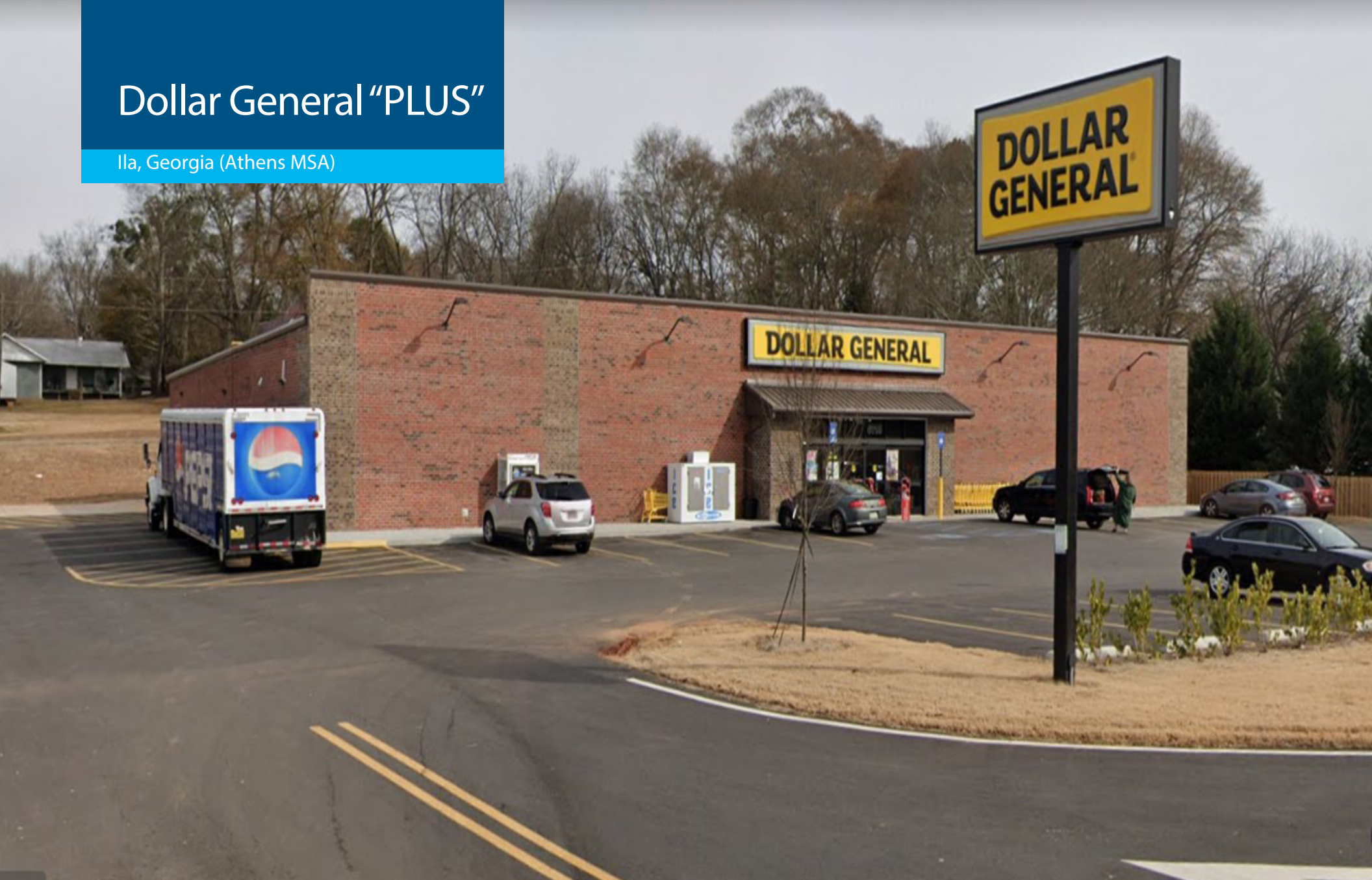


Dollar General “PLUS”

Ila, Georgia (Athens MSA)



NET LEASE INVESTMENT OFFERING



Dollar General “PLUS”

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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.

