



TRINITY

REAL ESTATE INVESTMENT SERVICES



LOW PRICE POINT NN DOLLAR GENERAL

1301 W SCREVEN ST, QUITMAN, GA 31643

\$398,541

8.5% CAP

TRINITYREIS.COM

Actual Property

**DOLLAR
GENERAL**

QUITMAN, GA

\$398,541 | 8.5% CAP

- Dollar General NN Lease With 2+ Years Remaining
- Proven Store Location | Affordable Rent to Tenant
- Strong Retail Location | Ideal 1031 Property
- Main Retail Corridor With 15,620+ VPD

DOLLAR GENERAL

EXCLUSIVELY MARKETING BY:

CODY CRIST

817.584.2000 | cody@trinityreis.com

SIMEON BEAM

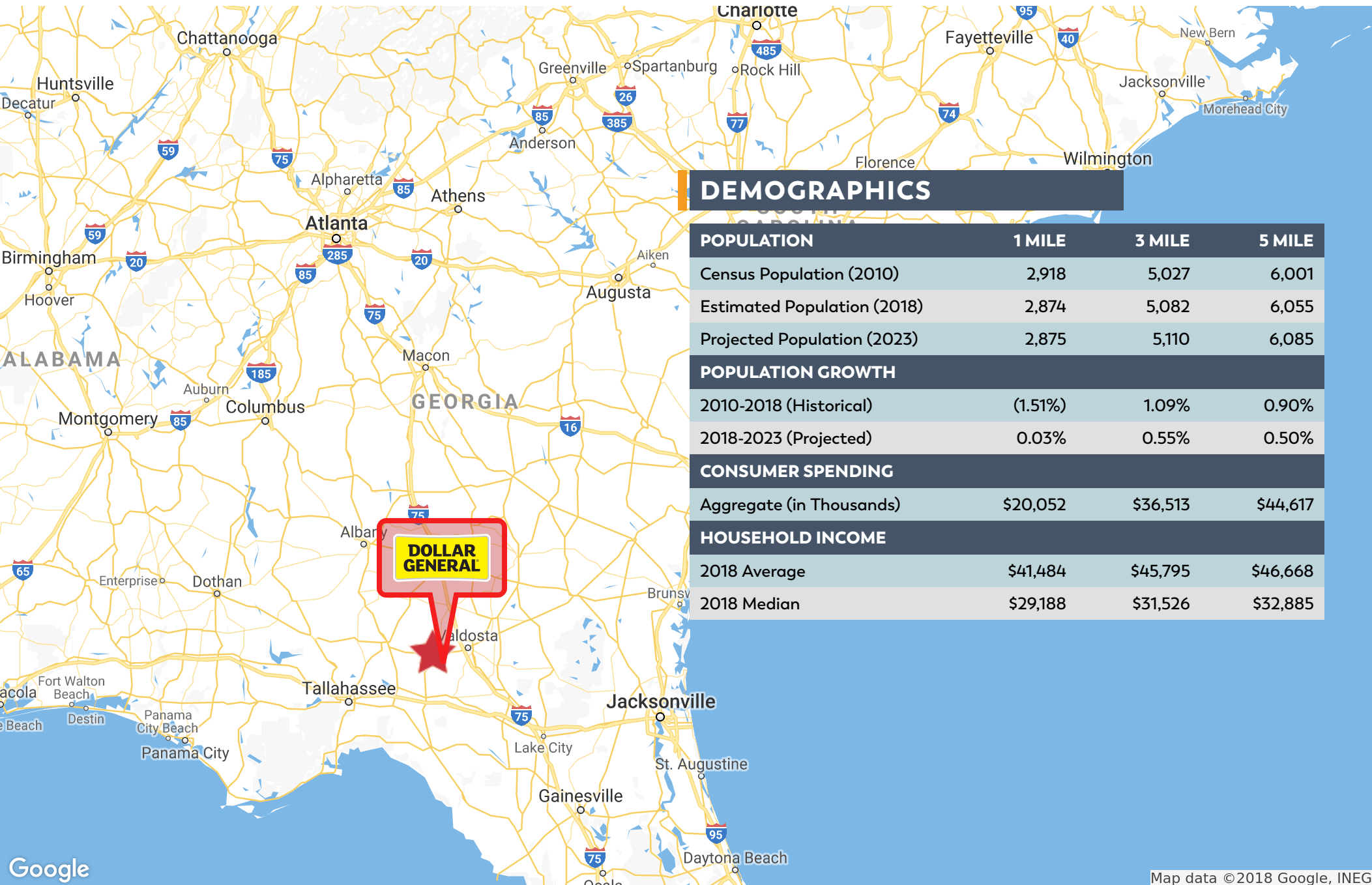
972.921.2659 | simeon@trinityreis.com

PROPERTY DETAILS:

