

EXCLUSIVELY MARKETED BY:



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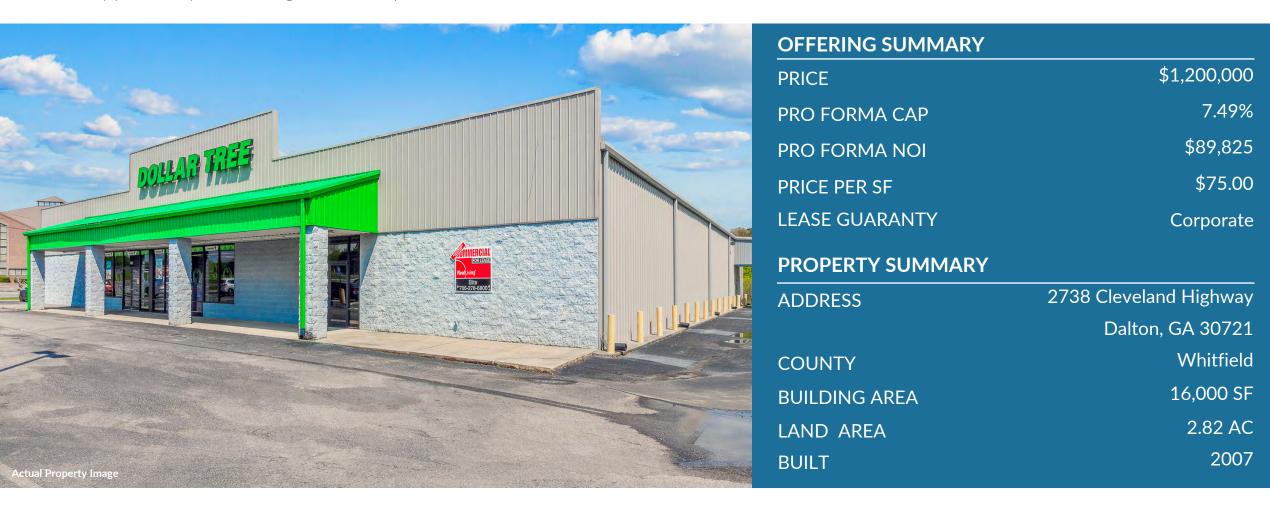
Lease Abstract

Lease Summary Rent Roll

INVESTMENT SUMMARY

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Sands Investment Group is Pleased to Exclusively Offer For Sale the 16,000 SF Dollar Tree Anchored Center Located at 2738 Cleveland Highway in Dalton, Georgia. This Opportunity Offers a High Quality Tenant and a Value Add Opportunity, Providing For a Unique Investment.



HIGHLIGHTS



Corporate Guaranteed Lease



Value Add With Great Upside - Great For Owner User or Developers With Tenants in Mind



6,000 SF Open Layout With Drive-Thru Window (Next to Dollar Tree) Creates Opportunity For Potential Retail Space



Market Rent in the Area For Retail is \$11.12/SF



The Property Enjoys a Commercial Curb Cut With Excellent Visibility and Ample Parking



Excellent Demographics With Over 33,500 VPD Along Cleveland Highway; a Population of Over 53,670 With an Average Household Income of \$55,353 Within a 5-Mile Radius



The Site is Located Across From Pleasant Grove Elementary School (500 Staff and Students) and Several Churches, Providing Ample Foot Traffic