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Investment Overview | Property Highlights



★ Designed by TownMapsUSA.com

INVESTMENT HIGHLIGHTS:

- 15 YR Dollar General “PLUS” Lease
- Corporate Guaranty by Dolgencorp, LLC
- NNN Lease; Zero Landlord Responsibilities
- Dollar General has over 16,000 locations in 44 states
- S&P BBB Investment Grade Credit
- Relocation of an existing store showing their commitment to the area
- Larger format Dollar General Plus location
- Located along the area’s primary thoroughfare with over 3,940 VPD

PROPERTY HIGHLIGHTS:

Location:	5118 Danielsville Street, Ila, Georgia 30647
Building:	10,640 +/-SF
Land Area:	1.47 +/- Acres
Parking Spaces:	38 Spaces
Zoning:	General Commercial Retail
Construction:	2018 construction; All brick with double front entry w/ Standing Seam metal roof
Information:	This “PLUS” Dollar General store is located accross the street from the former Dollar General Store that was open for 10 years. It is located on the main thoroughfare through town, Highway 98. Ila is located 20 miles from I-85/Commerce, GA and 16.8 miles to Athens, GA.

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Sales Summary | Lease Information

SALES SUMMARY

Purchase Price	\$1,781,090
CAP Rate	6.6%
Price PSF	\$167

LEASE INFORMATION

Tenant	Dolgencorp, LLC w/ Dollar General Corporate Guaranty
Annual Rental	\$117,552
Rent Start Date	August 1, 2018
Lease Expiration Date	July 31, 2033
Original Lease Term	Fifteen (15) Years
Renewal Options	Five (5), Five (5) Yr Options With 10% Increases
Lease Type	NNN
Landlord Responsibilities	None (Taxes reimbursed upon paid tax receipt)



