



REPRESENTATIVE PHOTO

**DOLLAR
GENERAL®**

OFFERING MEMORANDUM
DOLLAR GENERAL
CLARKESVILLE, GA

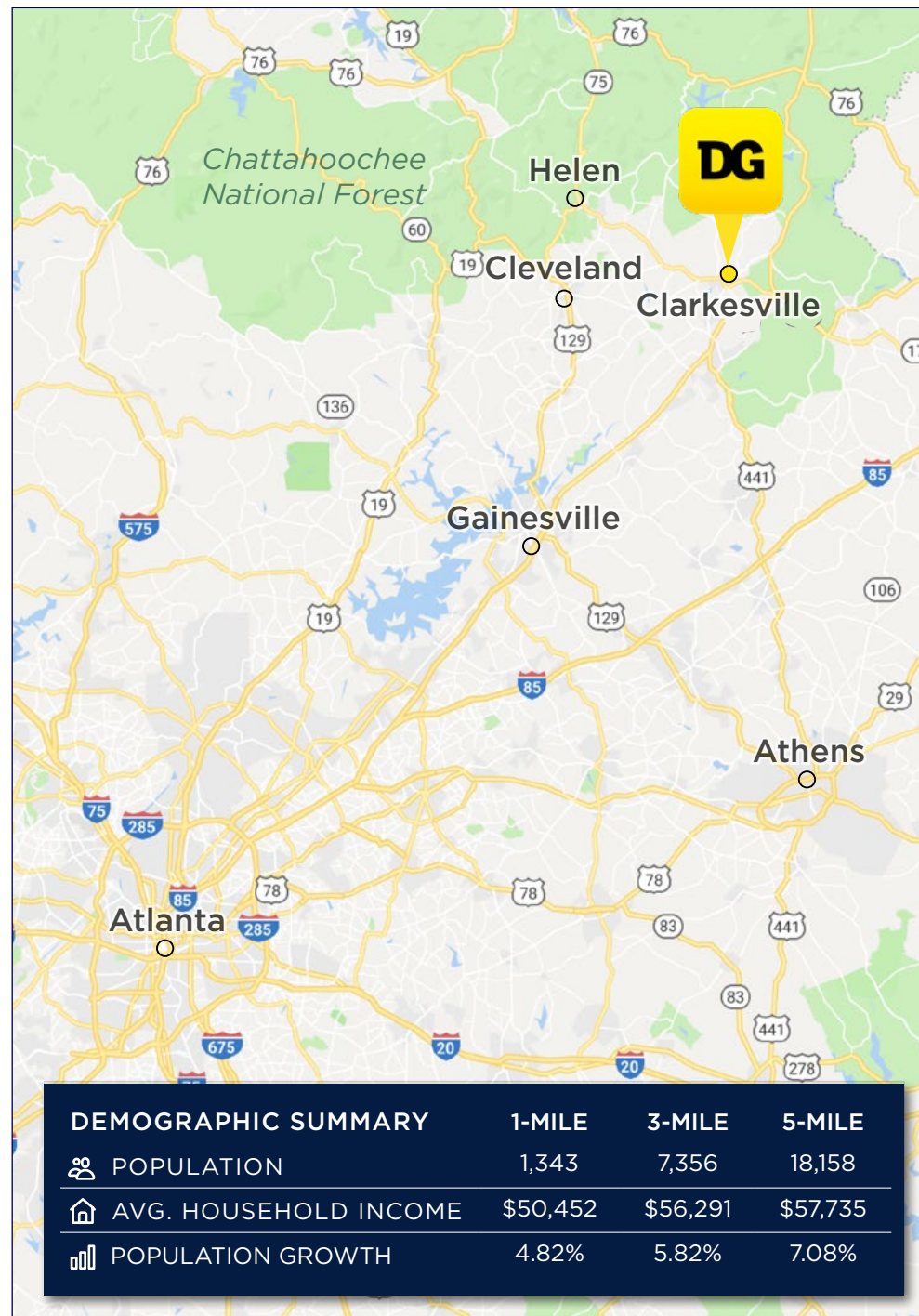
Marcus & Millichap

OFFERING SUMMARY

DOLLAR GENERAL

5859 S State Highway 197 Clarksville, GA 30523

PRICE	\$1,402,000		
CAP RATE	6.50%		
NOI	\$91,104		
RENTABLE SQUARE FEET	9,100		
PRICE/SF	\$154		
YEAR BUILT	2019		
LOT SIZE	4.29 AC		
TENANT TRADE NAME	Dollar General		
LEASE GUARANTOR	Corporate		
LEASE TYPE	NNN		
ROOF & STRUCTURE	Tenant		
LEASE TERM	15-Years		
RENT COMMENCEMENT DATE	April 2019		
LEASE EXPIRATION DATE	April 2034		
TERM REMAINING ON LEASE	15-Years		
INCREASES	10% Increases in Options		
OPTIONS	5, 5-Year Options		
BASE RENT	Years 1-15		\$91,104
OPTION RENT	Years 16-20	(Option 1)	\$100,292
	Years 21-25	(Option 2)	\$110,232
	Years 26-30	(Option 3)	\$121,260
	Years 31-35	(Option 4)	\$133,380
	Years 36-40	(Option 5)	\$146,724
TENANT RESPONSIBILITIES	Taxes, CAM, Insurance, Roof & Structure		
LANDLORD RESPONSIBILITIES	100% No Landlord Responsibilities		



