

Dollar General "PLUS"

BUTLER, GEORGIA



NET LEASE INVESTMENT OFFERING



Dollar General “PLUS”

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COMPANY OVERVIEW:

Cypress Real Estate Partners, LLC d/b/a Cypress Commercial & Investment Real Estate is an investment real estate brokerage firm that exclusively represents buyers and sellers of single-tenant income producing properties and shopping centers in the Carolinas and southeastern United States. With over 80 years of investment real estate experience, Cypress has emerged as one of the top boutique investment real estate firms. Cypress’ brokerage team prides itself on delivering superior client service while offering the most current and advanced marketing techniques in today’s marketplace. Cypress has sold over \$1 billion in investment properties throughout the Carolinas and eastern half of the United States, representing both buyers and sellers in both metropolitan and rural marketplaces.

DISCLAIMER:

It is the prospective purchaser’s responsibility to conduct its own due diligence. The information contained in this brochure does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. Additional information and an opportunity to inspect the property will be made available to interested, qualified prospective purchasers. Owner and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of this information, and no legal commitments or obligations shall rise by reason of the contents herein. Cypress Real Estate Partners d/b/a Cypress Commercial & Investment Real Estate represents the Seller in this transaction.

The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest by any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing this information or making an offer to purchase subject property unless and until a written agreement for the purchase of the property has been fully executed, delivered and approved by the owner.

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Representative Photo

Investment Overview | Property Highlights

INVESTMENT HIGHLIGHTS:

- NEW 15 YR Dollar General "PLUS" Lease with Corporate Guaranty by Dolgencorp, LLC
- NNN Lease; Zero Landlord Responsibilities (Taxes reimbursed upon paid receipt)
- Dollar General has over 15,000 locations in 44 states
- S&P BBB Investment Grade Credit
- Relocation of an existing store showing their commitment to the area
- Larger format Dollar General Plus location
- Located along the area's primary thoroughfare

PROPERTY HIGHLIGHTS:

Location:	46 S. Broad Street, Butler, GA
Building:	10,566 +/-SF Clear-Span Retail Building
Land Area:	1.52+/- Acres
Parking Spaces:	34 Spaces
Zoning:	General Commercial Retail
Construction:	2019 construction; All brick with double door front entry, screw down metal roof
Information:	This NEW "PLUS" Dollar General store is located directly adjacent to the old Dollar General Store that was on site for 10 years. It is located on the main thoroughfare through town, South Broad Street (Hwy 3). The store is also located close to the Taylor County Courthouse and just a few blocks from Taylor County High School.

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Sales Summary | Lease Information

SALES SUMMARY

Purchase Price	\$1,670,909
CAP Rate	6.6%
Price PSF	\$158

LEASE INFORMATION

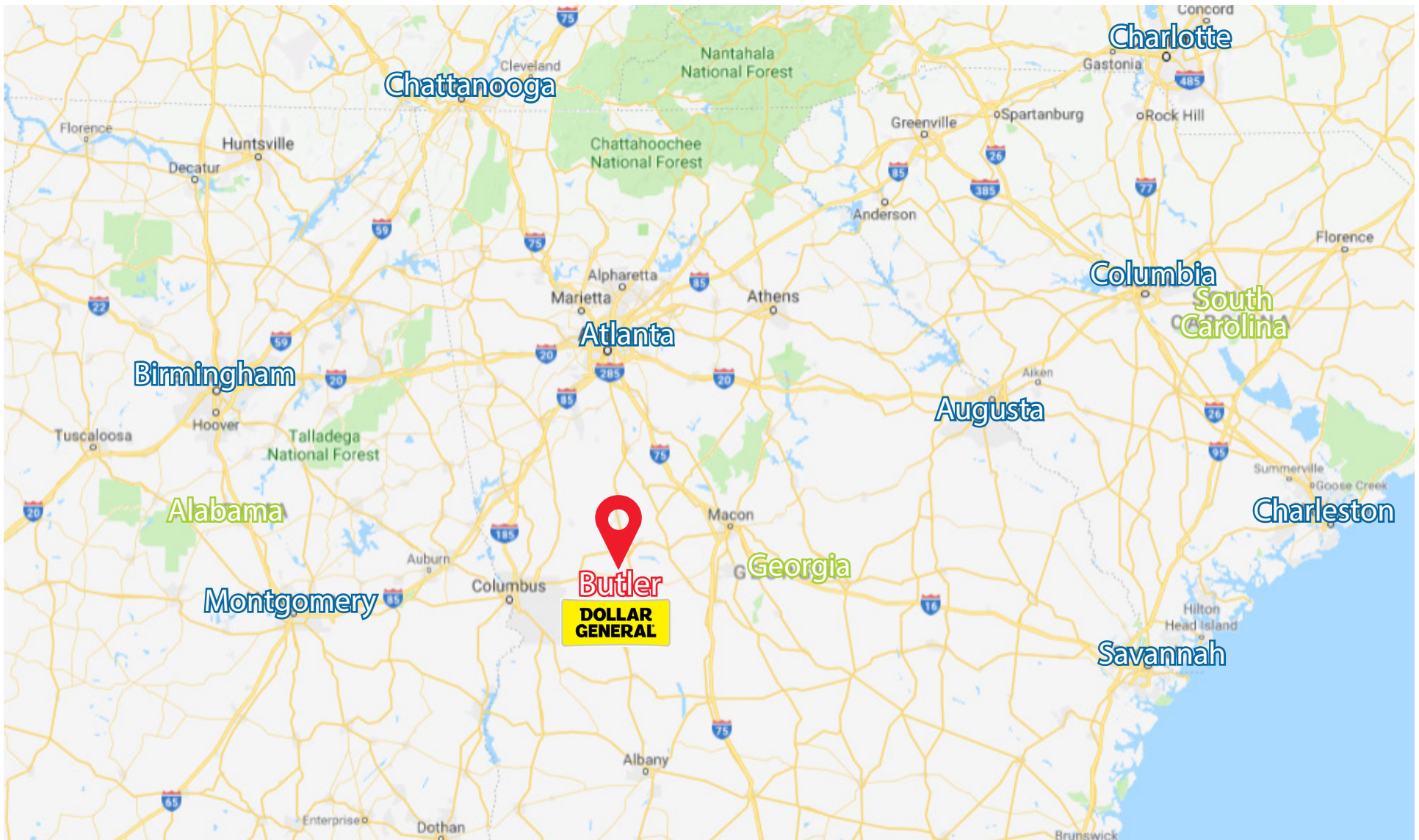
Tenant	Dolgencorp, LLC w/ Dollar General Corporate Guaranty
Annual Rental	\$110,280
Rent Start Date	February 10, 2019
Lease Expiration Date	February 28, 2034
Original Lease Term	Fifteen (15) Years
Renewal Options	Four (4), Five (5) Yr Options With 10% Increases
Lease Type	NNN
Landlord Responsibilities	None (Taxes reimbursed upon paid tax receipt)



