



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

1718 Brown Road | Hepzibah, GA 30815

EXCLUSIVELY MARKETED BY:

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SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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In Cooperation with Sands Investment Group Atlanta, LLC - Lic. # H-67374

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 8,125 SF Dollar General Located at 1718 Brown Road in Hepzibah, Georgia. This Opportunity Includes a Corporate Guarantee on a High Quality Tenant in an Area With Limited Discount Store Competition, Providing For a Safe Investment.



Actual Property Image

OFFERING SUMMARY

PRICE	\$592,500
CAP	8.00%
NOI	\$47,400
PRICE PER SF	\$72.92
YEARS REMAINING	~1 Year
LEASE GUARANTY	Corporate

PROPERTY SUMMARY

ADDRESS	1718 Brown Road Hepzibah, GA 30815
COUNTY	Richmond
BUILDING AREA	8,125 SF
LAND AREA	0.99 AC
BUILT	2004

HIGHLIGHTS



Corporate Guarantee From Dollar General (NYSE:DG): BBB Credit Rating



Dollar General Has Been Operating on Site Since 2004 – Showing Long Term Commitment



Attractive Rent Increases With 7.20% at Next Option and 10% at Following Options (3 x 5 Year Options)



Limited Discount Store Competition



Roof Repairs Were Made Totaling \$1,500 in 2018



Limited Landlord Responsibilities



Average Household Income at \$56,899 Within a 5-Mile Radius With 30,360 People Living in the Area



Dollar General Operates Over 15,472 Stores in 44 States With Plans to Execute 2,000 New Real Estate Projects



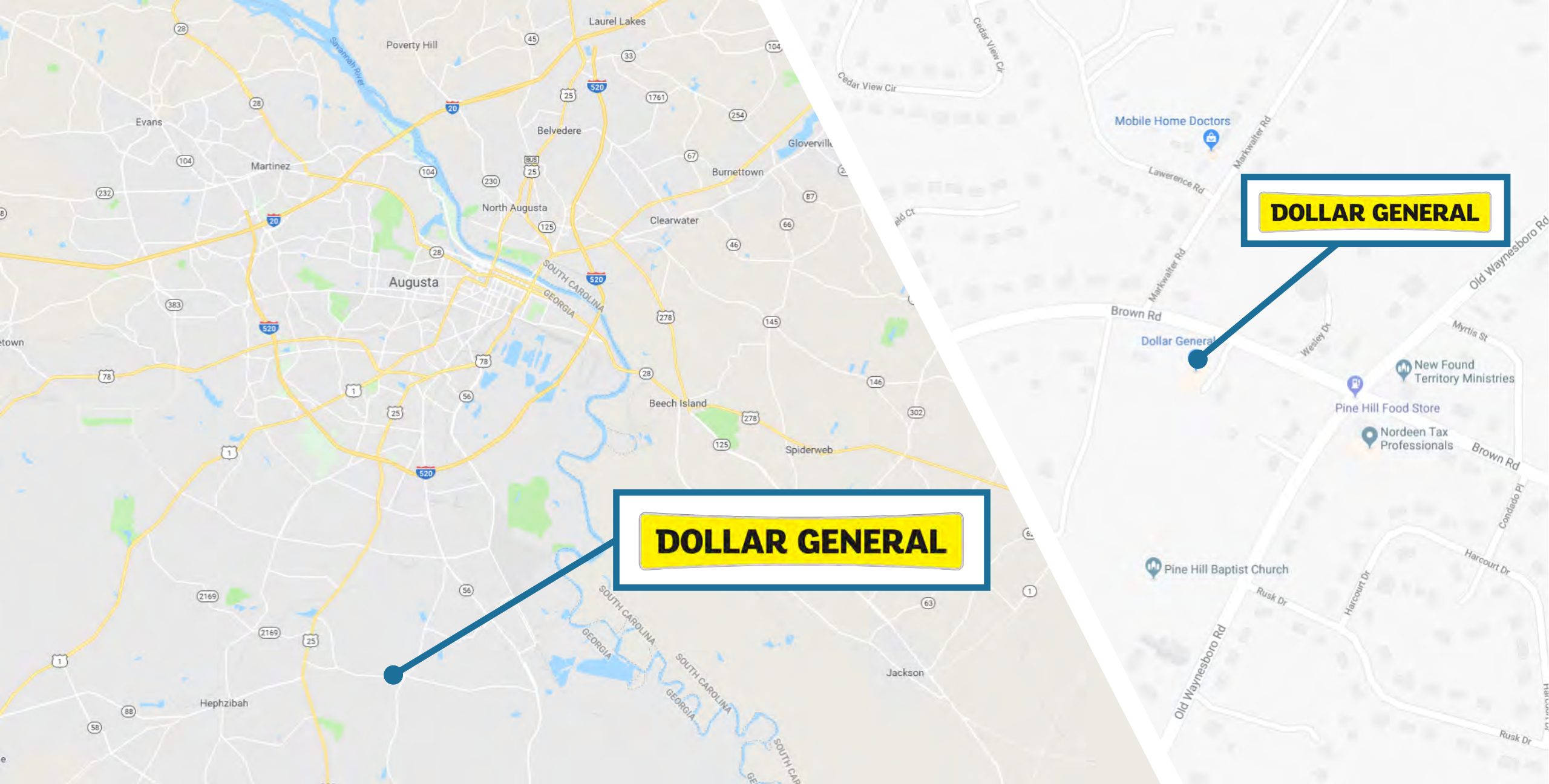
Less Than 1-Mile To Hwy 25 With Over 15,700 VPD



