



Stockbridge, GA

\*Similar location is shown



3-mile Population Exceeding 15,000

Southwestern Suburb of  
Atlanta, GA



Upgraded All Brick  
Construction



Long Term Corporate Lease

FOR MORE INFORMATION:

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# PROPERTY HIGHLIGHTS

5400 East Fairview Road SW, Stockbridge, GA 30281

NEW NNN DOLLAR GENERAL



Suburb of  
**ATLANTA, GA**



Located in  
**STOCKBRIDGE, GA**

Long Term  
**CORPORATE**  
Lease



**NEW BUILD TO SUIT**  
Upgraded  
Construction



**INVESTMENT GRADE CREDIT**  
Tenant

PROPERTY GLA

9,100 SF



ANNUAL RENT  
**\$108,372**



PROPERTY  
ADDRESS

5400 East Fairview Road SW,  
Stockbridge, GA 30281

**DOLLAR  
GENERAL**

**100%**  
Occupancy



YEAR BUILT  
**2019**





# EXECUTIVE SUMMARY

5400 East Fairview Road SW, Stockbridge, GA 30281

## SUMMARY

|                                 |   |
|---------------------------------|---|
| <b>ANNUAL RENT</b>              | <b>\$108,372.00</b><br>(11.90 per building SF)<br>(9,100 SF building) |
| <b>INITIAL RENT COMENCEMENT</b> | October 14, 2018  |
| <b>INITAIL LEASE EXPIRATION</b> | November 1, 2033  |
| <b>INITIAL LEASE TERM</b>       | 15-Year Net/Net/Net   |
| <b>RENEWAL OPTIONS</b>          | Five (5) / 5— Year Renewals   |
| <b>RENT INCREASES</b>           | 10% in Each Option Period   |
| <b>TENANT RESPONSILBILITIES</b> | RE Taxes, Insurance, Structure, Roof, HVAC & Parking Lot Maintenance  |
| <b>LESSOR REPOSNSIBILITIES</b>  | None  |
| <b>LEASE GUARANTOR</b>          | Dollar General Corporation<br>NYSE : DG                               |

## TERMS

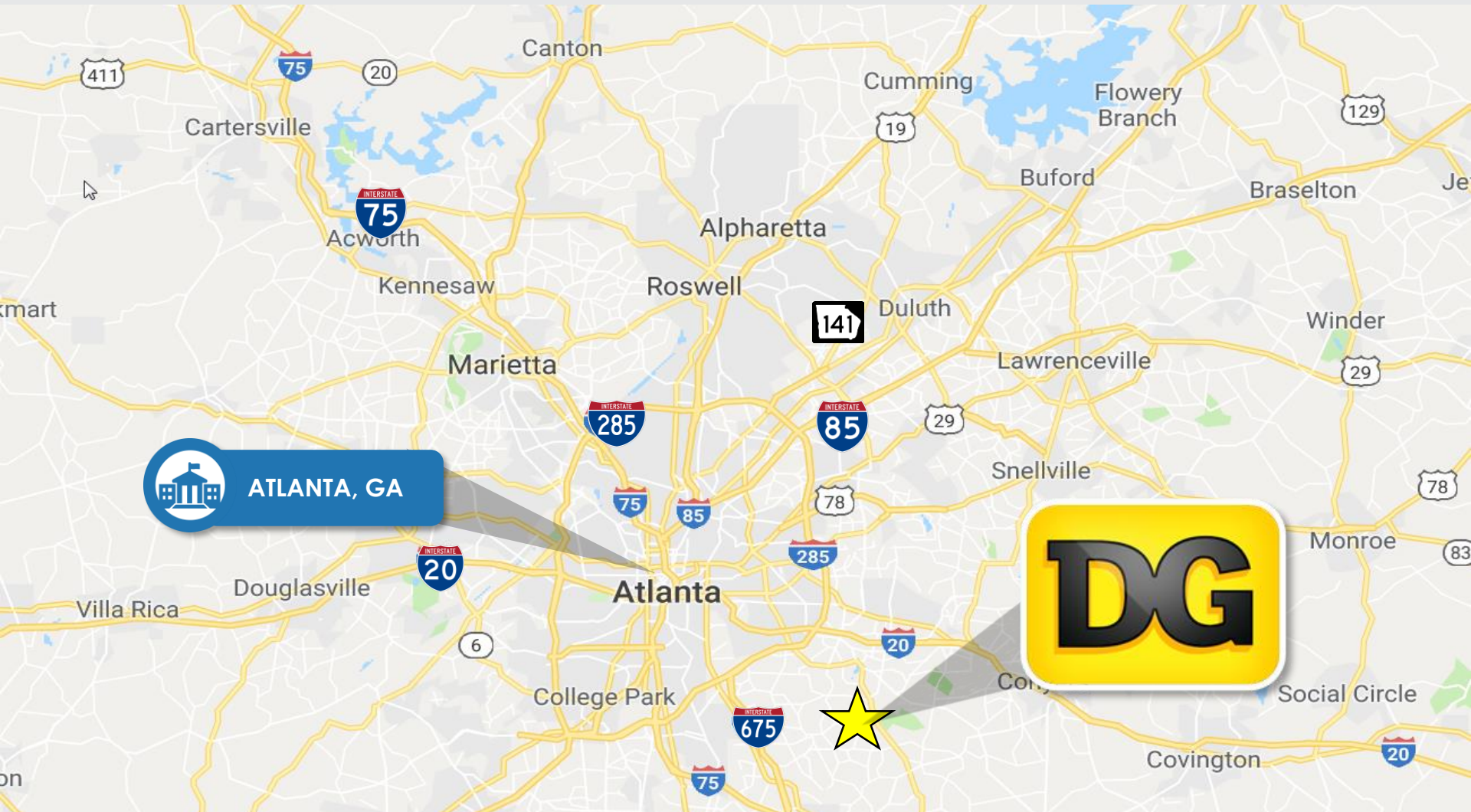
|              |                    |
|--------------|--------------------|
| <b>PRICE</b> | <b>\$1,733,952</b> |
| <b>CAP</b>   | <b>6.25%</b>       |

