

Dollar General

Toccoa, Georgia



NET LEASE INVESTMENT OFFERING



Dollar General

cypresscommercial.com

TABLE OF CONTENTS:

Company Overview	3
Disclaimer	3
Investment Overview Property Highlights	4
Sales Summary Lease Information	5
Regional Map	6
Regional Aerial	7
Local Aerial	8
Site Aerial	9
Site Aerial	10
Site Plan	11
Toccoa, GA	12
Tenant Summary	13
Demographics	14

PRESENTED BY:

James C. Harrison, III, CCIM
Broker-in-Charge
803 834.7014 Ext. 1 (o)
803 331.8088 (c)
jharrison@cypresscommercial.com

ADDRESS:

Cypress Commercial & Investment Real Estate
3101 Devine Street
Columbia, SC 29205

cypresscommercial.com

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.

Investment Overview | Property Highlights



INVESTMENT HIGHLIGHTS:

- NN Dollar General Lease Extended Early
- HVAC units replaced in 2015
- Busy Dollar General Location
- Corporate Guaranty by Dolgencorp, LLC
- Dollar General has over 16,000 locations in 44 states
- S&P BBB Investment Grade Credit
- Located just off the area's primary thoroughfare with over 24,300 VPD
- Close to Major Retailers such as CVS, Tractor Supply and Walgreens

PROPERTY HIGHLIGHTS:

Location:	804 Collins Road, Toccoa, GA 30577
Building:	9,100 +/-SF
Land Area:	1.7 +/- Acres
Parking Spaces:	31 Spaces
Zoning:	General Commercial Retail
Construction:	Brick front with double front entry w/ Standing Seam metal roof
Information:	This Dollar General store is located on Collins Street which is right off of Big A Road. The City of Toccoa is the Heart of Northeast Georgia about seven miles from the border of Georgia and South Carolina. It is located about 90 miles northeast of Atlanta, 50 miles north of Athens, 50 miles northwest of Anderson, SC, and 40 miles northeast of Gainesville, GA.

Sales Summary | Lease Information

SALES SUMMARY

Purchase Price	\$885,517
CAP Rate	7.25% (Based on June 2020 rent)
Price PSF	\$97

LEASE INFORMATION

Tenant	DolgenCorp, LLC w/ Dollar General Corporate Guaranty
Annual Rental	\$64,200 (as of June 2020)
Original Rent Start Date	February 9, 2005
Lease Expiration Date	Extended Early June 30, 2025
Original Lease Term	Ten (10) Years
Renewal Options	Five (5), Five (5) Yr Options With 10% Increases
Lease Type	NN
Landlord Responsibilities	Roof/Structure
HVAC	Tenant pays up to \$750 per occurrence
Tenant Parking Lot Contribution	\$350/MO (CAM as of June 2020)