Representative Photo



Actual Photo



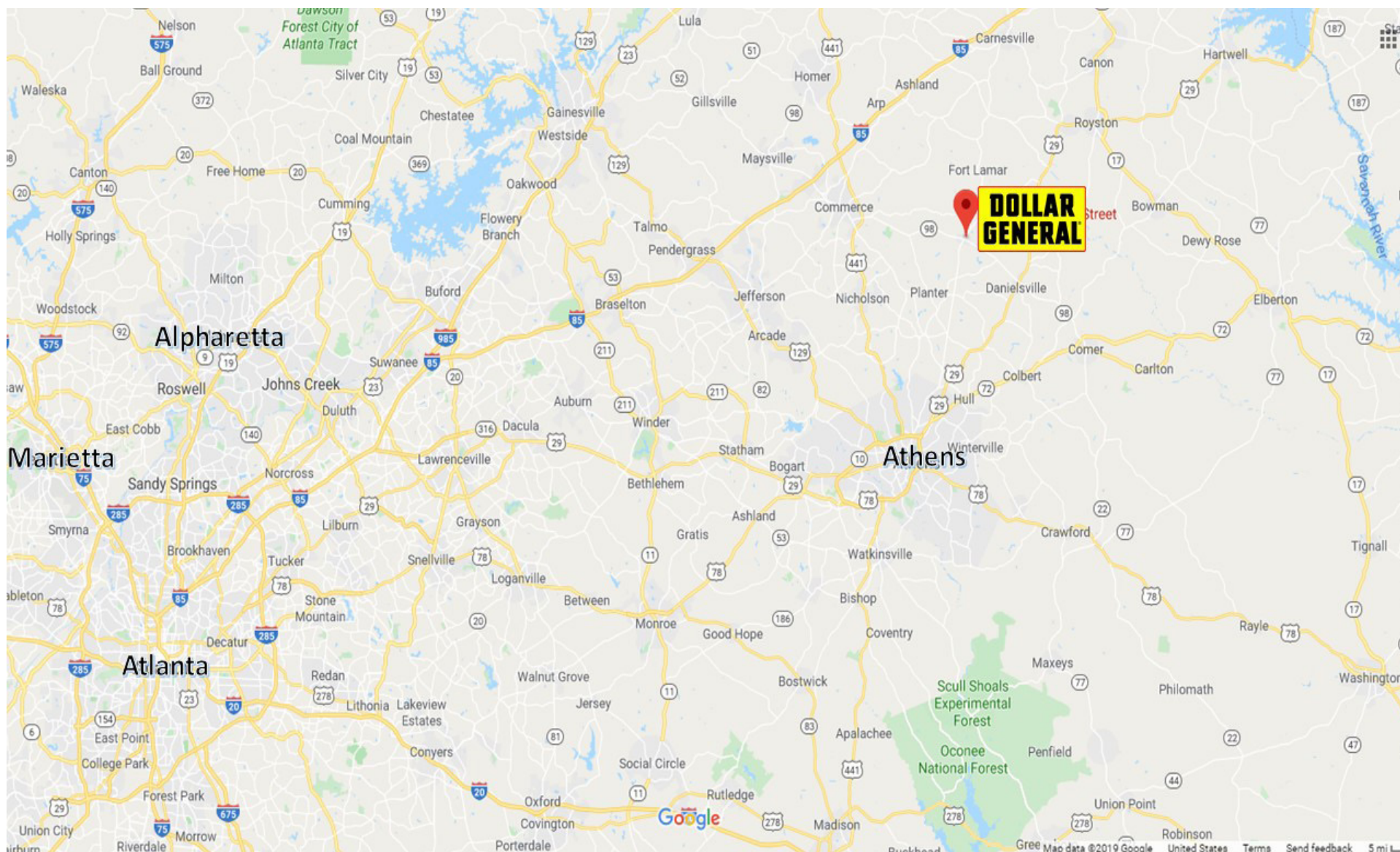
Representative Photo

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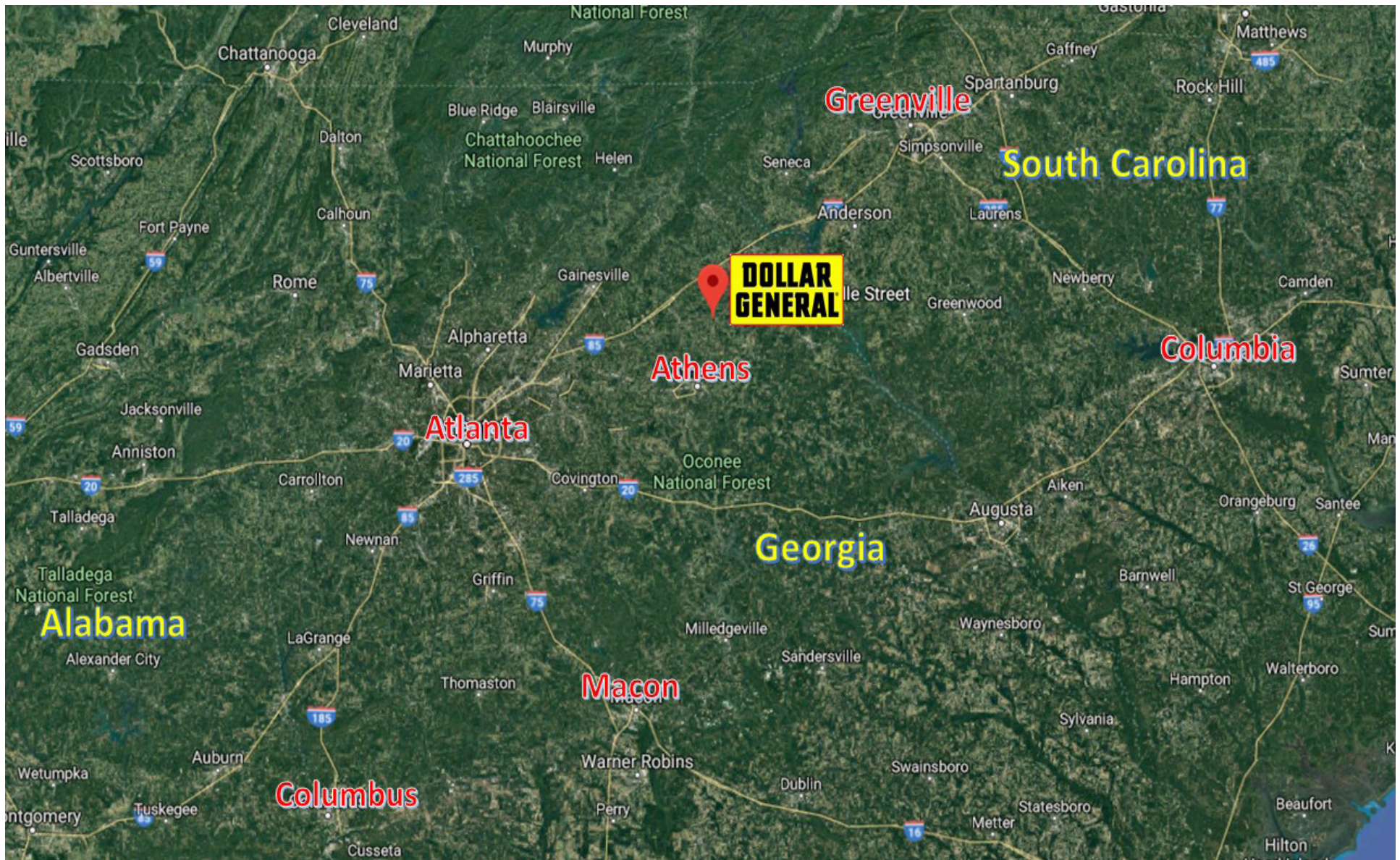
Regional Map



