

# Dollar General "PLUS"

Franklin, Georgia



Offering Memorandum



# 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:

- 15 YR Dollar General "PLUS" Lease with over 13 years remaining on lease
- Corporate Guaranty by Dolgencorp, LLC
- NNN Lease; Zero Landlord Responsibilities (Taxes reimbursed upon paid receipt)
- Dollar General has over 15,500 locations in 48 states
- S&P BBB Investment Grade Credit
- New Relo store - Previous store was next door for over 10 YRS

### PROPERTY HIGHLIGHTS:

Location:	2040 Franklin Parkway, Franklin, GA
Building:	10,640+/-SF Clear-Span Retail Building
Land Area:	1.43+/- Acres
Parking Spaces:	47 Spaces
Zoning:	General Commercial Retail
Construction:	2017 construction; All brick with double door front entry, screw down metal roof
Information:	This NEW "PLUS" Dollar General store is located directly next door to the old Dollar General Store that was on site for 10 years. The store is located on the main thoroughfare through town. The Chattahoochee River is close to the store and is a recreation area for local residences. The local sports complex is directly across the street and Heard County High School is just down the road.



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## Sales Summary | Lease Information

### SALES SUMMARY

Purchase Price	\$1,817,167
CAP Rate	6.85%
Price PSF	\$170

### LEASE INFORMATION

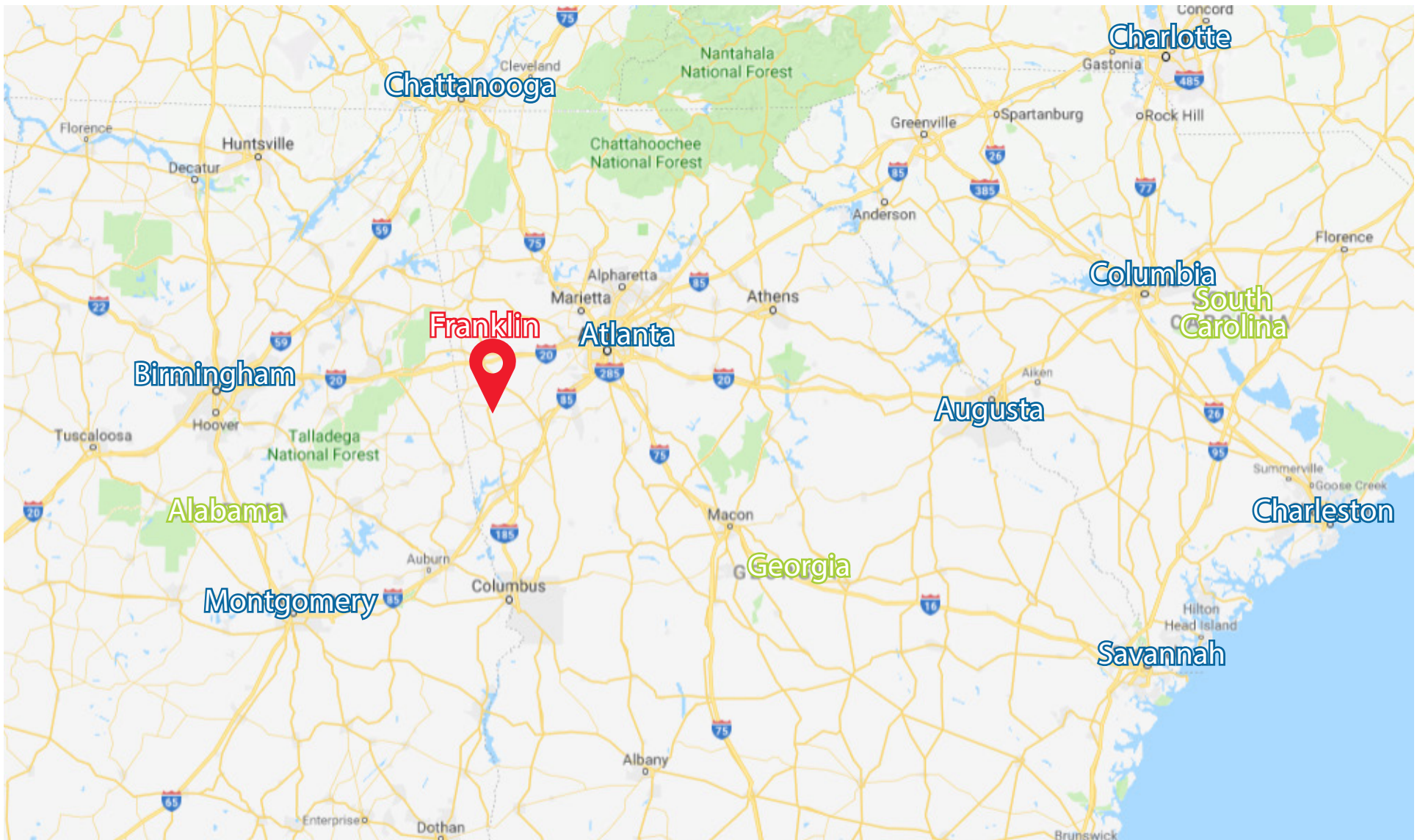
Tenant	Dolgencorp, LLC w/ Dollar General Corporate Guaranty
Annual Rental	\$124,476
Rent Start Date	December 1, 2017
Lease Expiration Date	November 30, 2032
Original Lease Term	Fifteen (15) Years
Renewal Options	Four (4), Five (5) Yr Options With 10% Increases
Lease Type	NNN
Landlord Responsibilities	None (Taxes reimbursed upon paid tax receipt)



