



REPRESENTATIVE PHOTO

**DOLLAR
GENERAL®**

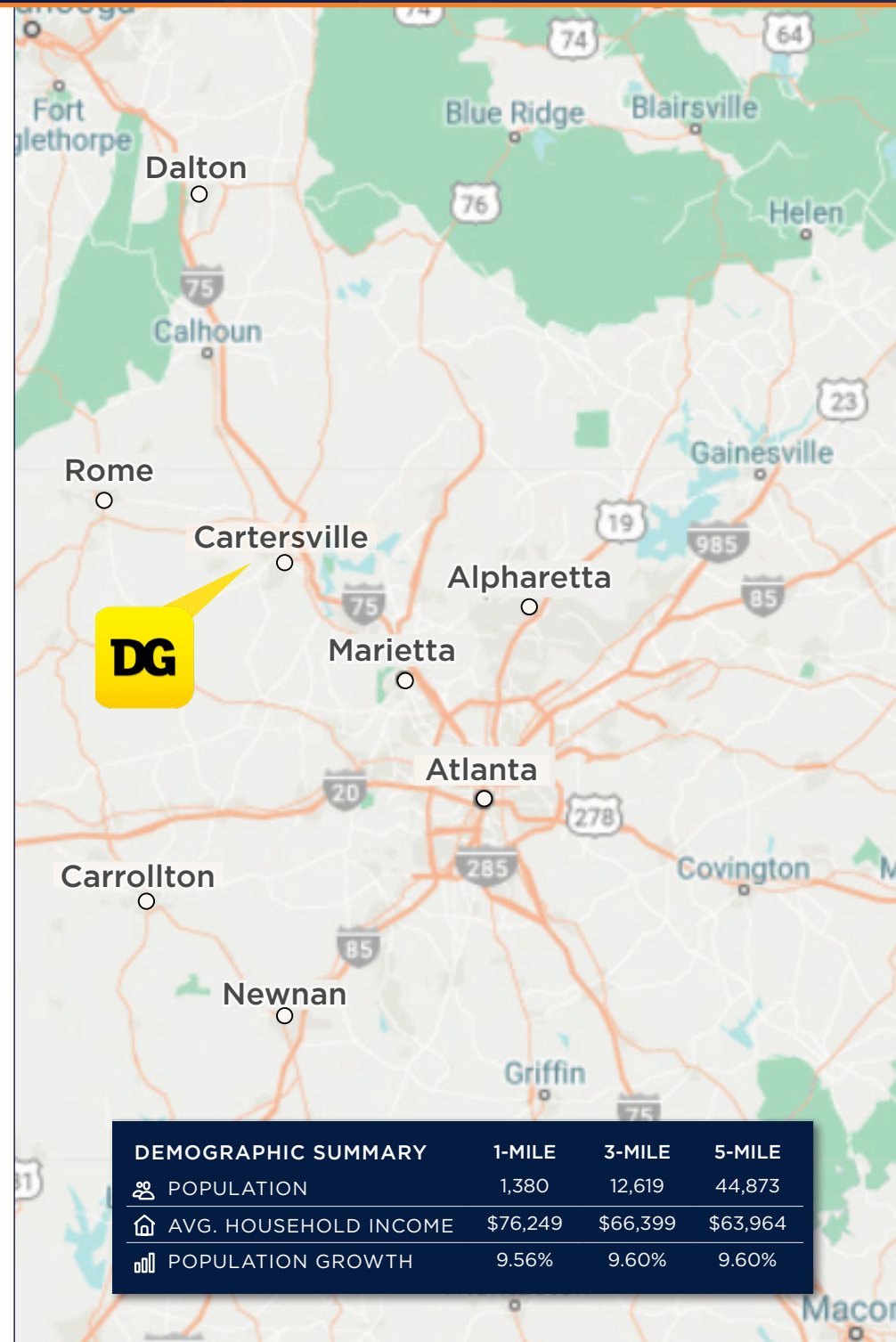
OFFERING MEMORANDUM
DOLLAR GENERAL
CARTERSVILLE, GA (ATLANTA MSA)