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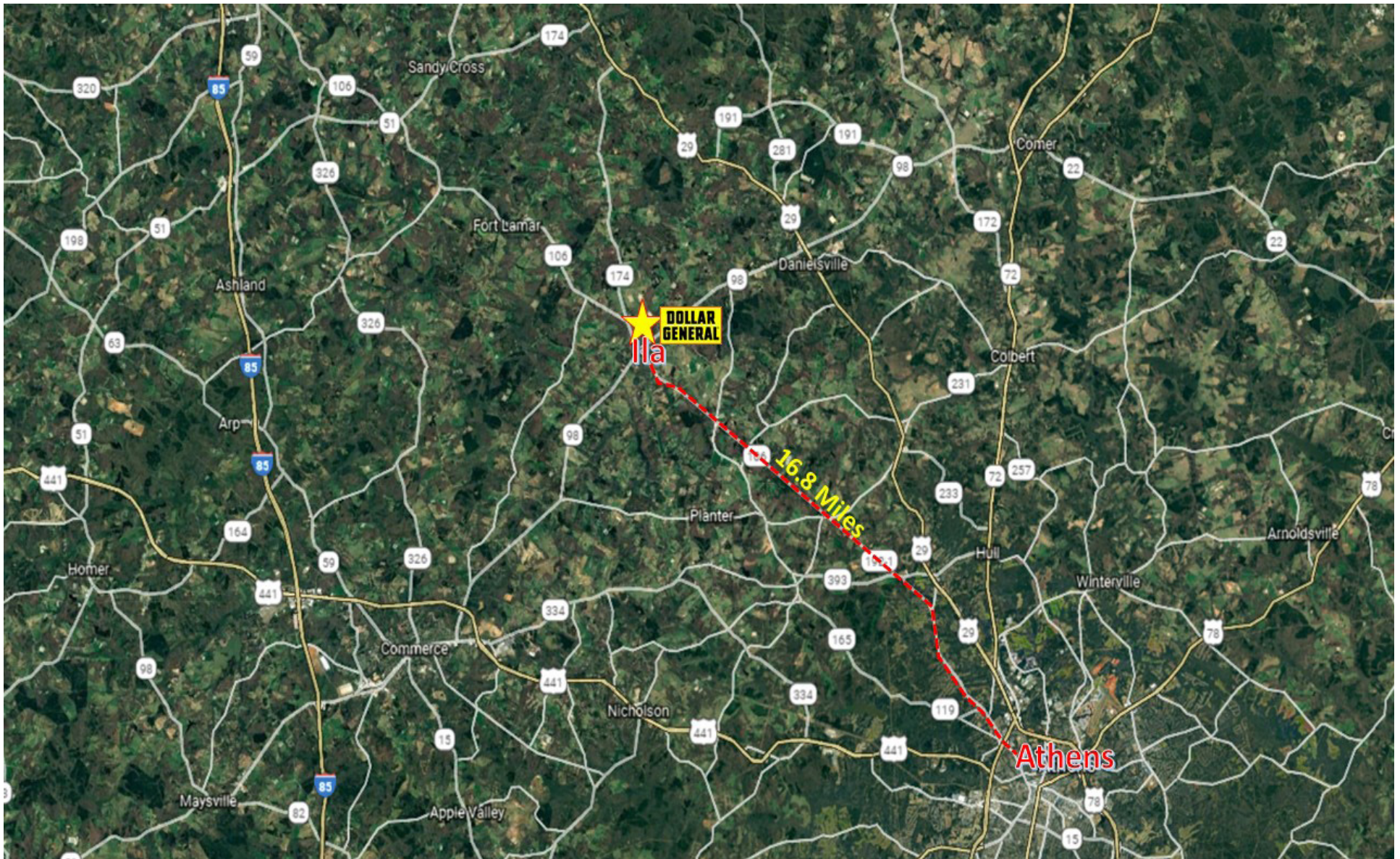
Regional Aerial



