

DOLLAR GENERAL®

7941 Tara Blvd. | Jonesboro, GA 30236



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This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the property or the owner of all Property (the "Owner"), to be all-inclusive or to contain all or part of the information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors being the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Neither the Owner or CBRE, Inc., nor any of their respectful directors, officers, Affiliates or representatives make an representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.

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INVESTMENT OVERVIEW

CBRE Inc. is pleased to exclusively offer a 10,987-square-foot Dollar General situated on +/-1.32 acres at a major signalized intersection in Jonesboro, County Seat of Clayton County, GA—a component of the Atlanta MSA (MSA Population: 5.8+ Million), located 17 miles south of Hartsfield Jackson International Airport.

Originally built as an Eckerd in 1997, the building was replaced by a Rite Aid. Dollar General subleased from Rite Aid in February 2011 until approximately December 3, 2017, at which time its lease with the current owner commenced. Dollar General's double net lease was scheduled to expire in December 2019, however, the retailer agreed to a two-year extension at its current rate of \$9.52psf to December 31, 2021. Built in 1997 initially as an Eckerd Drug Store, Dollar General opened in 2017; there was no tenant improvement allowance provided to the tenant, who signed a two-year lease term.

The Property is centrally-located on the going-home side of Tara Boulevard (US Hwy 19/41) at its intersection with Hwy 138, Tara Blvd stretches from I-75 to areas of Clayton and Henry Counties. The building enjoys with numerous points of access and solid visibility at a signalized corner at the intersection of Tara Boulevard (Traffic Count: 55,780 VPD) and Hwy 138 (Traffic Count: 21,710 VPD) and fronts a plaza containing Kroger, Planet Fitness, Rose's Express, Badcock Furniture, and Shoe Show. Dollar General benefits from its location in Jonesboro's primary retail and commercial corridors with 3.0 MSF of retail, 6.1 MSF of industrial and 5,205 multifamily units within a 3-mile radius, including several Clayton County Government buildings.

The store competes with nearby Dollar Tree and a Family Dollar stores, however, the Dollar General is the only freestanding building. The store benefits from a population of 78,936 and an average household income of \$52,704 within a 3-mile radius.

PENDING ROAD WIDENING

The Georgia Department of Transportation is in the early stages of an intersection widening and improvement project at the intersection of Highway 41 and State Route 138 which border the Property. Based upon recent discussions with GDOT officials the intersection improvements will enhance access to the Property but may cause temporary parking lot interference and the possible long term impact on a few parking spaces. *Note that the current property owner will be receiving and retaining compensation from the GDOT, which may occur after the sale of 7941 Tara Boulevard. Language will be inserted into a Purchase and Sale Agreement to this effect.*

INVESTMENT SUMMARY

ADDRESS	7941 Tara Blvd (US Hwy 19/41) Jonesboro, GA
PARCEL SIZE	+/-1.32 Acres
PROPERTY CONDITION	Property was constructed as an Eckerd Drug in 1997; roof is original
BUILDING SIZE	+/-10,987 SF
LEASE EXPIRATION	December 31, 2021 (recent two-year lease extension)
BASE RENT (LESS RESERVES AT \$0.15 PSF)	\$103,748 (\$1,634)
NOI	\$12,114
PRICE	\$1,104,000 (\$100.48 PSF)
CAP RATE	9.25%

INVESTMENT HIGHLIGHTS



INVESTMENT-GRADE TENANT

Dollar General (S&P: A2) Tenant's initial lease term (2 years) was originally scheduled to expire on December 2, 2019, however, on September 25, 2018 the parties agreed to extend the term to December 31, 2021 at the same rent and terms. There are no options to renew.



PRIMARY RETAIL & COMMERCIAL CORRIDOR

Dollar General benefits from its location within one of Jonesboro's primary retail and commercial corridors with 3.0 MSF of retail, 6.1 MSF of industrial and 5,205 multifamily units within a 3-mile radius. Other major retailers within the immediate vicinity include Kroger, Farmers Home Furniture, CVS, Walgreens, Planet Fitness, Advance Auto Parts, Dollar General, Family Dollar, Golden Corral, KFC, Burger King, Wendy's, Long John Silver's, Arby's and Domino's Pizza, among many others.