## HIGHLIGHTS:

- Freestanding Dollar General Store
- 15 Year NNN Corporate Backed Lease
- **+56,000 Residents within 5-miles**
- 10% Rent Increases in each of the Options
- **Upgraded Construction—4 Sided Brick Exterior Walls with Architectural Features**
- Main Thoroughfare Site
- Excellent Visibility and Density of Residential Surrounds
- Located in Growth Corridor and Approximately 18 miles from Downtown Atlanta, GA
- Cloe Proximity to Fort Gillem and Hartsfield Jackson International Airport

## PROPERTY DETAILS

5400 East Fairview Road SW, Stockbridge, GA 30281





**DOLLAR  
GENERAL®**

# LOCAL BUSINESSES

5400 East Fairview Road SW, Stockbridge, GA 30281





**DOLLAR  
GENERAL®**

## LOCAL BUSINESSES-Close up

5400 East Fairview Road SW, Stockbridge, GA 30281





# DEMOGRAPHICS

5400 East Fairview Road SW, Stockbridge, GA 30281



# TRAFFIC COUNTS

5400 East Fairview Road SW, Stockbridge, GA 30281





## PROFILE

|                               |                                |
|-------------------------------|--------------------------------|
| <b>TENANT</b>                 | Dollar General Corp (NYSE: DG) |
| <b>S&amp;P CREDIT RATING</b>  | BBB                            |
| <b>2018 REVENUE (BIL)</b>     | \$25.6                         |
| <b>2018 NET INCOME (BIL)</b>  | \$1.59                         |
| <b>U. S. LOCATIONS (2018)</b> | 15,261+                        |
| <b>EMPLOYEES (2018)</b>       | 150,400+                       |

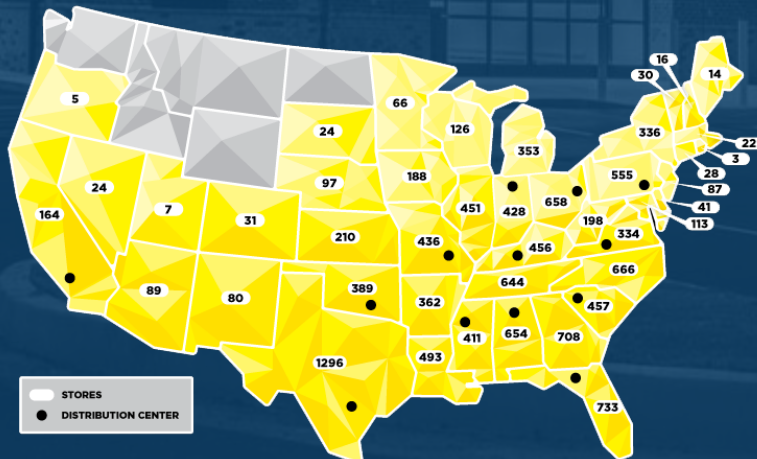
Dollar General Corp. is a U.S. chain of variety stores headquartered in Goodlettsville, Tennessee. The stores were founded in 1939 by Cal Turner in Scottsville, Kentucky as J.L. Turner & Son, Inc. In 1968 the business changed its name to Dollar General Corporation. In 2007 the company was acquired by the private equity firm Kohlberg Kravis Roberts & Co. (KKR), which took the company public in 2009, and in December 2013 the entity controlled by investment funds affiliated with KKR sold its remaining shares of Dollar General common stock.

Dollar General is the nation's largest small-box discount retailer, offering a carefully edited assortment of the most popular brands at low everyday prices in small, convenient locations. Dollar General has more stores than any other dollar store in the country and is currently the largest dollar store chain. In the 6+ years since going public in late 2009, the Dollar General stock price has more than quadrupled (from \$21 to \$90). In fiscal 2015, Dollar General achieved its 26<sup>th</sup> consecutive year of same-store sales growth.

Dollar General offers merchandise at everyday low prices (typically \$10 or less) through our convenient small-box locations, with selling space averaging approximately 7,400 square feet. Approximately 70% of its stores are located in towns of 20,000 or fewer people. The company competes in the discount retail format with national chains Family Dollar and Dollar Tree, regional chains such as Fred's in the southeast, and numerous independently owned stores.

Dollar General's credit is BBB and the company's credit rating has been raised five times since 2009, most recently in October, 2015. Dollar General has a better credit rating than both Family Dollar and Dollar Tree.

Website: <http://www.dollargeneral.com/>





THANK YOU

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