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Regional Map



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Local Aerial



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Site Aerial



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BUTLER, GEORGIA

The Town of Butler is the county seat of Taylor County, GA. Butler was incorporated in 1854 and chartered in 1870. The chosen location of Butler was known as the “Fifty Mile Station” on the railroad because it was the geographical center of the railroad between Macon and Columbus, GA each 50 miles away. In late 2016, First Solar built a 103 megawatt solar panel facility on 1070 acres in Butler. Butler, GA is 117 miles to Atlanta, GA 89 miles to Albany, GA and 50 miles to Macon/Warner Robbins and Columbus, GA.

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Dollar General is a 75 year old company and is the nation's largest small-box discount retailer with more than 15,000 stores located in 44 states with 15 Distribution Centers and 130,000 plus employees. Dollar General helps shoppers Save Time. Save Money. Every Day.® by offering national branded items that are frequently used and replenished such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, house wares and seasonal items at everyday low prices in convenient neighborhood stores. Dollar General is among the largest retailers of top-quality products made by America's most trusted manufacturers such as Procter and Gamble, Kimberly Clark, Unilever, Kellogg's, General Mills, Nabisco, and Fruit of the Loom. On October 15, 2015, Standard & Poor's rating services upgraded its rating of DG from BBB- to BBB. In June 2016, Moody's upgrades DG to Baa2. For more detailed information, see the company's web site at dollargeneral.com.

2017-2018 FAST FACTS:

- \$23.5 billion in sales in fiscal 2017 an increase of 6.8% over 2016
- Same store sales grew 2.7% over previous year
- Reported \$1.54 billion, or \$5.63 per diluted share
- Cash flow from operations were \$1.8 billion, increase of 12.3%
- Record opening of 1,315 new stores
- Remodeled or relocated 764 locations
- Over 15,000 retail stores as of July 14, 2018
- 15 distribution centers throughout United States
- Ranked #128 on the Fortune 500 list as of June 2017

Tenant Summary



Representative photo



Representative photo



Representative photo

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Demographics

POPULATION	1 mile	3 miles	5 miles
2023 Projection	1,915	2,905	3,688
2018 Estimate	1,945	2,957	3,758
2010 Population	1,929	2,962	3,771
2000 Population	1,908	2,939	3,740
Growth Rate 2000-2010	0.11%	0.08%	0.08%
Growth Rate 2010-2018	0.10%	-0.02%	-0.04%
Growth Rate 2018-2023	-0.31%	-0.35%	-0.38%

HOUSEHOLDS			
2018 Total Households	791	1,205	1,506
2023 Total Households	781	1,187	1,483
2000-2010 Annual Rate	0.73%	0.75%	0.74%
2010-2018 Annual Rate	0.17%	0.05%	0.03%
2018-2023 Annual Rate	-0.25%	-0.30%	-0.31%

2018 Median Household Income	\$34,158	\$30,971	\$31,940
2018 Average Household Income	\$43,662	\$41,140	\$42,332



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