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Local Aerial



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Local Aerial



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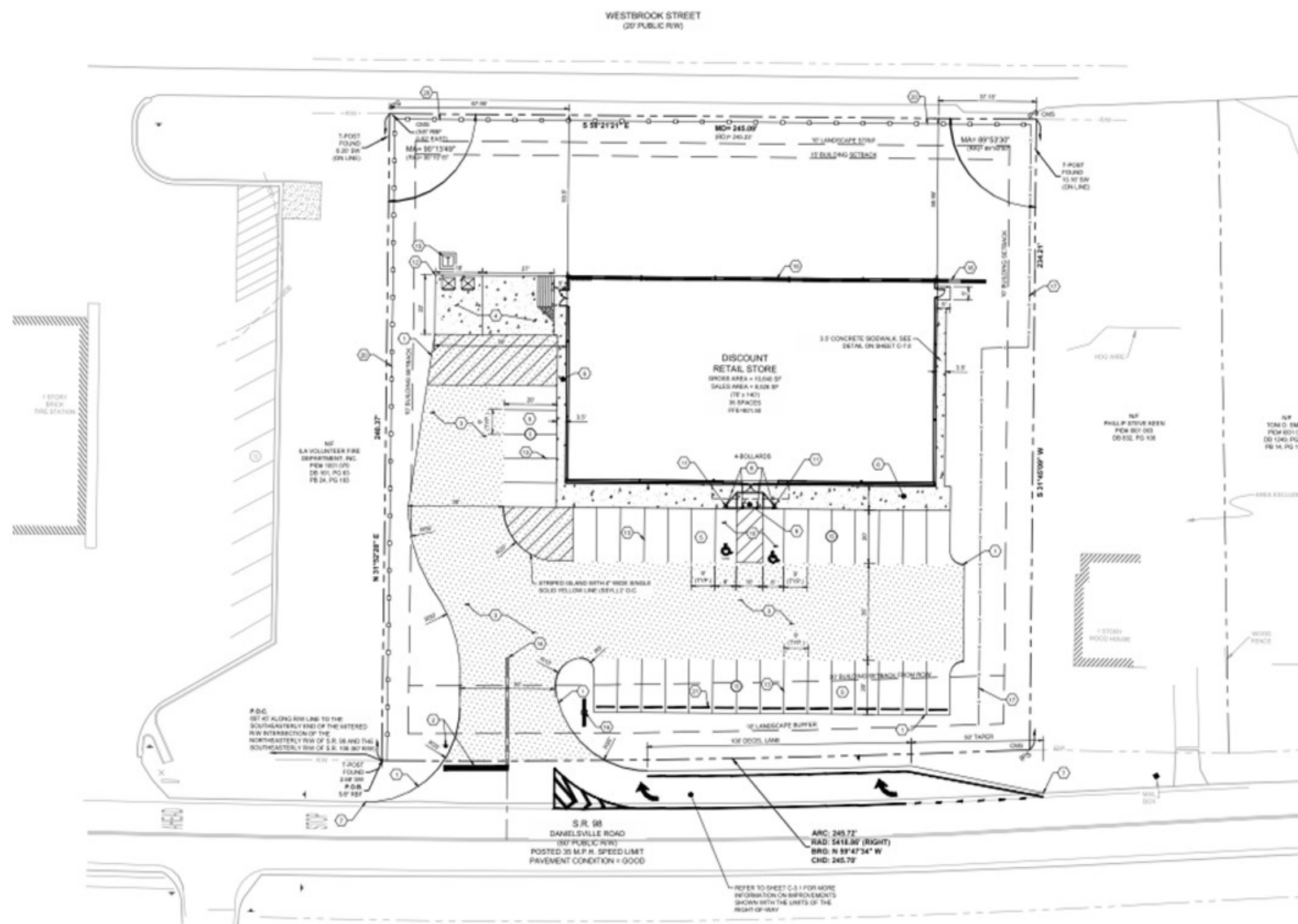
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Site Aerial