STRONG REGIONAL MARKET

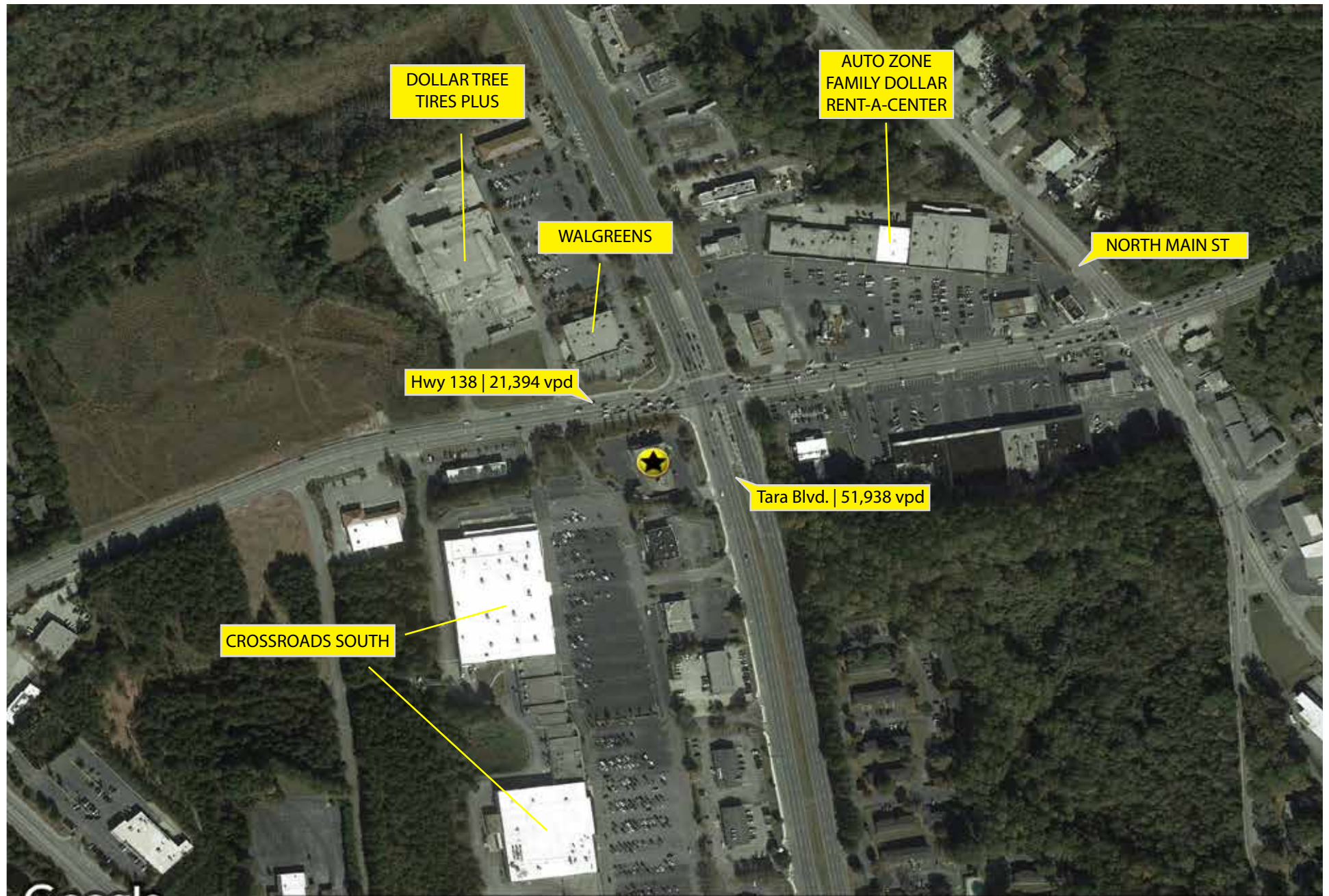
Dollar General benefits from Jonesboro's convenient location along I-75 (Traffic Count: 191,000 VPD) which provides direct access to Hartsfield-Jackson International Airport (10 miles to the North) and Atlanta's CBD (17 miles to the North). Hartsfield-Jackson (Annual Passengers: 104M)—is the busiest airport in the world and anchors a robust industrial market that encompasses Jonesboro and the surrounding communities. Major industrial tenants proximate to SunTrust include Frito-Lay, UPS, TOTO USA, Chrysler, Pepperidge Farm, United State Postal Service, and many others.