Marcus & Millichap

OFFERING SUMMARY

DOLLAR GENERAL®

ADDRESS	TBD Sugar Valley Road SW, Cartersville, GA 30120		
PRICE	\$1,454,000		
CAP RATE	6.45%		
NOI	\$93,780		
RENTABLE SQUARE FEET	9,002		
PRICE/SF	\$162		
YEAR BUILT	2019		
LOT SIZE	2.5 AC		
TENANT TRADE NAME	Dollar General		
LEASE GUARANTOR	Corporate		
LEASE TYPE	NNN		
ROOF & STRUCTURE	Tenant		
LEASE TERM	15 Years		
RENT COMMENCEMENT DATE	December 2019		
LEASE EXPIRATION DATE	December 2034		
TERM REMAINING ON LEASE	15 Years		
INCREASES	10% Increase Each Option		
OPTIONS	Five, 5-Year Options		
BASE RENT	Years 1-15		\$93,780
	Years 16-20	(Option 1)	\$103,158
	Years 21-25	(Option 2)	\$113,473
	Years 26-30	(Option 3)	\$124,821
	Years 31-35	(Option 4)	\$137,303
OPTION RENT	Years 36-40	(Option 5)	\$151,033
TENANT RESPONSIBILITIES	Taxes, CAM, Insurance, Roof & Structure		
LANDLORD RESPONSIBILITIES	100% No Landlord Responsibilities		



INVESTMENT HIGHLIGHTS

NEW UPGRADED BRICK CONSTRUCTION

- Brand New 9,002 SF build-to-suit Dollar General in Cartersville (Atlanta MSA), GA.
- This store features upgraded three-sided brick construction and upgraded landscaping. This location is scheduled for delivery in early December 2019.

ATLANTA MSA

- Cartersville is located off Interstate 75 (90,500 VPD) approximately 45 minutes northwest from Atlanta and is part of the Atlanta MSA.
- Cartersville is the County Seat of Bartow County which is home to 140 diverse industries such as Shaw Industries Group, Inc, Toyo Tire, Anheuser-Busch, and Americo Manufacturing.
- There are over 30 colleges in a 40-mile radius, including Chattahoochee Technical College, and Georgia Highlands College that each have campuses in Cartersville-Bartow County.
- The city is home to Cartersville Medical Center and The Hope Center, making it a minor healthcare hub for the surrounding area.

SUPERIOR LOCATION

- This store is located on Sugar Valley Road (3,940 VPD) less than 19 miles from Interstate 75 (90,500 VPD).
- The 5 mile population is 44,873 and the Average Household Income is \$63,964 which is superior to most Dollar General locations.
- National retailers in the city of Cartersville include: Lowe's Kroger, Panera Bread, Chick-Fil-A, Advance Auto Parts, McDonald's, CVS, Target, T.J. Maxx and more.

LONG TERM CORPORATE ABSOLUTE NNN LEASE

- Brand new, 15-year corporate guaranteed lease with Dollar General.
- Tenant 100% responsible for all expenses, which include taxes, CAM, insurance, roof and structure.
- 10% rent increase in each of the five, 5-year option periods.

INVESTMENT GRADE TENANT

- Dollar General is a publicly traded (NYSE: DG) Fortune 500 company and is BBB investment grade rated.
- Currently over 16,000 locations in 45 states with 975 new locations expected to be opened this year.
- Dollar General has been in business for 80 years and has a current net worth of over \$6.2 billion.