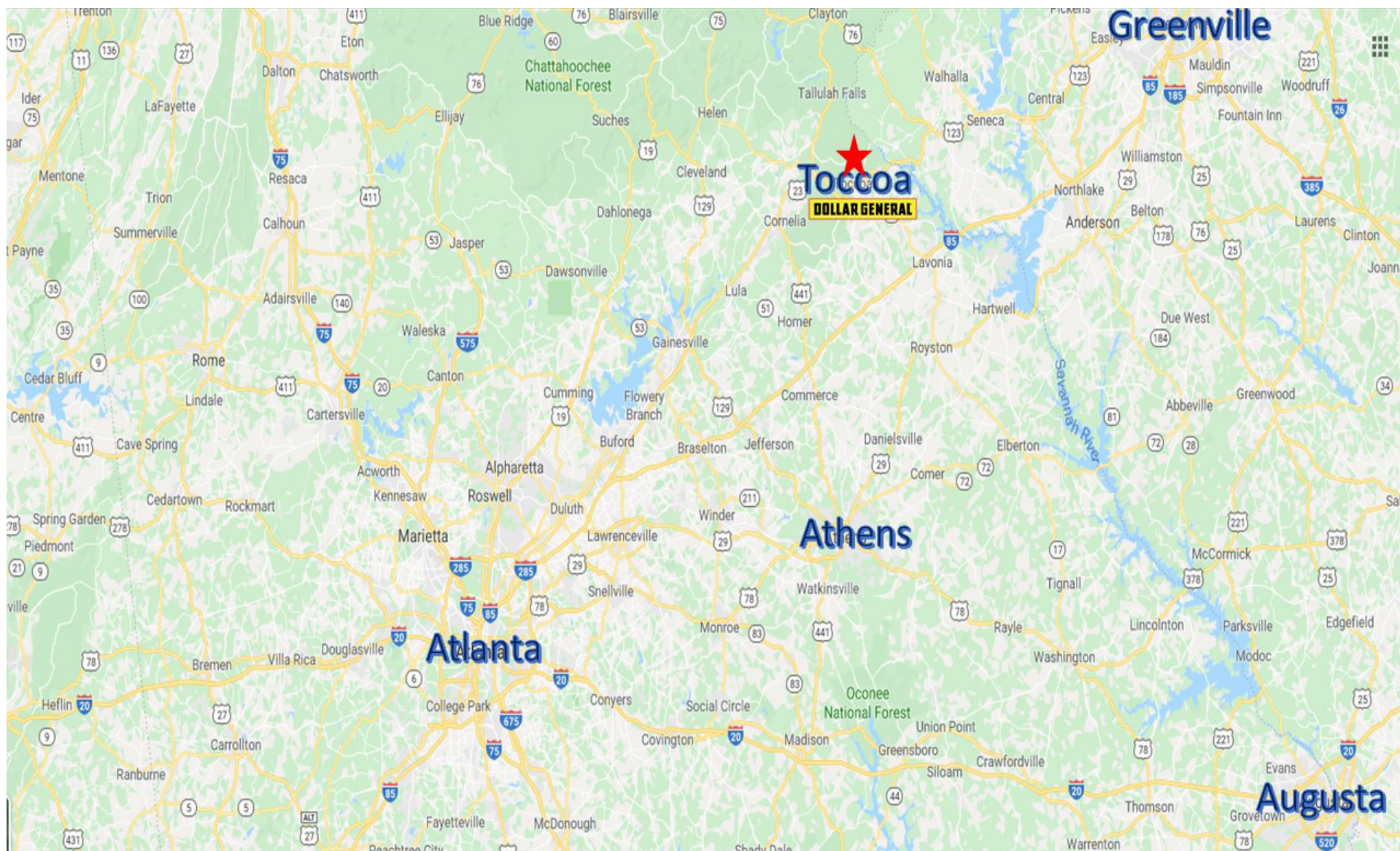


Dollar General

cypresscommercial.com

cypresscommercial.com

Regional Map

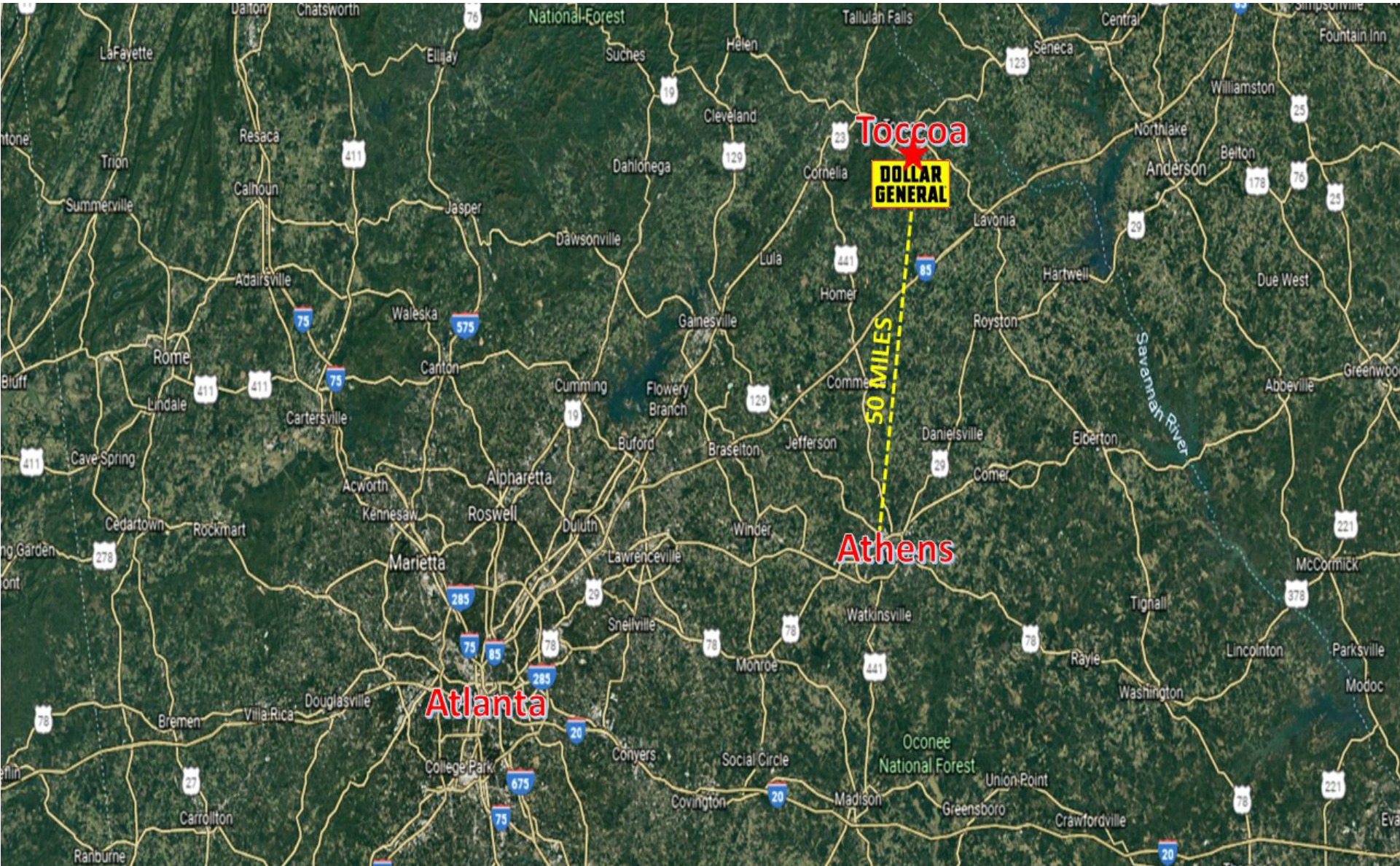


Dollar General

cypresscommercial.com

cypresscommercial.com

Regional Aerial



Dollar General

cypresscommercial.com

Local Aerial



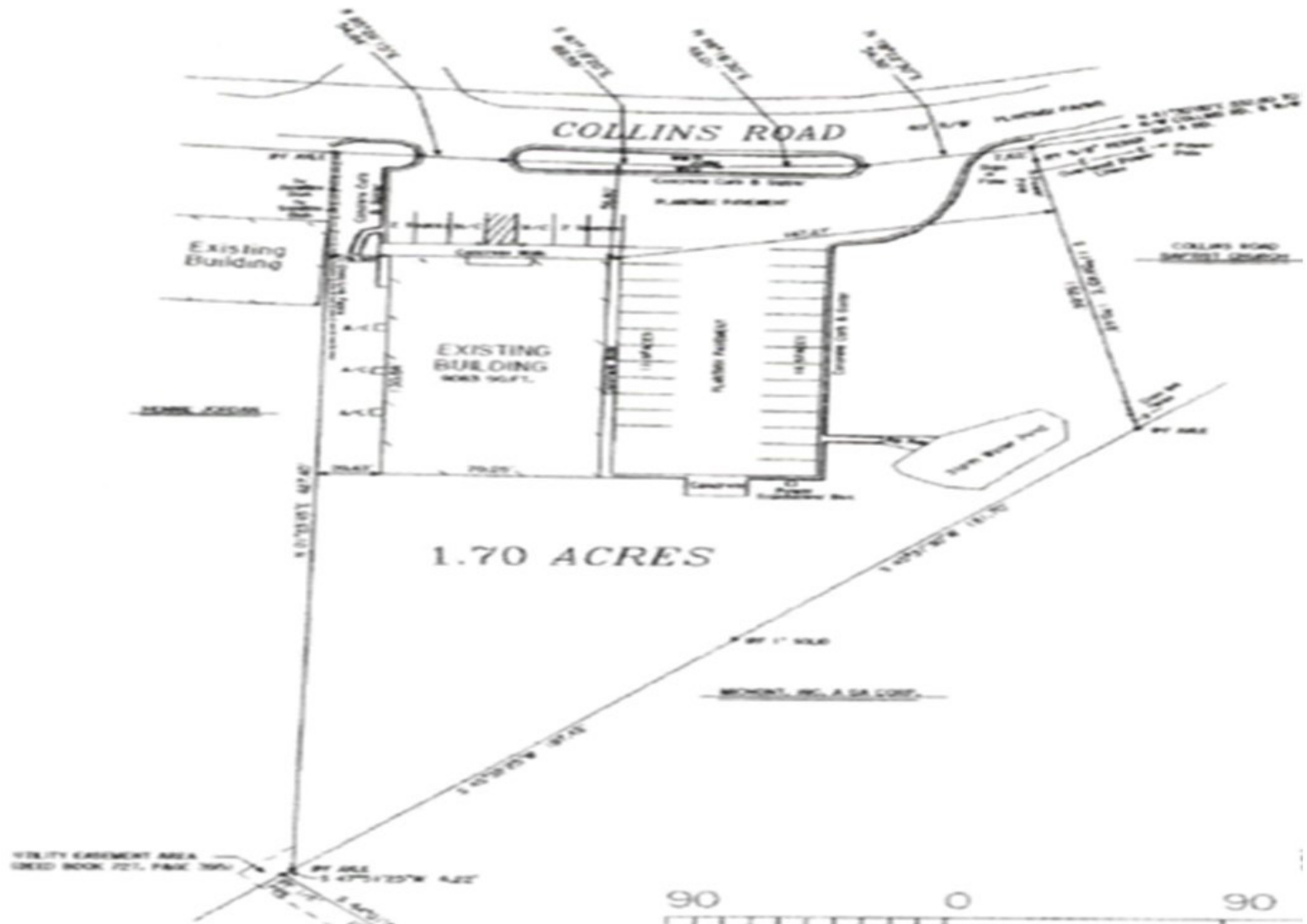
Dollar General

cypresscommercial.com

Site Aerial







Dollar General

cypresscommercial.com

Toccoa, Georgia

Toccoa is a city in, and the county seat of, Stephens County, Georgia. Native Americans, including the Mississippian culture mound builders and later the Cherokee, were the original inhabitants in what is now Toccoa and the surrounding area. Indian agent Col. George Chicken was one of the first people to mention Toccoa in his journal from 1725. Toccoa is also known for a beautiful 186-foot-high waterfall, Toccoa Falls, which is one of the tallest