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## Regional Map



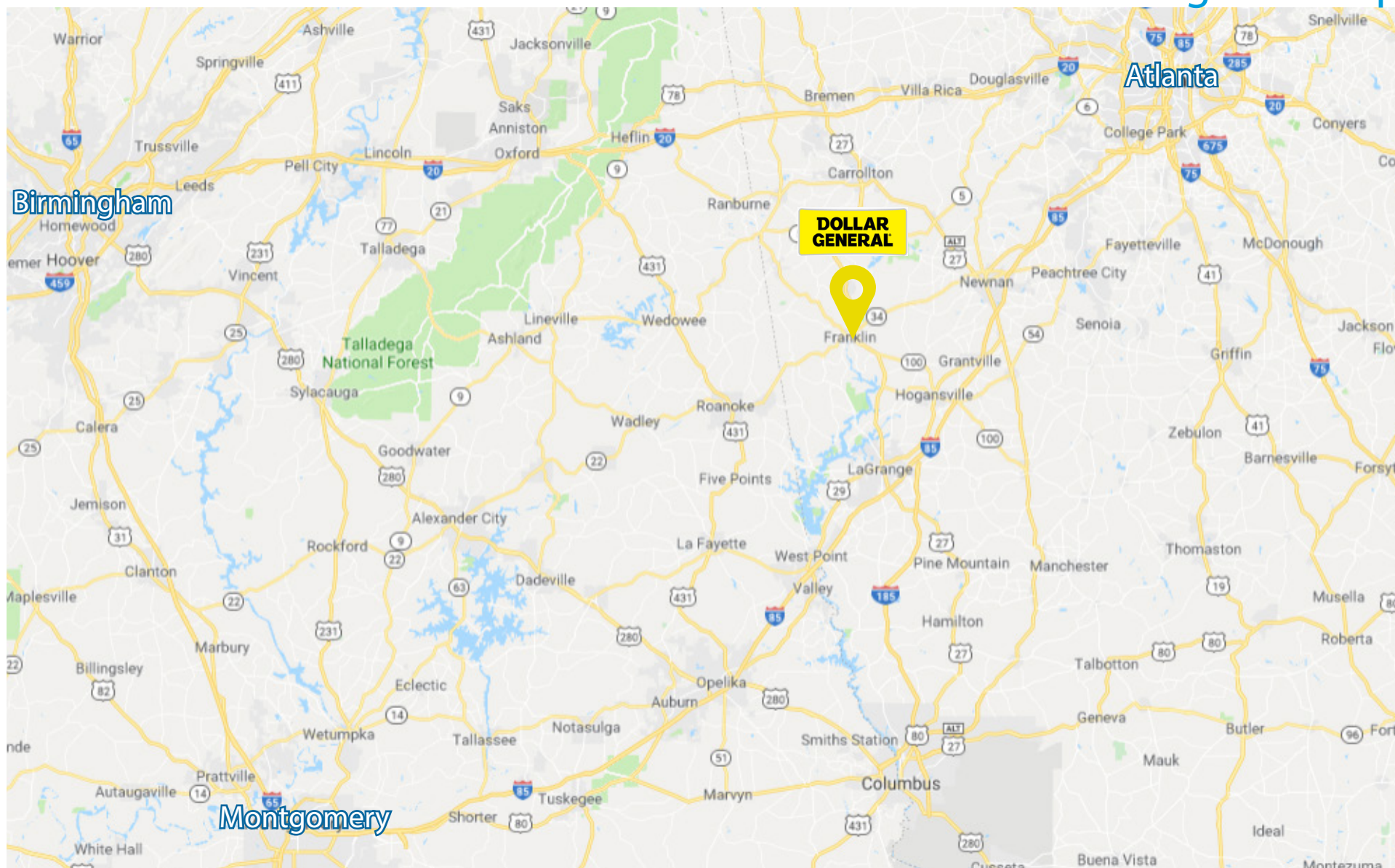


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## Regional Map

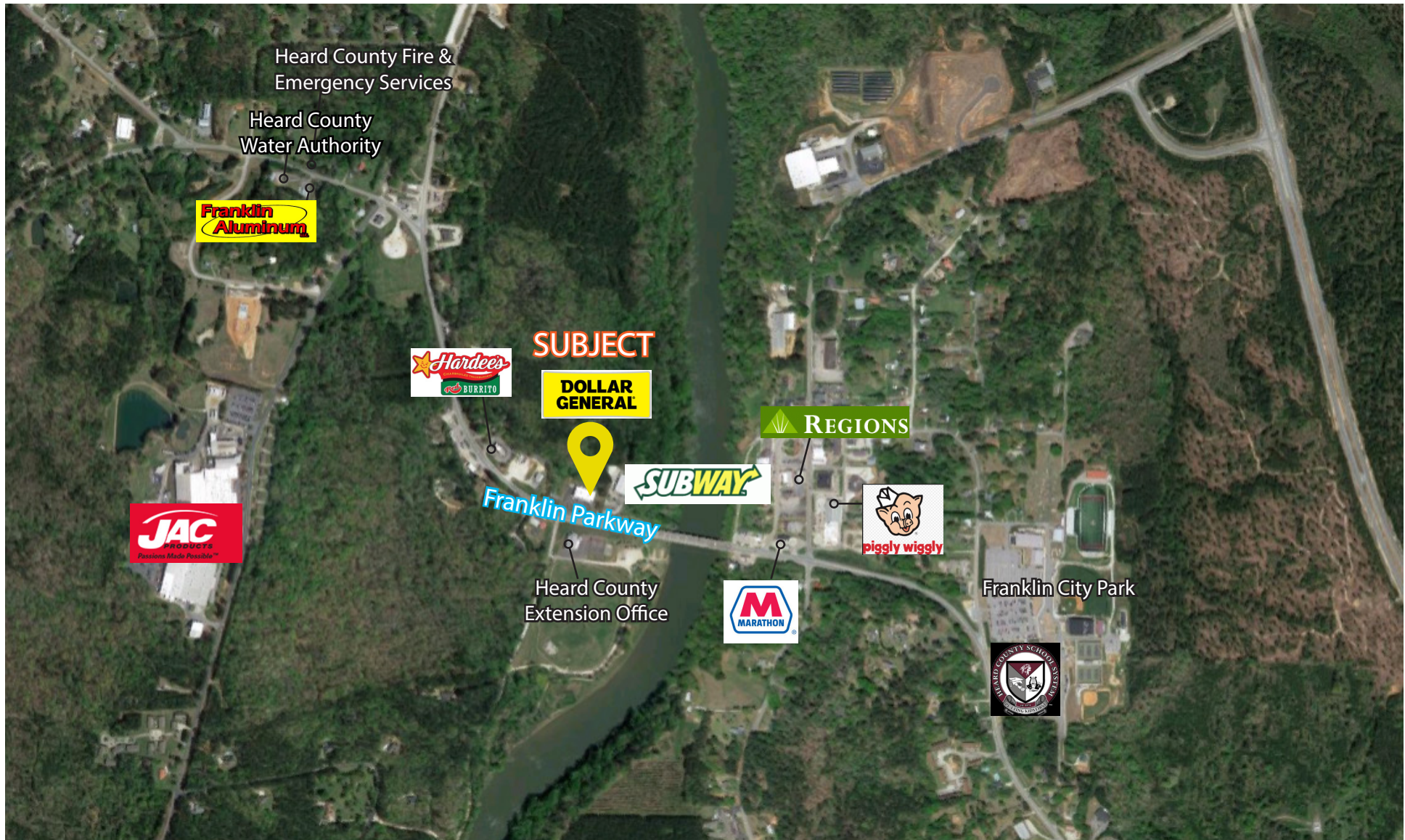




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Local Aerial





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## Site Aerial



\*Property line not to scale



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## FRANKLIN, GEORGIA

Franklin, Georgia is located in Heard County, Georgia. It is on the Chattahoochee River. Atlanta is 70 miles to the east, Carrollton is 23 miles north and La Grange, Georgia is 21 miles south.



# Dollar General “PLUS”

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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](http://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
- 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	1,206	2,227	4,142
2018 Estimate	1,179	2,203	4,136
2010 Census	1,062	2,085	4,055
2000 Census	956	1,941	3,818
Growth Rate 2000-2010	1.06%	0.72%	0.60%
Growth Rate 2010-2018	1.27%	0.67%	0.24%
Growth Rate 2018-2023	0.45%	0.22%	0.03%

HOUSEHOLDS			
2018 Total Households	440	827	1,550
2023 Total Households	450	836	1,552
2000-2010 Annual Rate	0.57%	0.71%	0.60%
2010-2018 Annual Rate	0.32%	0.22%	0.60%
2018-2023 Annual Rate	0.45%	0.22%	0.03%

2018 Median Household Income	\$30,349	\$35,603	\$38,626
2018 Average Household Income	\$41,685	\$45,432	\$49,295





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