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TENANT SUMMARY

DOLLAR GENERAL®



BBB

S&P CREDIT RANKING
INVESTMENT GRADE



DG

PUBLICLY
TRADED COMPANY



\$6.2 B

NET
WORTH



80

YEARS
IN BUSINESS



16,000+

STORES IN
45 STATES



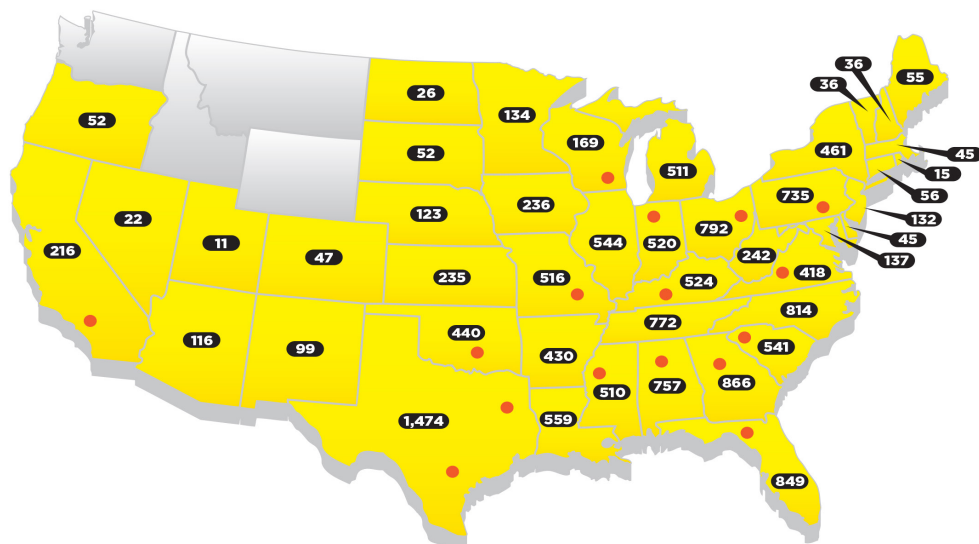
975

NEW STORES
BY YEAR END

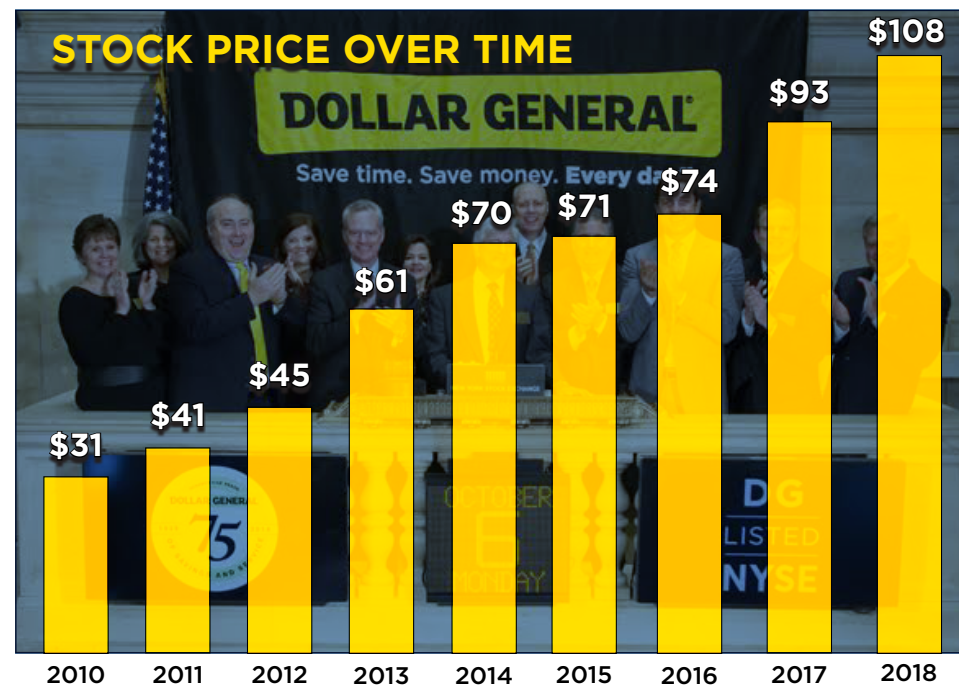
15,597 STORES

IN 44 STATES
AS OF MAY 3, 2019

— STORES
● DISTRIBUTION CENTER



STOCK PRICE OVER TIME



DEMOGRAPHIC SUMMARY

	1-MILE	3-MILE	5-MILE
 POPULATION	1,380	12,619	44,873
 AVG. HOUSEHOLD INCOME	\$76,249	\$66,399	\$63,964
 POPULATION GROWTH	9.56%	9.60%	9.60%