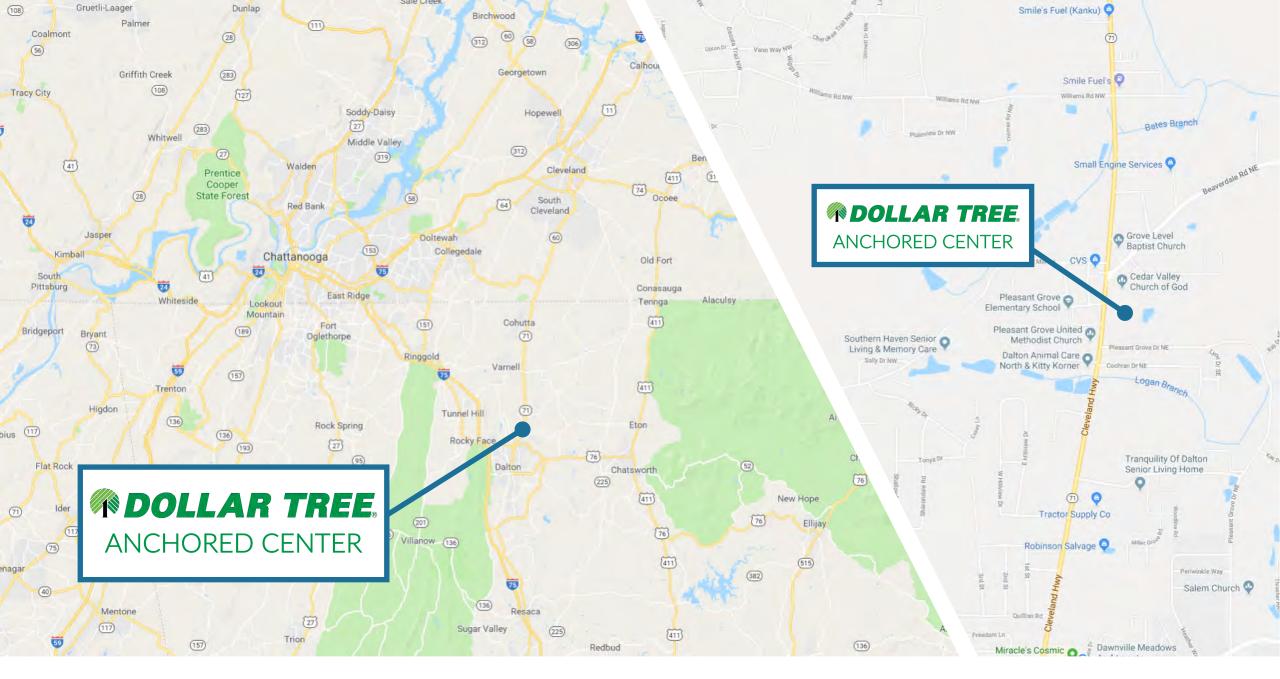
Dollar Tree is Situated Along Cleveland Highway (Hwy 71) That Runs North Into Cleveland, TN (30 Minutes) and is a Connector to I-75 NW Into Chattanooga (40 Minutes) and SE Into Atlanta (1.75 Hours)



Dalton is Home to the Northwest Georgia Trade and Convention Center, Which Showcases the Georgia Athletic Coaches Hall of Fame and Hosts a Variety of Events, Dalton is Also Known For Its Many Floor-Covering Manufacturers



Nearby Tenants Include: CVS, Tractor Supply, MD Auto Sales, Ultimate Tan, Mid-south Metal Works, Dalton Animal Care and Fosters Flowers



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CITY OVERVIEW

Dalton | Whitfield County | Georgia







Dalton, GA

Dalton is the county seat of Whitfield County in the state of Georgia. The city's 2017 estimated population is about 33,748 residents. Dalton is the principal city in the Dalton, Georgia Metropolitan Statistical Area, which encompasses all of Murray and Whitfield counties. The area's 2017 estimated population is about 145,318 residents. Dalton is located just off Interstate 75 in the foothills of the Blue Ridge Mountains located in the state and is the second largest city in northwest Georgia. It is also home to the Northwest Georgia Trade and Convention Center, which showcases the Georgia Athletic Coaches' Hall of Fame and hosts a variety of events.