free-falling waterfalls east of the Mississippi River. It is located on the campus of Toccoa Falls College, a four-year, fully accredited Christian college. The city of Toccoa is located about 50 miles from Athens and about 90 miles northeast of Atlanta.



Toccoa Falls College



Toccoa Falls

Dollar General

cypresscommercial.com

Dollar General is a 80 year old company and is the nation's largest small-box discount retailer with more than 116,000 stores located in 44 states with 16 Distribution Centers and 141,000 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.

2018-2019 FAST FACTS:

- \$25.6 billion in sales in fiscal 2018 an increase of 9.2% over 2017
- Same store sales grew 3.2% over previous year
- Reported \$1.6 billion, or \$5.97 per diluted share
- Cash flow from operations were \$2.1 billion, increase of 18.9%
- Opened 900 new stores
- Remodeled 1,050 and relocated 115 locations
- Over 16,000 retail stores as of August 2, 2019
- 16 distribution centers throughout United States
- Ranked #119 on the Fortune 500 list as of May 2019

Tenant Summary



Representative photo



Representative photo



Representative photo

POPULATION	1 mile	3 miles	5 miles
2024 Projection	5,104	14,072	19,279
2019 Population	5,025	13,848	19,021
2010 Population	4,803	13,230	18,300
2000 Population	4,755	13,406	18,227
Growth Rate 2000-2010	0.10%	-0.13%	0.04%
Growth Rate 2010-2019	0.49%	0.49%	0.42%
Growth Rate 2019-2024	0.31%	0.32%	0.27%

HOUSEHOLDS			
2019 Total Households	2,169	5,587	7,448
2024 Projected Total Households	2,197	5,663	7,533
2000-2010 Annual Rate	-0.24%	-0.19%	0.05%
2010-2019 Annual Rate	0.38%	0.39%	0.33%
2019-2024 Annual Rate	0.26%	0.27%	0.23%

2019 Median Household Income	\$35,666	\$35,589	\$37,783
2019 Average Household Income	\$48,906	\$50,876	\$52,666



cypresscommercial.com