INVESTMENT HIGHLIGHTS

NEW CONSTRUCTION STORE

- Brand New 9,100 SF Build-to-Suit Dollar General in Clarkesville, GA.
- This store is scheduled for delivery March 2019.

ATTRACTIVE RETAIL LOCATION

- Well located on GA State Route 197 near Downtown Clarkesville which opened 25 new businesses in 2017.
- Adjacent national retailers include Ingles, Starbucks, Wendy's, AutoZone, McDonald's, Rite Aid, Verizon, Zaxby's, Domino's and more.
- Approximately 3 miles from Piedmont College (2,361 students) and North Georgia Technical College (4,300 students).

CLARKESVILLE

- Clarkesville is located approximately 80 miles North of Atlanta in the NE GA Mountain Region.
- The NE Georgia Mountain Region is the third most popular tourist destination in Georgia.
- Clarkesville is home to Piedmont College (2,361 students) and North Georgia Technical College (4,300 students).
- Clarkesville is the county seat of Habersham County.

LONG TERM CORPORATE ABSOLUTE NNN LEASE

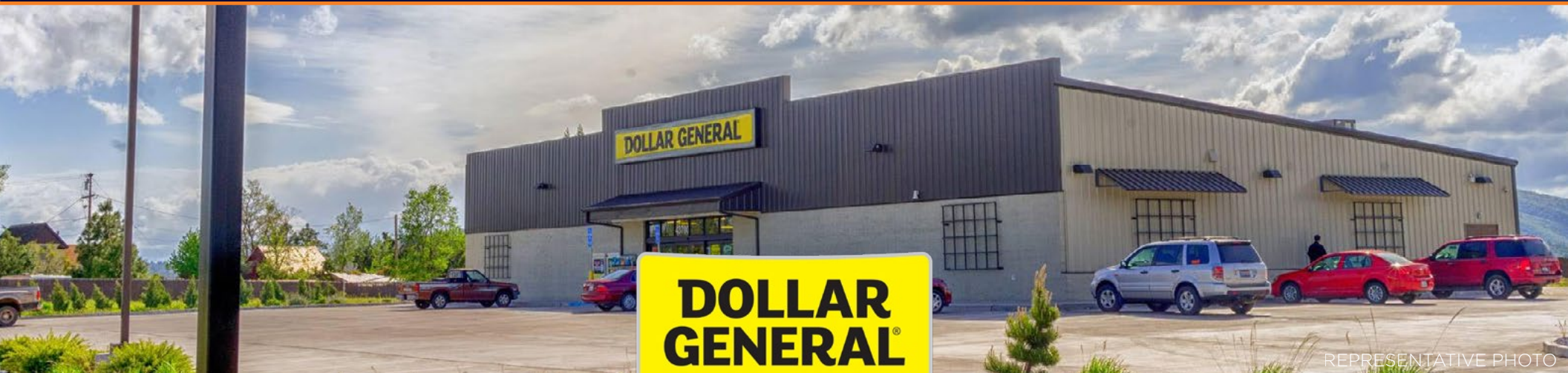
- The subject property has a brand new 15-year corporate guaranteed lease with Dollar General.
- Tenant is 100% responsible for all expenses, including taxes, CAM, insurance, roof and structure.
- There are 10% rent increases in each of the four, 5-year option periods.

INVESTMENT GRADE TENANT

- Dollar General is a publicly traded (NYSE: DG) Fortune 500 Company and is BBB investment grade rated.
- There are currently over 15,000 locations in 45 states and 900 new locations expected to be opened this year.
- Dollar General has been in business for 79 years and has a current net worth of over \$6B.