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Site Plan

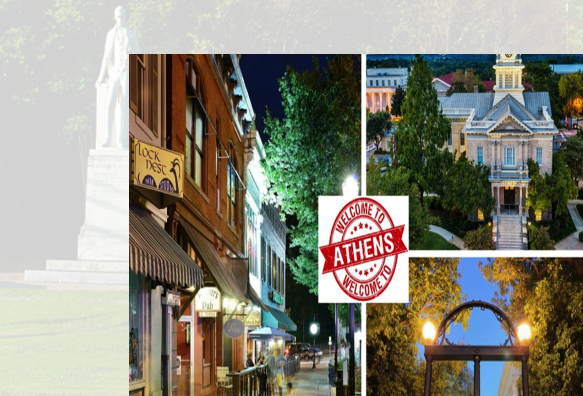


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Ila, Georgia

The Town of Ila was first incorporated in 1910. The Town of Ila is located in Madison County and only 16.8 miles from Athens, GA. The Madison County Courthouse in Danielsville, Georgia is a historic courthouse built in 1901. It was listed on the National Register of Historic Places in 1980.



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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

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Demographics

POPULATION	1 mile	3 miles	5 miles
2024 Projection	468	2,737	7,819
2019 Estimate	461	2,681	7,638
2010 Population	446	2,565	7,276
2000 Population	415	2,417	6,904
Growth Rate 2000-2010	0.72%	0.60%	0.53%
Growth Rate 2010-2019	0.36%	0.48%	0.53%
Growth Rate 2019-2024	0.30%	0.41%	0.47%

HOUSEHOLDS			
2019 Total Households	175	1,019	2,871
2024 Projected Total Households	177	1,040	2,935
2000-2010 Annual Rate	0.18%	0.27%	0.36%
2010-2019 Annual Rate	0.31%	0.43%	0.49%
2019-2024 Annual Rate	0.23%	0.41%	0.44%

2019 Median Household Income	\$38,709	\$42,832	\$45,858
2019 Average Household Income	\$52,006	\$53,893	\$57,296



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