Sugar Valley Rd



3,940 VPD



Booth Western Art Museum



Cartersville Baseball Complex

Cartersville Medical Center



Georgia Highlands College



93,500 VPD



Dellinger Park



Etowah River



Woodland High School
1,536 students

Plant Bowen



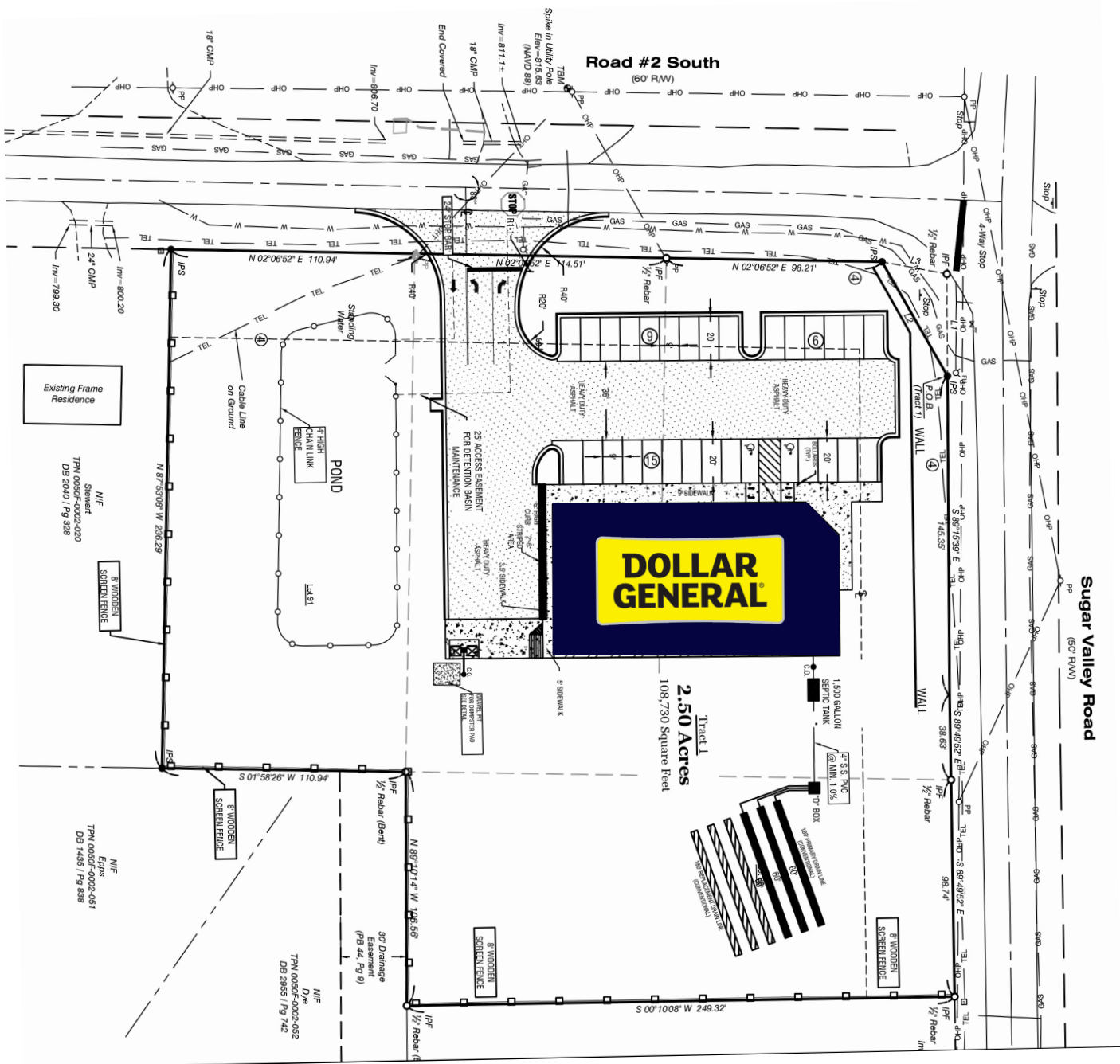
Cartersville Airport



Lakepoint Multi-Use Fields, & Perfect Game Park South



SITE PLAN



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REPRESENTATIVE PHOTO



Dated:

Don McMinn
Marcus & Millichap
1100 Abernathy Road, NE, Suite 600
Atlanta, GA 30328

Phone: (678) 808-2762
Fax: (815) 550-1286
don.mcminn@marcusmillichap.com

Re: TBD Sugar Valley Road SW, Cartersville, GA 30120 (Dollar General)

Dear Don:

Please accept this offer to purchase the above referenced Property. This letter expresses Purchaser's interest in purchasing the Property under the following terms and conditions:

Purchaser _____

**Purchaser's
Address** _____

**Purchaser's
Phone/Fax** _____

**Purchaser's
Email Address** _____

Offer Price _____

Earnest Money \$25,000 earnest money deposit due within forty-eight (48) hours of the Effective Date of the Contract. The Earnest Money shall be increased to \$50,000 at the expiration of the Inspection Period and shall become non-refundable barring any other listed contingencies.