DEMOGRAPHICS

1-Mile Pop	1 Mile AHI	3-Mile Pop	3-Mile AHI	5-Mile Pop	5-Mile AHI	Traffic Counts
8,627	\$34,075	78,936	\$43,318	182,973	\$44,865	Tara Blvd. - 51,938 vpd Hwy 138 - 21,394 vpd

IMMEDIATE AREA



SITE PLAN - CROSSROADS SOUTH

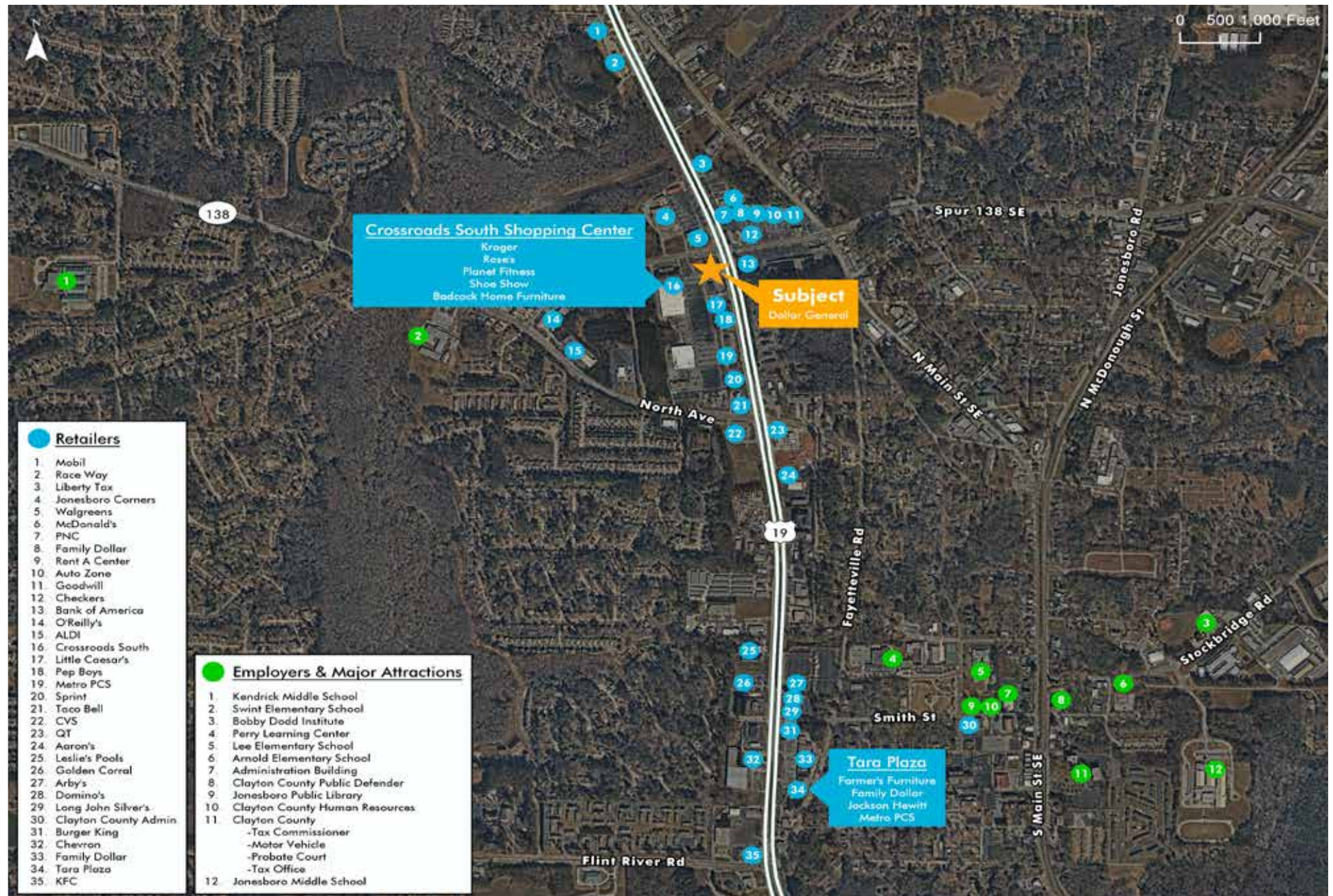


TENANT ROSTER

SUITE	TENANT	SF	100	Available	1,000	210	China A	1,365	300	Rainbow	8,000
10	Available	1,600	120	Subway	1,000	220	Direct Auto & Life Insurance	1,400	310-320	Shoe Show	6,000
20	Clayton County Police Dept	2,400	130	Available	3,200	230	Top Nails	900	330A	Planet Fitness	20,000
40	Dominican Restaurant	3,000	140	H&R Block	1,635	240	Alterations Shop	900	330B	Roses	34,105
50	Available	1,200	150	Gracious Virgin Hair	1,050	245	American Deli	1,200	330C	Badcock Furniture	28,600
60	Available	1,200	160	Ada's Real Dominican Hair Salon	1,400	250	Amazing Hair & Barber Shop	1,435	340	Pep Boys Auto	6,000
70	Perfection of Beauty	1,200	170	The UPS Store	2,000	260	Available	1,400	TOTAL207,404		
80	Advance Screen Printing	1,200	180	Available	1,200	270	Classic Salon	1,200	<div><div></div>Current Tenant</div> <div><div></div>Not Included</div>		
90	Available	2,200	190	Get School Uniforms	3,200	280	Available	3,280	<div><div></div>Vacant</div>		
			200	Kroger	59,134	290	Available	2,800			