Economy

The economy of Dalton employs about 14,800 people and the largest industries are Manufacturing, Retail Trade, and Accommodation and Food Services. Dalton is home to many of the nation's floor-covering manufacturers, primarily those producing carpet, rugs and vinyl flooring. Dalton is often referred to as the "Carpet Capital of the World" home to over 150 carpet plants, and the "Bedsheet Capital of the World". The industry employs more than 30,000 people in the whole Whitfield County area. More than 90% of the functional carpet produced in the world today is made within a 65-mile radius of the city. The city has been manufacturing carpets since 1895.

Contemporary Life

The area is home to the Prater's Mill Historic Site which is a Pre-Civil War building & event venue which includes a historic working mill offering tours of 19th century artifacts. The area is also home to the Western & Atlantic Railroad Tunnel which is the site of a famous Civil War locomotive raid, offering guided tours & exhibits. The area also includes parts of the the Chattahoochee-Oconee National Forest in which is compromised of two National Forests, the Oconee National Forest and the Chattahoochee National Forest. The forest covers about 28 counties, and people can go hiking, camping, and swimming in the multiple swimming holes and waterfalls in the forests.

DEMOGRAPHICS

Dollar Tree Anchored Center | 2738 Cleveland Highway | Dalton, GA 30721



Population

3-MILE 15,121

5-MILE

10-MILE

53,673 121,611



Average Household Income

3-MILE

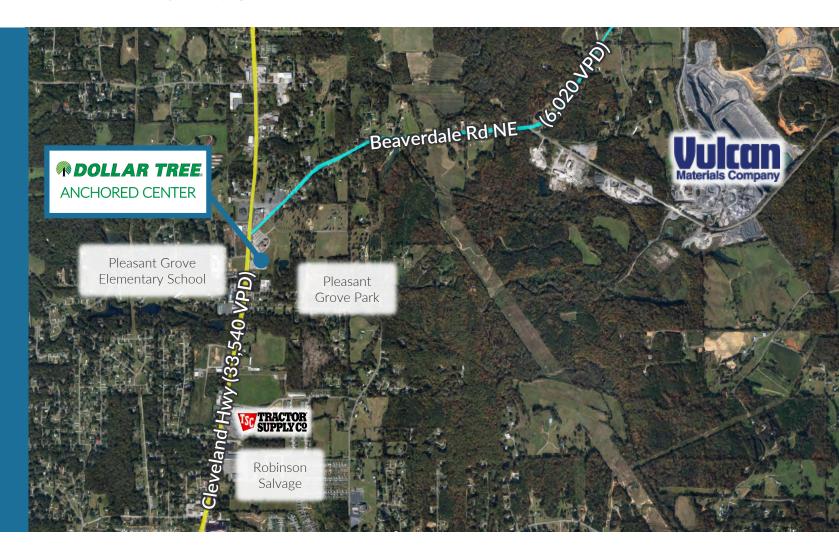
5-MILE

10-MILE

\$61,030

\$55,353

\$60,763



TENANT PROFILE



Dollar Tree Stores, Inc., is an American chain of discount variety stores that sells items for \$1 or less. Headquartered in Chesapeake, Virginia, it is a Fortune 500 company and operates over 15,237 stores throughout the 48 contiguous U.S. state and five provinces in Canada. Its stores are supported by a nationwide logistics network of eleven distribution centers. The company operates one-dollar stores under the names of Dollar Tree and Dollar Bills. The company also operates a multi-price-point variety chain under Family Dollar.

Dollar Tree competes in the dollar store and low-end retail markets. Each Dollar Tree stocks a variety of products including national, regional, and private-label brands. Departments found in a Dollar Tree store include health and beauty, food and snacks, party, seasonal décor, housewares, glassware, dinnerware, household cleaning supplies, candy, toys, gifts, gift bags and wrap, stationery, craft supplies, teaching supplies, automotive, electronics, pet supplies, and books. Most Dollar Tree stores also sell frozen foods and dairy items such as milk, eggs, pizza, ice cream, frozen dinners, and pre-made baked goods. In August 2012, the company began accepting manufacturer's coupons at all of its store locations.