Graphic Packaging International, a 300-Acre Mill With 1000 Employees, is Located 4-Miles Away



Nearby Tenants Include: Pine Hill Food Store, Sun Food Mart, Food Lion, Sonic Drive-In, Subway, Shell, Bojangles', Circle K, Bambino's and Shell



Dollar General | 1718 Brown Road | Hepzibah, GA 30815



New Found Territory
Ministries



Pine Hill
Food Store

Cajun House
Seafood & Wings

Pine Hill
Baptist Church

DOLLAR GENERAL

CITY OVERVIEW

Hepzibah | Richmond County | Georgia

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RICHMOND COUNTY COURTHOUSE

Hepzibah, GA

Hepzibah is a city in southern Richmond County in the state of Georgia. The city's 2017 estimate population was about 3,954 residents. The city is located 14 miles to downtown Augusta. Augusta is nestled along the banks of the Savannah River, and is the second largest and oldest city in Georgia. It is also the 116th-largest city in the United States. The Augusta-Richmond County population was about 201,800 residents in 2017. Hepzibah is part of the Augusta metropolitan area, which is second-largest metro area in the state after Atlanta and 93rd in the whole U.S., and has about 600,151 residents.



AUGUSTA, GA

Economy

Augusta is home to Fort Gordon, an Army base that supports over 30,000 active Military personnel and an off-post population of 77,680 residents. Augusta is the Silicon Valley of Army Cyber security and is the new National Army Cyber Command Headquarters, which creates strategies to fight Cyber Terrorism. This has created nearly 4,000 new jobs and will indirectly create an additional 16,000 more civilian jobs and have an annual economic impact of \$1.1 billion on the Augusta-Richmond county economy. Augusta is a regional center of medicine, biotechnology, and cyber security.



WORLD'S RICHEST DRAG BOAT RACE

Contemporary Life

Augusta is considered the Garden City of the South and home of the globally-recognized Masters Tournament, birthplace of Soul Icon James Brown. Augusta is the site of the Head of the South Regatta. The youth rowing regatta is held on the Savannah River and is usually scheduled for early November. Augusta is also the host of the World's Richest Drag Boat Race, held on the Savannah River, the Augusta Southern Nationals. The Augusta Riverwalk offers pedestrian access to the Savannah River from a public plaza and focuses attention on one of Augusta's most beautiful and unique assets.

DEMOGRAPHICS

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Dollar General | 1718 Brown Road | Hepzibah, GA 30815



Population

3-MILE

8,800

5-MILE

30,360

10-MILE

130,091



Average Household Income

3-MILE

\$64,112

5-MILE

\$56,899

10-MILE

\$50,834



TENANT PROFILE

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DOLLAR GENERAL

Dollar General Corporation (NASDAQ: DG) was founded in 1939 and has been delivering value to shoppers for over 75 years. Dollar General helps shoppers Save time. Save money.

Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at low everyday prices in convenient neighborhood locations.

Dollar General operates over 15,472 stores in 44 states as of March 1, 2019. For fiscal 2018, Dollar General executed approximately 2,000 real estate projects comprised of 900 new stores, 1,000 store remodels and 100 store relocations. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.



COMPANY TYPE
NYSE: DG



FOUNDED
1939



OF LOCATIONS
15,472+



HEADQUARTERS
Goodlettsville, TN



WEBSITE
dollargeneral.com



LEASE SUMMARY

TENANT	Dollar General
PREMISES	A Building of Approximately 8,125 SF
LEASE COMMENCEMENT	July 13, 2004
LEASE EXPIRATION	December 31, 2019
LEASE TERM	~1 Year Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	7.20% at Next Option 10% at Following Options
LEASE TYPE	Double Net (NN)
PERMITTED USE	Dollar Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No



Actual Property Image

RENT ROLL

Dollar General | 1718 Brown Road | Hepzibah, GA 30815



TENANT NAME	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	LEASE BEGIN	LEASE END	OPTIONS
Dollar General	8,125 SF	\$47,400	\$5.83	7.20% at Next Option 10% at Following Options	07/13/2004	12/31/2019	3 x 5 Years



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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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