Current Tenant
 Not Included
 Vacant

RETAILERS, EMPLOYERS & MAJOR ATTRACTIONS



NEIGHBORING USES

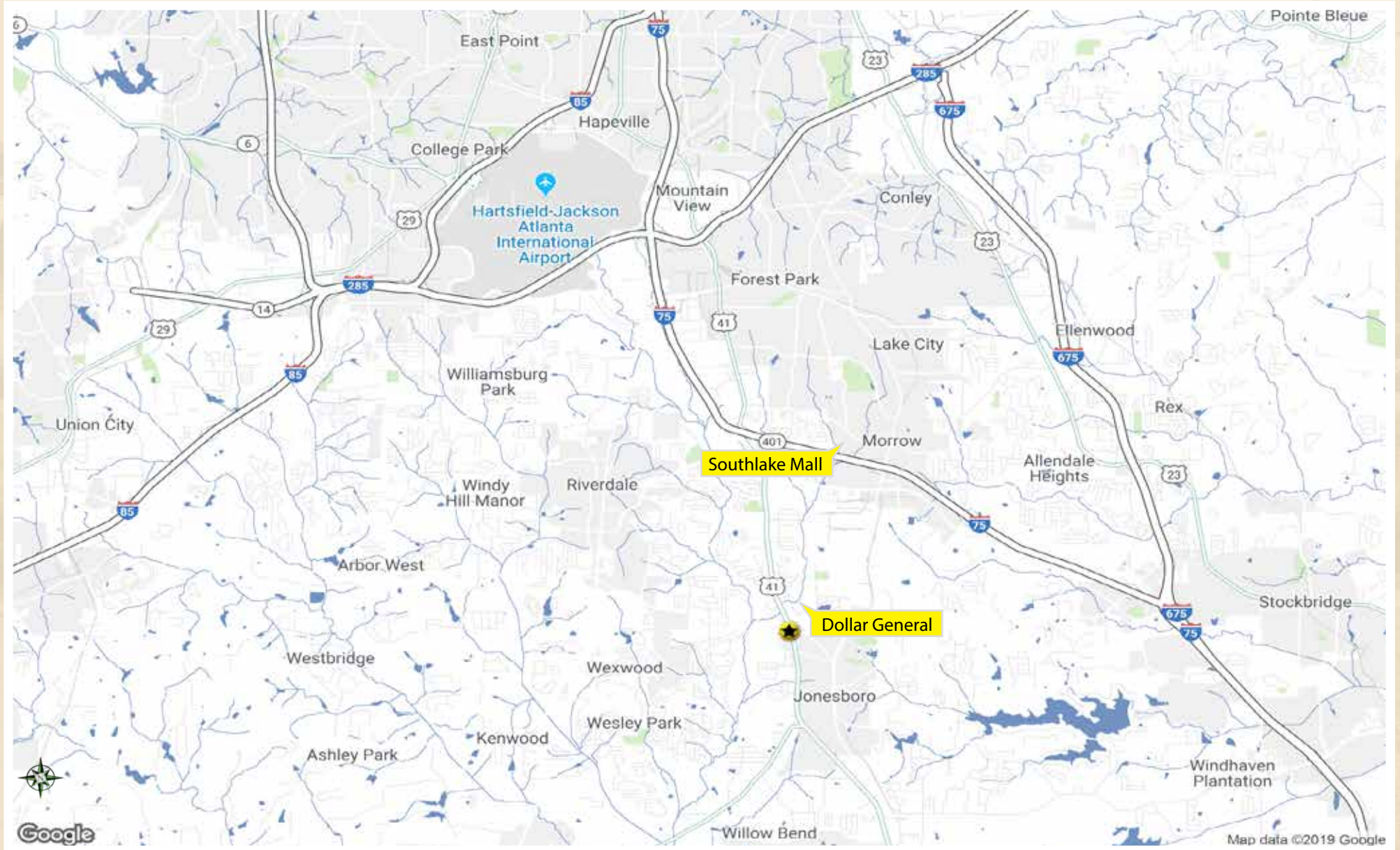


LEASE SUMMARY

TENANT	Dolgencorp, LLC, a Kentucky LLC
RENT COMMENCEMENT	December 3, 2017
LEASE EXPIRATION	December 31, 2021
LEASE TERM REMAINING	±2.5 Years
ANNUAL RENT	\$ 103,748.04
RENT (\$/SF)	\$9.52
RENEWAL OPTIONS	None
USE CLAUSE	Tenant may use Premises for any lawful retail purpose
RECAPTURE RIGHTS	If Tenant ceases business operations for 90 consecutive days (other than for repair or reconstruction) then landlord may terminate the lease within 30 days prior notice to Tenant neither an assignment of interest or subletting shall be deemed a cessation of business operations
PARKING AREA MAINTENANCE	Tenant shall maintain and repair the parking areas in good working order. However, Landlord shall be responsible for capital expenditures relating to the parking areas
R.E. TAX	Tenant shall pay to Landlord on an annual basis within 30 days notice after Tenant's receipt of the tax bill
INSURANCE	Landlord shall carry general liability insurance with a combined single limit no less than \$2,000,000 per occurrence for bodily injury and property damage \$2,000,000 in the aggregate. Tenant shall carry a comprehensive general liability insurance insuring Tenant against claims for injury, wrongful death, or property damage for \$2,000,00 per occurrence and Landlord shall be named as additional insured
UTILITIES	Landlord shall make available all utilities and Tenant shall be responsible for payment of all utilities
SALES REPORTING REQUIREMENT	None