TENANT SUMMARY



REPRESENTATIVE PHOTO



BBB

S&P CREDIT RANKING
INVESTMENT GRADE



DG

PUBLICALLY
TRADED COMPANY



\$6.1 B

NET
WORTH



79

YEARS
IN BUSINESS



15,000+

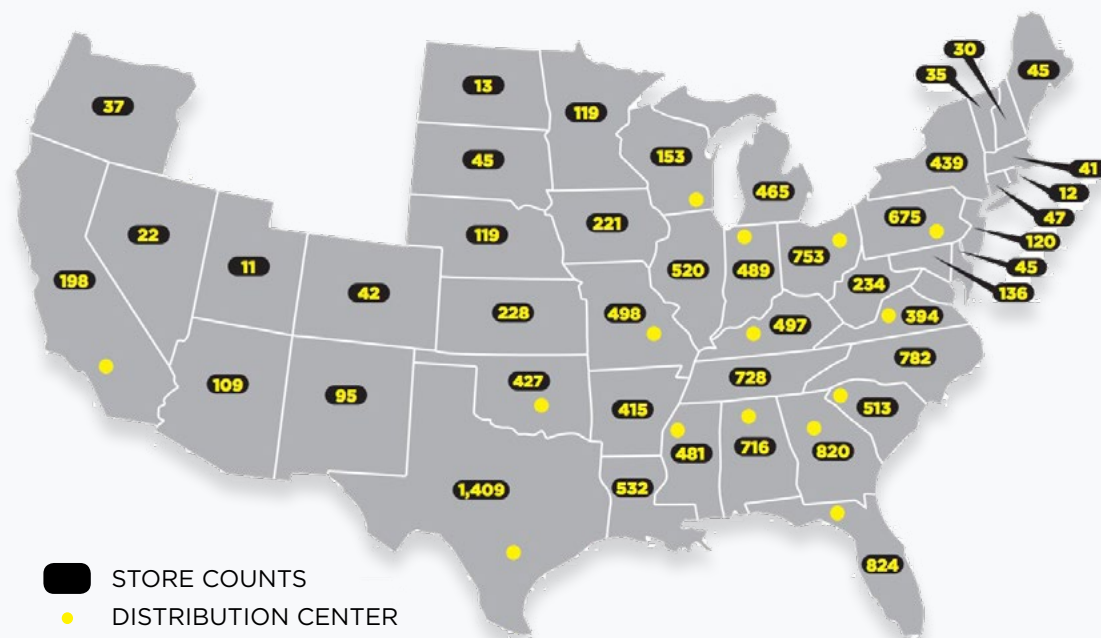
STORES IN
45 STATES



900

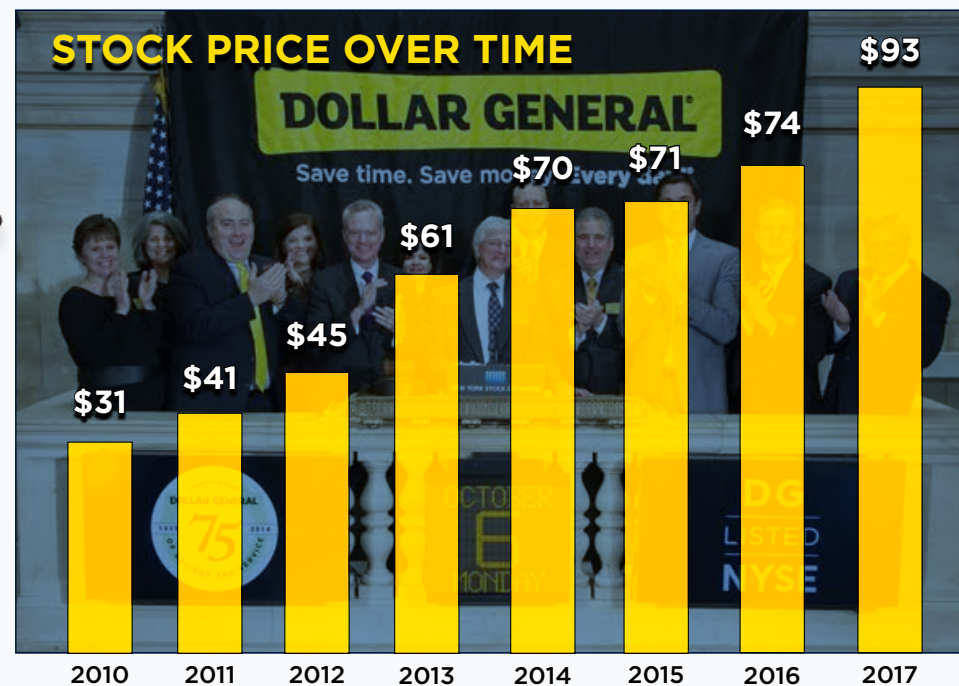
NEW STORES
BY YEAR END

STORES IN 45 STATES



● STORE COUNTS
● DISTRIBUTION CENTER

STOCK PRICE OVER TIME



AERIAL




NORTH GEORGIA TECHNICAL COLLEGE
3,660 students

North
Habersham MS

Experience
Clarkesville
GEORGIA






There's only one you!





