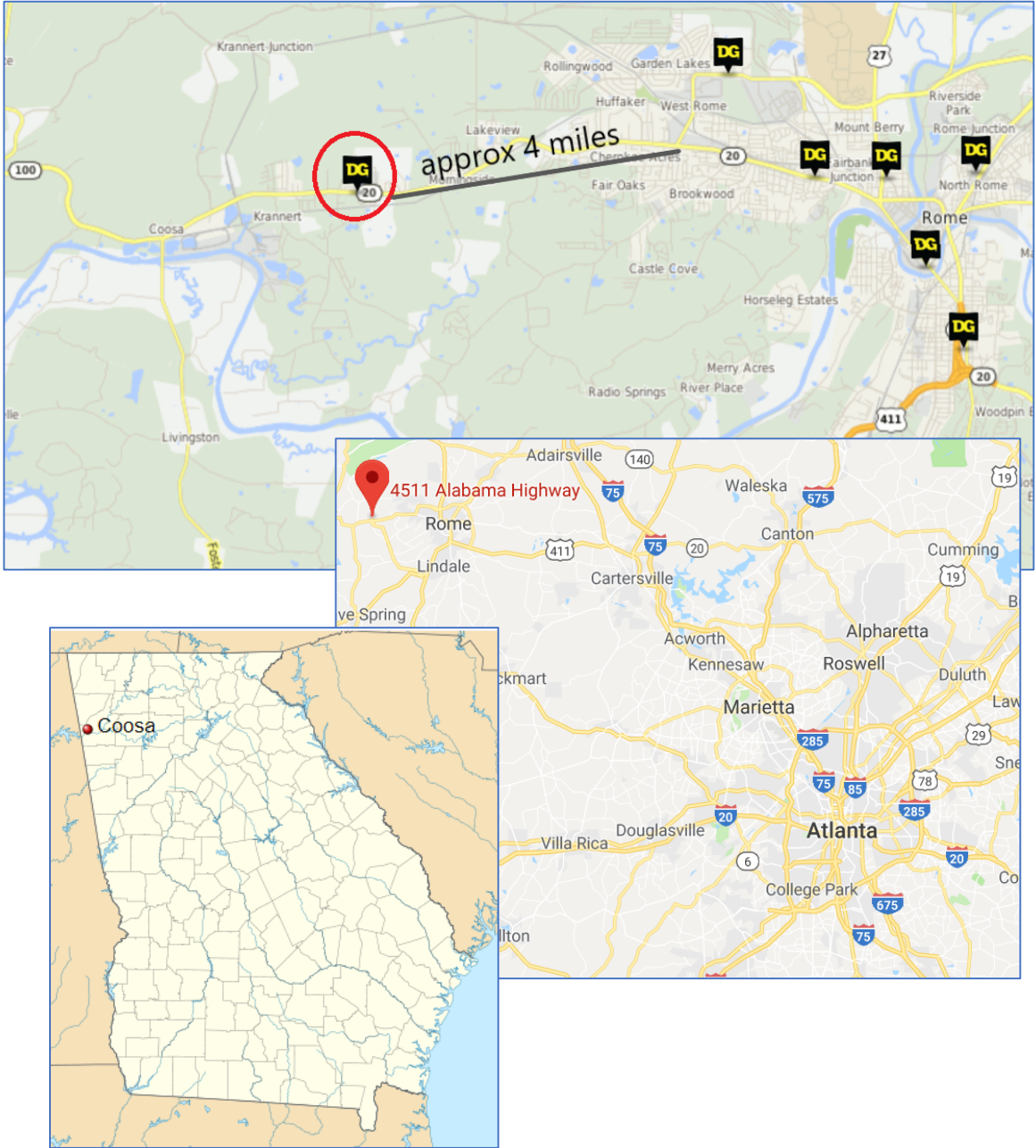
\$58.66/sf

Located just 4 miles west of Rome, GA

Dollar General

4511 Alabama Hwy, Coosa, GA 30165

Location Maps:



Net Lease Investment Summary**Dollar General**

4511 Alabama Hwy, Coosa, GA 30165

Property:	Dollar General Coosa, GA
Location	4511 Alabama Hwy, Coosa, GA 30165
County	Floyd
Tax ID	F13Y233
Year built	1998
Square feet	7,500
Acreage	0.7*/-

Tenant/Guarantor:	Dollar General Corporate
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Lease:	
Lease term expiration	January 31, 2025 (5 years, 10 months to expiration)
Lease type (NN or NNN)	NN: Tenant pays insurance, landlord pays \$294/year property taxes, tenant pays remainder, landlord responsible for major repairs of roof, structure, pavement and mechanical (above \$250)
Monthly lease rate/NOI	\$2,650
Annual lease rate/NOI	\$31,800
Annual NOI - Property Taxes	\$31,506
Rent increases	Increases to \$3,000/month, \$36,000/year at next five year renewal

Offering price	\$440,000
Rent/sf	\$4.24
Cap rate at asking price	7.16%
Asking price/sf	\$58.67

DOLLAR GENERAL®

Dollar General Corporation (NYSE: DG) is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of March 2019, Dollar General operates 15,472 stores in the continental United States. In the first three quarters of 2018, Dollar General opened 750 new stores. In 2019, Dollar General plans to open 975 additional stores.