EXCLUSIVE USE	Landlord may not lease to Family Dollar, Bill's Dollar Store, Fred's, Dollar Tree, Dollar Zone, Variety Warehouse, Ninety0Nice Cents Only, Deals, Dollar Bills, Bonus Dollar, Maxway, Super Ten, Planet Dollar, McCorry's, McCorry's Dollar, Big Lots, Odd Lots, Walgreens, CVS, Rite Aid, Five Below or any Wal-Mart Concept any property now owned or owned in the future within 1 mile radius of the boundaries of the Property
SUBLEASING/ASSIGNMENT	Requires written notice from Tenant and Tenant shall remain liable under the term of the lease; tenant may transfer or sublease to affiliated company, subsidiary, etc.
LANDLORD'S REPAIRS	Landlord responsible at its cost and expense exterior walls (including patching and painting), foundations, roof, gutters, downspouts, exterior and structural portions of Premises, and all plumbing, electrical, gas, sprinkler and sewage systems located below or within the floor slab, inside the walls, above the ceiling and not exclusively serving the Premises. Tenant responsible for maintenance and repair of fire sprinkler system.
TENANT'S REPAIRS	Tenant shall be responsible at its sole cost and expense, for all interior, non-structural repairs to the building (including replacement of plate glass and doors to the storefront) and all maintenance to the HVAC, except as follows: Tenant will maintain, repair and replace HVAC at its expense, however, in the event of a replacement of HVAC, the cost will be amortized over 120 months and Tenant shall be responsible for an amount equal to the number of months remaining in the Term divided by 120, multiplied by the cost of the replacement of the HVAC.

MAP



TENANT OVERVIEW

Dollar General is a leader in discount general merchandise. The fast-growing retailer boasts some 14,500 discount stores in some 45 US states, mostly in the South, the Midwest, and the Southwest. It generates more than 75% of its sales from consumables (including refrigerated, shelf-stable, and perishable foods) and more than 10% from seasonal items. The stores also offer household products (cleaning supplies and health and beauty aids) and apparel. Dollar General targets low-, middle-, and fixed-income shoppers, pricing items at \$10 or less.

COMPANY OVERVIEW

CREDIT RATING	A2
TTM SALES	\$24,590,809,000
CURRENT PRICE	\$123.82 as of 4/25/19, up to 23%
52 WEEK HIGH/LOW	\$118.45 / \$85.54
NUMBER OF LOCATIONS	15,015
HEADQUARTERS	Goodlettsville, TN



AREA OVERVIEW



JONESBORO / CLAYTON COUNTY, GA

- County Seat of Located in Clayton County, Georgia (Population: 285,153) and a component of the Atlanta MSA
- In its early days, Jonesboro served as a commercial center to Fayette, Henry and Clayton counties due to its access to the railroad.
- Jonesboro is anchored by the Clayton County Government and its myriad of government buildings and complexes, including the 222,000 SF Harold R. Ranke Justice Center.
- Ideally situated just over 15 miles south of Atlanta's CBD
- Home to Clayton State University—part of the University System of Georgia—which has an enrollment of more than 6,500 students
- Home to Clayton County International Park, which was built for the beach volleyball competition for the 1996 Summer Olympics
- Served by Clayton County Public Schools
- Served by MARTA and Xpress GA
- Home to Southern Regional Health System's 331-bed full-service hospital, robotic surgery program and accredited chest pain center.

AREA OVERVIEW

ATLANTA: CAPITAL OF THE SOUTHEAST

Metro Atlanta is recognized as an international gateway city and is also considered to be both an emerging Tier 1 technology hub and the established economic engine of the Southeast. The city's thriving economy and job base, coupled with its high quality of life and low cost of living, make it an ideal destination to draw young and educated talent from the region's major universities.

With an overall population of 5.8 million throughout the 29-county metro area, Atlanta is the ninth-largest Metropolitan Statistical Area (MSA) in the United States and is projected to be the 6th most populated metro area by 2020. Over the course of the 1990s and into the 2000s, Atlanta evolved from the regional "capital" of the Southeast into its current distinction as a leading international city for business. Atlanta prospers by combining layers of logistical advantages with a low cost of doing business, an educated workforce, and a high quality of living. Diversified and substantial investment from corporations and state and local governments make Atlanta an incredible place to do business. As further proof that Atlanta is a mainstay of global commerce, this fast-growing metropolis is also host to the busiest airport in the world, Hartsfield-Jackson Atlanta International Airport.



