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RETAIL GROUP

REPRESENTATIVE PHOTO



DOLLAR GENERAL

SILVER POINT (COOKEVILLE MSA), TENNESSEE

OFFERING MEMORANDUM



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**DOLLAR
GENERAL®**

ADDRESS

Smithville Hwy & G Harding Rd
Silver Point, TN 38582

PRICE

\$1,269,000

CAP RATE

6.70%

NOI

\$85,056

FINANCIAL OVERVIEW

PRICE	\$1,269,000
CAP RATE	6.70%
GROSS LEASABLE AREA	9,026 SF
YEAR BUILT	2020
LOT SIZE	1.26 +/- Acres

Lease Summary

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
LEASE TERM	15 Years
RENT COMMENCEMENT	Est. March 2020
INCREASES	10% at Each Option
OPTIONS	Five, 5-Year
OPTION TO TERMINATE	None
RIGHT OF FIRST REFUSAL	None

Rent Roll

TERM	ANNUAL RENT	MONTHLY RENT
Year 1- Year 15	\$85,056	\$7,088
Option 1	\$93,564	\$7,797
Option 2	\$102,912	\$8,576
Option 3	\$113,208	\$9,434
Option 4	\$124,524	\$10,377
Option 5	\$136,980	\$11,415

INVESTMENT *HIGHLIGHTS*

- 15-Year Absolute NNN Lease
- Investment Grade Credit Tenant, Rated 'BBB' by S&P
- 10% Rental Increases Every 5 Years Beginning in Each Option Period
- Brand New 2020 Construction
- Serving Over 77,000 Residents in Growing Putnam County
- Average Household Income Exceeds \$62,000 within 3 Miles
- Nearest Dollar Store is Over 10 Miles Away, Competition Void
- Underserved Retail Trade Area, High Needs for Goods and Services
- Just Off I-40 with Over 43,000 Cars/Day, Direct Access to Nashville and Knoxville
- Close Proximity to 6,000-Acre Edgar Evins State Park with Millions of Visitors Annually
- Surrounded by Several State Parks, Including Burgess Falls, Cummins Falls, Rock Island, and Standing Stone
- 63 Miles East of Downtown Nashville





**DOLLAR
GENERAL**

CLICK FOR
WEBSITE

TENANT OVERVIEW

OWNERSHIP:

PUBLIC

TENANT:

CORPORATE

GUARANTOR:

DOLLAR GENERAL

Dollar General makes shopping for everyday needs simple and hassle-free by saving customers time and money with small neighborhood stores and carefully edited merchandise. Offering the most popular brands at everyday low prices, Dollar General ranks amongst the largest retailers of top-quality brands including Proctor & Gamble, Kimberly Clark, Unilever, Kellogg's, General Mills, and Nabisco. Dollar General has over 14,534 locations in 44 states, making it the nation's largest smallbox discount retailer in the U.S.