Inspection Period 21 Calendar Days from the Effective Date, which shall mean the date on which the latter of the parties executes a Contract. All available Due Diligence Documents ("Documents") will be forwarded immediately upon the Effective Date of the Contract.

Purchaser's Initials _____ Seller's Initials _____

Financing Period
(Please Check One)

☐ **All Cash** (No Financing Period)

☐ **Financing:** Purchaser shall have ten (10) days from the Effective Date of the Contract to apply for and obtain a financing commitment. In addition, Purchaser shall have 30 days from the effective date of the contract to complete loan processing. Purchaser shall use its best efforts to secure and obtain a new first mortgage loan in the amount of \$_____ on terms which are acceptable to Purchaser.

Closing Date
(Please Check One)

☐ **New Property:** Within 10 Calendar Days after rent commencement and receipt of tenant estoppel.

☐ **Existing Property** Within 10 Calendar Days after the expiration of the Inspection Period (or Financing Period if applicable).

Closing Costs

Seller shall pay for the transfer tax. Buyer shall pay for Title. Purchaser and Seller shall each bear its own attorneys expenses. All other Closing Costs shall be split 50-50 between Buyer and Seller.

Property Condition

Property is being sold "AS IS" with Seller making representations or warranties concerning the property.

**Contract within
10 days:**

Within Ten (10) Calendar Days of the Effective Date of this Letter of Intent, Purchaser and Seller shall enter into a binding Contract (the "Contract"). Seller will Draft the Contract and Failure to reach an agreement will allow the Seller to consider this agreement void and accept offers from other parties.

Broker Commission

Purchaser acknowledges that Purchaser has employed _____, ("Purchaser's Brokers") to represent them in this transaction. Any commissions due the Purchaser's broker (if applicable) shall be paid by the Seller directly.

1031 Exchange

Purchaser ☐ is / ☐ is not (check one) completing an IRS 1031 Tax Deferred Exchange, to which the Seller agrees to cooperate providing there is no cost or expense to Seller. Purchaser has \$_____ in an exchange account from a transaction which closed escrow on _____. Purchaser will provide Seller, upon request, proof of such funds.

Confidentiality

Purchaser and Purchaser's agents and representatives hereby covenant with Seller that Purchaser and Purchaser's agents and representatives shall not, without the prior written consent of Seller (which consent may be withheld in Seller's sole and absolute discretion), disclose to any other person (other than Purchaser's

Purchaser's Initials _____ Seller's Initials _____

accountants and attorneys) or entity by any means whatsoever: (i) any information pertaining to the Documents; (ii) any information pertaining to the Contract; or (iii) any information or documentation (written or oral) provided by Seller or Seller's agents and representatives concerning Seller, Seller's business, Tenant, Tenant's business or the Property.

This Letter of Intent is contingent upon the prospective Purchaser's willingness to execute Seller's standard Purchase Agreement as well as review and approval of the details of the transaction proposed above by the appropriate principal parties of the Seller.

It is understood and agreed that the foregoing constitutes a *Letter of Intent* setting forth the major business points from our discussions. It is further understood that neither party intends to create any contractual rights or obligations as a result of entering into this *Letter of Intent*. No binding agreement or rights or obligations shall arise as the result of executing this letter or with respect to the proposed transactions, unless and until we execute definitive documentation incorporating the above provisions and other appropriate terms.

If the foregoing accurately reflects our discussions, please acknowledge same by returning a signed copy of this letter. Execution of this Letter of Intent by the undersigned agent in no way binds or obligates the Seller or any of its principals.

Agreed and Accepted | Purchaser

By: _____

Printed: _____

Dated: _____

Agreed and Accepted | Seller

By: _____

Printed: _____

Dated: _____

Purchaser's Initials _____ Seller's Initials _____