COMPANY TYPE NASDAQ: DLTR



FOUNDED 1986



OF LOCATIONS 15,237+



HEADQUARTERS Chesapeake, VA



WEBSITE dollartree.com familydollar.com

LEASE SUMMARY

TENANT

PREMISES Approximately 9,975 SF

LEASE COMMENCEMENT September 29, 2017

LEASE EXPIRATION September 30, 2022

LEASE TERM 3+ Years Remaining

RENEWAL OPTIONS 3 x 5 Years

RENT INCREASES \$0.50/SF at Options

LEASE TYPE Pro-Rata NN

PERMITTED USE Dollar Store

PROPERTY TAXES Landlord Reimbursed Pro-Rata From Tenant

INSURANCE Landlord Reimbursed Pro-Rata From Tenant

COMMON AREA Landlord Reimbursed Pro-Rata From Tenant

ROOF & STRUCTURE Landlord's Responsibility

REPAIRS & MAINTENANCE Tenant/Landlord's Responsibility

Tenant Pays Service Contract/LL to Replace

Dollar Tree

No

UTILITIES Tenant's Responsibility

RIGHT OF FIRST REFUSAL

HVAC



RENT ROLL

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TENANT NAME	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
Dollar Tree	9,975 SF	62.34%	\$69,825	\$6.98	\$0.50/SF	At Options	09/29/2017	09/30/2022	3 x 5 Years
Vacant	6,025 SF	37.66%	-	-	-	-	-	-	-
TOTAL OCCUPIED	9,975 SF	62.34%	\$69,825	\$6.98					
VACANT PRO FORMA	6,025 SF	37.66%	\$20,000	\$3.32					
TOTAL PRO FROMA	16,000 SF	100%	\$89,825	\$5.61					

CONFIDENTIALITY AGREEMENT

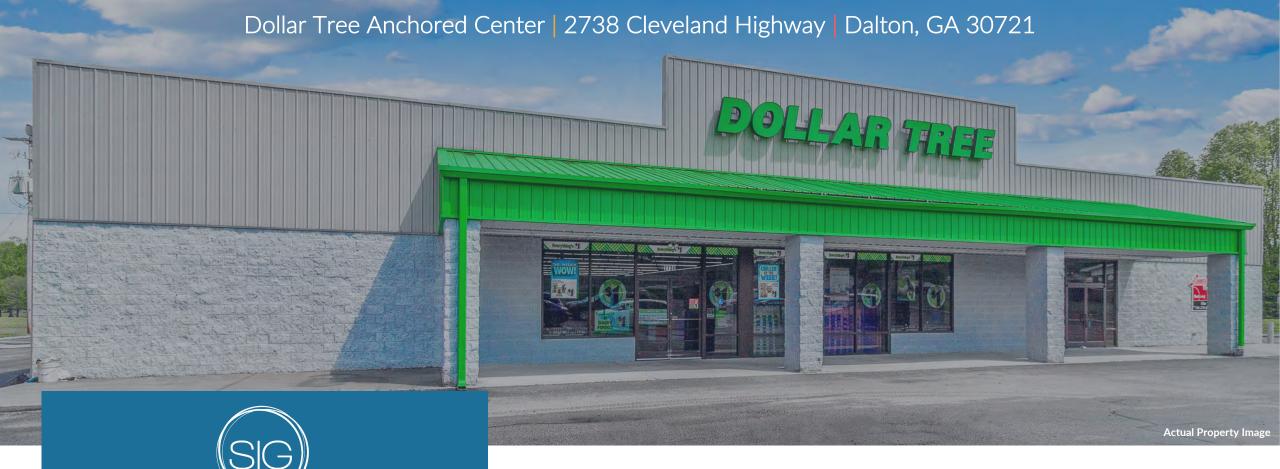
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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS

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