HEADQUARTERED IN
GOODLETTSVILLE
TENNESSEE



15,000
LOCATIONS



PUBLICLY TRADED
COMPANY
NYSE:
DG



BBB
S&P CREDIT
RATING



\$23.47
BILLION
SALES VOLUME



FOUNDED IN
1939



COUNTRY'S
LARGEST
SMALLBOX
DISCOUNT RETAILER



2017
#128
FORTUNE 500

DOLLAR GENERAL®



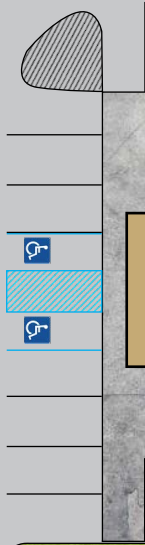
SMITHVILLE HIGHWAY

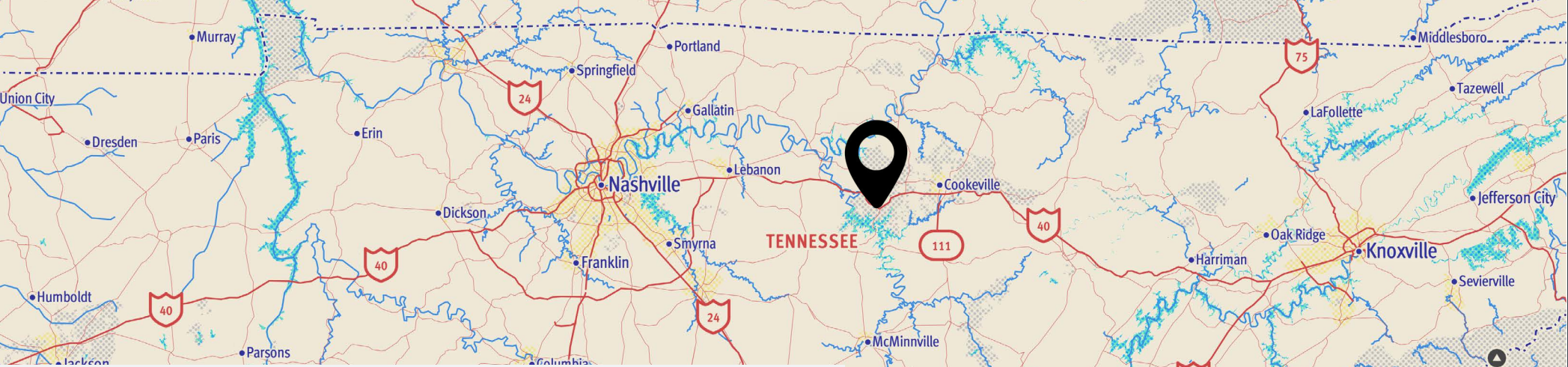
56

STOP



SIGN





DEMOGRAPHICS

SMITHVILLE HWY & G HARDING RD
SILVER POINT, TN 38582

POPULATION	3-MILE	5-MILES	10-MILES
2010 Population	959	2,883	19,866
2018 Population	1,005	3,038	21,072

HOUSEHOLDS	3-MILE	5-MILES	10-MILES
2010 Households	393	1,239	7,963
2018 Households	416	1,318	8,491

INCOME	3-MILE	5-MILES	10-MILES
2018 Average Household Income	\$62,124	\$56,713	\$59,639

EMPLOYEES	3-MILE	5-MILES	10-MILES
2018 Number of Employees In Area	53	224	3,787



**63
MILES**

NASHVILLE,
TENNESSEE



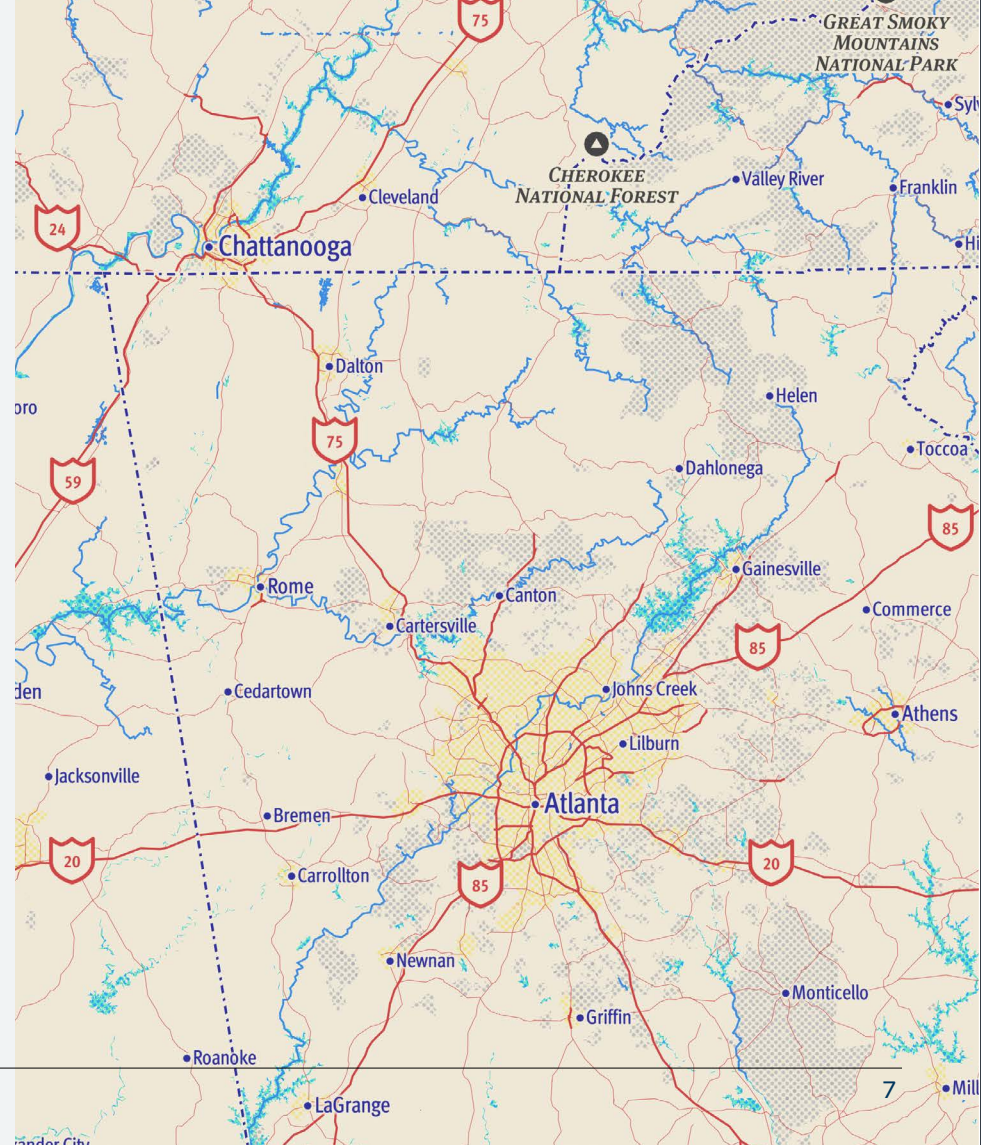
**100
MILES**

CHATTANOOGA,
TENNESSEE



**115
MILES**

KNOXVILLE,
TENNESSEE



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O F F E R I N G M E M O R A N D U M

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