115 10,200



385 14,700




ingles



115 3,050

















11,000

BUS
441


RAILROAD AVENUE

197 6,040






137 Beds


2,500 students

DEMOGRAPHIC SUMMARY		5-MILE
	POPULATION	18,158
	AVG. HOUSEHOLD INCOME	\$57,735
	POPULATION GROWTH	7.08%

DEMOREST

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Dated: _____

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don.mcminn@marcusmillichap.com

Re: TBD Highway 197 South, Clarkesville, GA 30523 (Dollar General)

Dear Don:

Please accept this offer to purchase the above referenced Property. This letter expresses Purchaser's interest in purchasing the Property under the following terms and conditions:

Purchaser _____

**Purchaser's
Address** _____

**Purchaser's
Phone/Fax** _____

**Purchaser's
Email Address** _____

Offer Price _____

Earnest Money \$25,000 earnest money deposit due within forty-eight (48) hours of the Effective Date of the Contract. The Earnest Money shall be increased to \$50,000 at the expiration of the Inspection Period and shall become non-refundable barring any other listed contingencies.

Inspection Period 21 Calendar Days from the Effective Date, which shall mean the date on which the latter of the parties executes a Contract. All available Due Diligence Documents ("Documents") will be forwarded immediately upon the Effective Date of the Contract.

Purchaser's Initials _____ Seller's Initials _____

Financing Period
(Please Check One)

☐ **All Cash** (No Financing Period)

☐ **Financing:** Purchaser shall have ten (10) days from the Effective Date of the Contract to apply for and obtain a financing commitment. In addition, Purchaser shall have 30 days from the expiration of the effective date of the contract to complete loan processing. Purchaser shall use its best efforts to secure and obtain a new first mortgage loan in the amount of \$_____ on terms which are acceptable to Purchaser.

Closing Date
(Please Check One)

☐ **New Property:** Within 10 Calendar Days after rent commencement and receipt of tenant estoppel.

☐ **Existing Property** Within 10 Calendar Days after the expiration of the Inspection Period (or Financing Period if applicable).

Closing Costs

Seller shall pay for the transfer tax. Buyer shall pay for Title. Purchaser and Seller shall each bear its own attorneys expenses. All other Closing Costs shall be split 50-50 between Buyer and Seller.

Property Condition

Property is being sold "AS IS" with Seller making representations or warranties concerning the property.

**Contract within
10 days:**

Within Ten (10) Calendar Days of the Effective Date of this Letter of Intent, Purchaser and Seller shall enter into a binding Contract (the "Contract"). Seller will Draft the Contract and Failure to reach an agreement will allow the Seller to consider this agreement void and accept offers from other parties.

Broker Commission

☐ Purchaser acknowledges that Don McMinn of Marcus & Millichap will represent them in this transaction. Any commissions due to the Purchaser's broker (if applicable) shall be paid by the Seller directly.

☐ Purchaser acknowledges that _____ of _____ will represent them in this transaction. Any commissions due to the Purchaser's broker (if applicable) shall be paid by the Seller directly.

1031 Exchange

Purchaser ☐ is / ☐ is not (check one) completing an IRS 1031 Tax Deferred Exchange, to which the Seller agrees to cooperate providing there is no cost or expense to Seller. Purchaser has \$_____ in an exchange account from a transaction which closed escrow on _____. Purchaser will provide Seller, upon request, proof of such funds.

Purchaser's Initials _____ Seller's Initials _____

Confidentiality

Purchaser and Purchaser's agents and representatives hereby covenant with Seller that Purchaser and Purchaser's agents and representatives shall not, without the prior written consent of Seller (which consent may be withheld in Seller's sole and absolute discretion), disclose to any other person (other than Purchaser's accountants and attorneys) or entity by any means whatsoever: (i) any information pertaining to the Documents; (ii) any information pertaining to the Contract; or (iii) any information or documentation (written or oral) provided by Seller or Seller's agents and representatives concerning Seller, Seller's business, Tenant, Tenant's business or the Property.

This Letter of Intent is contingent upon the prospective Purchaser's willingness to execute Seller's standard Purchase Agreement as well as review and approval of the details of the transaction proposed above by the appropriate principal parties of the Seller.

It is understood and agreed that the foregoing constitutes a *Letter of Intent* setting forth the major business points from our discussions. It is further understood that neither party intends to create any contractual rights or obligations as a result of entering into this *Letter of Intent*. No binding agreement or rights or obligations shall arise as the result of executing this letter or with respect to the proposed transactions, unless and until we execute definitive documentation incorporating the above provisions and other appropriate terms.

If the foregoing accurately reflects our discussions, please acknowledge same by returning a signed copy of this letter. Execution of this Letter of Intent by the undersigned agent in no way binds or obligates the Seller or any of its principals.

Agreed and Accepted | Purchaser

By: _____

Printed: _____

Dated: _____

Agreed and Accepted | Seller

By: _____

Printed: _____

Dated: _____

Purchaser's Initials _____ Seller's Initials _____