Building Area:	8,686 SF
Land Area:	.89 AC
Year Built:	1988
Guarantor:	Dollar General Inc. (NYSE: DG)
Price (Psf):	\$45.88

LEASE OVERVIEW:

Remaining Lease Term:	2+ Years
Rent Commencement:	11/30/2000
Lease Expiration:	1/31/2021
Base Annual Rent:	\$33,876
Lease Type:	NN
Scheduled Rent Increases:	None
Options & Increases:	One(1), 5-Year, 10%
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Landlord
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Landlord
HVAC:	PAID BY Landlord



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	2,918	5,027	6,001
Estimated Population (2018)	2,874	5,082	6,055
Projected Population (2023)	2,875	5,110	6,085
POPULATION GROWTH			
2010-2018 (Historical)	(1.51%)	1.09%	0.90%
2018-2023 (Projected)	0.03%	0.55%	0.50%
CONSUMER SPENDING			
Aggregate (in Thousands)	\$20,052	\$36,513	\$44,617
HOUSEHOLD INCOME			
2018 Average	\$41,484	\$45,795	\$46,668
2018 Median	\$29,188	\$31,526	\$32,885

RETAILER MAP

1301 W SCREVEN ST | QUITMAN, GA



ADDITIONAL RETAILER MAP

1301 W SCREVEN ST | QUITMAN, GA



- The two most prevalent industries in Quitman are farming and automotive. A majority of large automotive dealerships are located downtown.
- Spring and summer months foster a personal breed of pink camellia blossoms, giving the city of Quitman it's name of "Georgia's Camellia City".
- Fun Fact: Quitman, GA is home to the author of the song "Jingle Bells", James Pierpont.
- Located on the Southern border of Georgia, Quitman is 55 miles from Florida's capital, Tallahassee.
- Tallahassee is the largest city in the Florida Panhandle region, as well as the main center for trade and agriculture in the surrounding regions.
- Leon County is the most highly educated population in the state of Florida. Tallahassee hosts five universities alone. The two largest institutions are Florida A&M University and Florida State University.

QUITMAN, GA KEY DEMOGRAPHICS = 5 MILE RADIUS



6,055

2018 Total
Population



\$46,668

2018 Average
Household Income



.50%

2018-2023 Growth/Yr:
Population

TENANT SUMMARY

Dollar General Corporation 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, clothing for the family, housewares and seasonal items at low everyday prices in convenient neighborhood locations. Dollar General operated 14,000 stores in 44 states as of August 19, 2017. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola.

STRATEGY

Dollar General sells similar products as wholesale retailers Wal-Mart (WMT) and Target (TGT), but typically at lower prices. Because of this, during harsh economic conditions, many consumers may make the change of shopping at Dollar General instead of a regular wholesale retailer.

Dollar General's (DG) business strategy revolves around driving profitable top line growth while enhancing its low-cost operator position and capturing new growth opportunities. The company attempts to drive profitable top line growth through strategies like improving the in-stock position of its stores and continuously offering products at competitive prices.



TENANT DETAILS:

Tenant Name:	Dollar General
Tenant Type:	Net-Leased Dollar Store
Parent Company Trade Name:	Dollar General
Ownership:	Public (NYSE: DG)
No. of Locations:	14,000 (as of August 2017)
Website:	dollargeneral.com
Year Founded:	1939
Credit Rating (S&P):	BBB
No. of Employees:	127,000+
Headquartered:	Goodlettsville, Tennessee

All materials and information received or derived from Trinity Real Estate Investment Services its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Trinity Real Estate Investment Services its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Trinity Real Estate Investment Services will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Trinity Real Estate Investment Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Trinity Real Estate Investment Services does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Actual Property



REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY MARKETING BY:

CODY CRIST

817.584.2000

cody@trinityreis.com

BROKER OF RECORD

DENNIS POWELL

GA#61992

SIMEON BEAM

972.921.2659

simeon@trinityreis.com