AREA OVERVIEW

MARKET AT A GLANCE

HIGHLY EDUCATED WORKFORCE

- Over 2,100 international companies are represented in Atlanta
- Top Tech Talent Market
- Cost of living is below the U.S. average
- Atlanta has been recognized for some of the lowest operating costs in the nation
- Hartsfield-Jackson Atlanta International Airport is #1 in the world in passenger volume, serving 104+ million passengers annually with over 90 international destinations in 55 countries and over 260,000 passengers per day (2017)

MAJOR POPULATION CENTER

- The 29-county MSA - the nation's 9th largest - contains approximately 5.8 million people
- More than 58% of individuals 25+ years of age have post-secondary education, well above the national average of 52%
- Median household income has increased 62% since 1990, with 22.5% of households currently earning \$100,000+ annually

HIGHLY EDUCATED WORKFORCE

- Ranked as 7th Major U.S. city for production of graduates with Bachelor's degrees or higher
- Home to more than 50 accredited universities, colleges, and technical schools including Georgia Institute of Technology, Emory University, Georgia State University, and the Atlanta University Center which includes Clark, Spelman, and Morehouse Colleges

JOB GROWTH IS REVVING UP AGAIN

Atlanta has held its place in the top 5 cities for Fortune 500 headquarters for over a decade. 26 Fortune 1000 companies have headquarters in Atlanta and more than 70% of the Fortune 1000 firms have operations in the metro area. Looking forward, Atlanta's diverse economy, strong in-migration, population growth, and business-friendly environment are expected to fuel above-average job growth. According to the Department of Labor, Atlanta employment and labor force numbers grew by nearly 48,000 jobs in 2017, which was a rate of 1.7%. The growth rate outpaced the state and nation's job growth rate of 1.5 percent

CORPORATE RELOCATION MAGNET

As the economic recovery continues, businesses are focused on streamlining their operations in regions with lower operating costs and a well-educated, growing labor force. This talent pool coincides well with Atlanta's prime location which is within a short flying distance of a vast majority of U.S. population centers. Atlanta is competitive in a wide range of degree levels, offering a ready workforce to relocating companies and startups in high-end services as well as skilled manufacturing. Moody's notes that Atlanta's job growth in professional and technical services far exceeds the U.S. average and is set to continue for the foreseeable future. Atlanta's high concentration of highly-educated professionals will continue to make the area a preferred destination for corporate relocations and expansions.

Companies such as Pulte Homes, First Data, Sony Ericsson, Novelis, and Hydro Phi are just a few examples of companies that have chosen to relocate their headquarters from around the country to Atlanta, making a long-term investment in the city's workforce and economy.

AREA OVERVIEW

Hartsfield-Jackson Atlanta International Airport – Located 7 miles south of the city's Central Business District and 15 miles north of Jonesboro, Hartsfield-Jackson Atlanta International Airport ("Hartsfield") is the world's busiest airport, serving more than 104 million passengers annually with nonstop service to more than 150 U.S. destinations and 70 international destinations in more than 50 countries. The Airport boasts a direct economic impact of \$34.8 billion in metro Atlanta and a total direct economic impact of \$70.9 billion in Georgia. It is also the largest employer in Georgia, with more than 63,000 employees. The Airport is a frequent recipient of awards of excellence for concessions, operations, sustainability, architectural engineering, and construction. ATL is now in the midst of a \$6 billion capital improvement program, ATLNext, which will modernize the Domestic Terminal and concourses, and include new parking decks, a 440-room hotel, Class A commercial office space, a new runway, a new concourse and expand cargo facilities. With flying times of less than two hours to 80% of the U.S. population, Hartsfield has played a key role in the growth of Atlanta into one of the country's top business centers and deserves its nickname as the "Gateway to the World."





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