The company first began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky by James Luther Turner and Cal Turner. In 1968, the name changed to Dollar General Corporation and the company went public on the New York Stock Exchange.

Dollar General has grown to become one of the most profitable stores in the rural United States with 135,000 full time employees, revenue of \$23B+ in 2018, and a market cap of \$31.223B.



Dollar General

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About The Area

The property is located approximately 4.5 miles west of Rome in the town of Coosa, GA. Coosa is an unincorporated community in Floyd County, GA, located at the intersection of Georgia routes 20 and 100, north of the Coosa River.

Rome is the largest city in the county seat of Floyd County, GA. It is the principal city of the Rome, Georgia, Metropolitan Statistical Area, which encompasses all of Floyd County. At the 2010 census, the city had a population of 36,303.. It is the largest city in Northwest Georgia and the 19th largest city in the state. Rome is home to the Rome Braves professional baseball franchise, Floyd Medical Center (2,507 employees), Redmond Regional Medical Center (1,200 employees), Harbin Clinic (792 employees), along with Berry College and Shorter College.

Demographics (2018)

Radius (miles)	1	3	5
Total Population	587	5,169	20,862
Total Households	227	1,945	7,755
Median Age	41.6	40.7	37.6
Average Household Income	\$59,182	\$60,823	\$68,143
Median Household Income	\$50,963	\$51,470	\$51,397

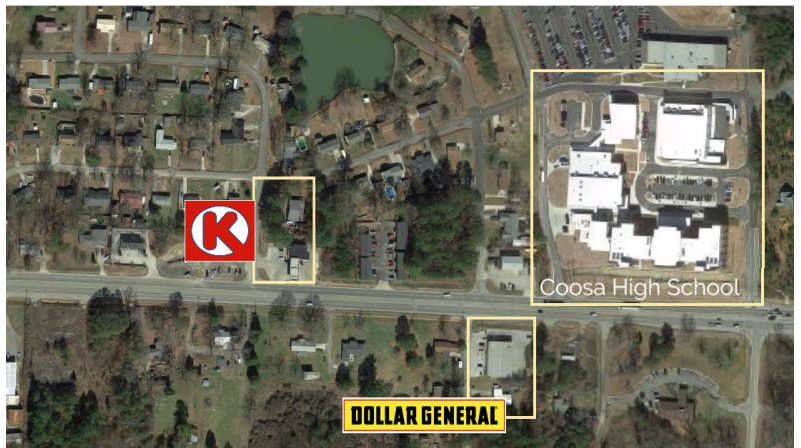
Data source: ESRI (complete report available upon request)

Dollar General

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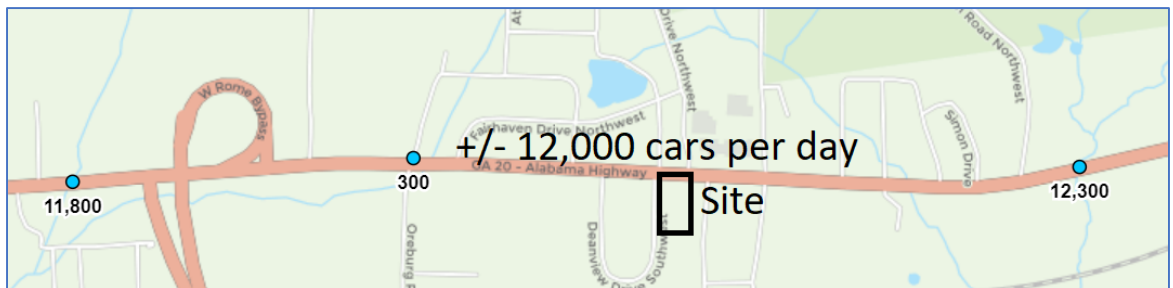
Coosa High School:

The property is located directly across Alabama Highway from the newly constructed Coosa High School. Enrollment for the year 2016-2017 was 735 students. The attractive, modern 178,500 square foot project was completed in 2015 at a cost of \$32M.



Georgia State Route 20

The site is located at 4511 Alabama Hwy, Coosa, GA 30165, also known as State Route 20. This highway is a heavily traveled route between the city of Rome, GA and the Alabama state line, and sees +/-12,000 vehicles per day of traffic flow.



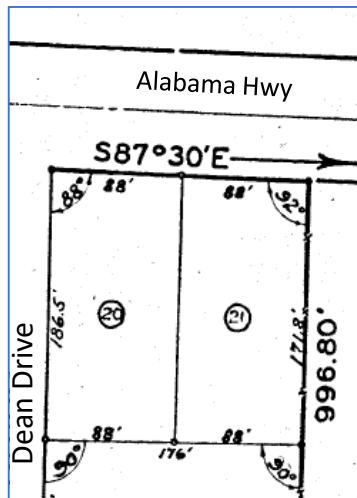
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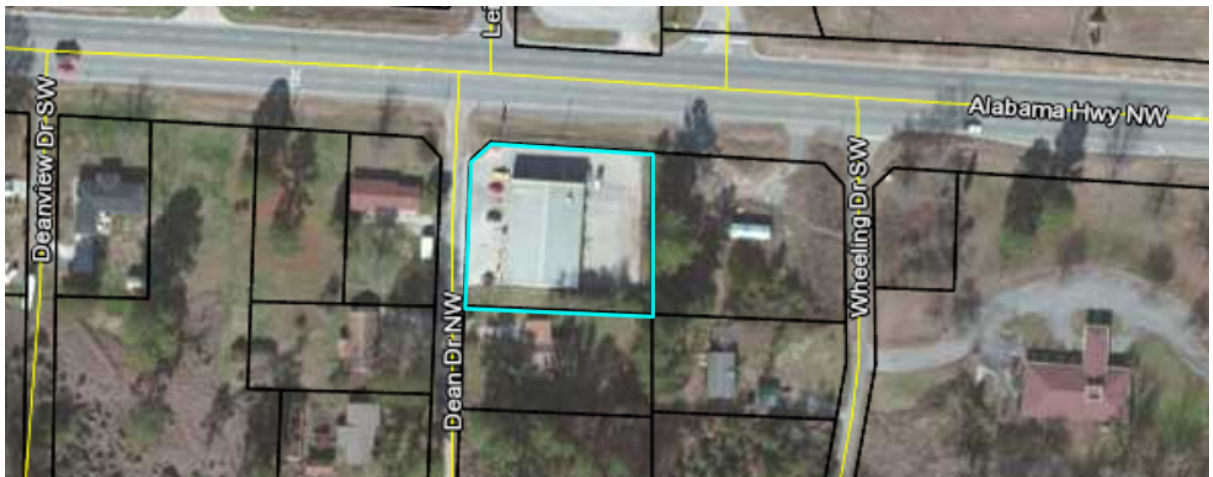
Legal Description:

All that tract or parcel of land lying and being in Land Lot 174 of the 4th District, 4th Section of Floyd County, Georgia, and being designated as Lots 20 and 21 in Block "A" of the Dean-Vue Subdivision, and being more particularly described on plat of survey recorded in Plat Book 4, Page 103, Floyd County, Georgia records. Said plat is incorporated herein by reference for a more complete legal description. Said property being described in Deed from Mrs. D.P. Dean to Elaine D. Bowman and Thomas I. Bowman recorded in Deed Book 327, Page 440, Floyd County, Georgia records. And the Improvements formerly known as 1345 Alabama Highway, Coosa, Georgia, now known as 4511 Alabama Highway, Coosa, Georgia.

Original Recorded Plat:



Tax Map:





Chad Manion - Real Estate Broker

Professional Background

Real Estate Brokerage (1996-2012):

1996: Obtained Georgia real estate license and began real estate sales career, focusing mainly on residential home sales

1999: Obtained Georgia real estate broker license

2000-2012: Shifted focus to commercial land sales and investment income property sales

Career real estate brokerage sales over \$28M

Business Ownership and Operations (2012-2018):

2012: Joined an Atlanta area technology company as partner and business development manager, and temporarily left the real estate brokerage industry. Led the company's business development department, and managed company finances. Early January 2019 completed successful sale of equity in technology company to partners, in order to re-enter real estate brokerage.

Real Estate Brokerage (2019-present):

Jan 2019: Re-entered real estate brokerage, focusing exclusively on single-tenant commercial investment sales.

Land Investments (2010-present):

Multiple acquisitions and subsequent sales of various land investments:

Commercial site, Mableton, GA

5 residential lots, Austell, GA

3 residential lots, Austell, GA

23 acre subdivision, Bremen, GA

3 homesites on 18 acres, Cedartown, GA

2 residential lots, Mableton, GA

4 individual single residential lots, South Cobb County, GA