

SINGLE TENANT NNN

Investment Opportunity



1920 GWINNETT STREET
SAVANNAH GEORGIA

REPRESENTATIVE PHOTO





EXCLUSIVELY MARKETING BY

DALE ROBBINS

**First Vice President
SRS National Net Lease Group**

233 Wilshire Boulevard, Suite 150

Santa Monica, CA 90401

D 949.270.8200

M 213.905.0843

Dale.Robbins@srsre.com

CA License No. 01956197

MATTHEW MOUSAVI

**Managing Principal
SRS National Net Lease Group**

610 Newport Center Drive, Suite 1500

Newport Beach, CA 92660

D 949.698.1116

M 714.404.8849

Matthew.Mousavi@srsre.com

CA License No. 01732226

Qualifying Broker:

Ray Uttenhove - SRS Real Estate Partners-Southeast, LLC

GA License No. 104166

ERIK VOGELZANG

**Associate
SRS National Net Lease Group**

233 Wilshire Boulevard, Suite 150

Santa Monica, CA 90401

D 949.270.8216

M 562.279.4886

Erik.Vogelzang@srsre.com

CA License No. 01995114

PATRICK R. LUTHER, CCIM

**Managing Principal
SRS National Net Lease Group**

610 Newport Center Drive, Suite 1500

Newport Beach, CA 92660

D 949.698.1115

M 480.221.4221

Patrick.Luther@srsre.com

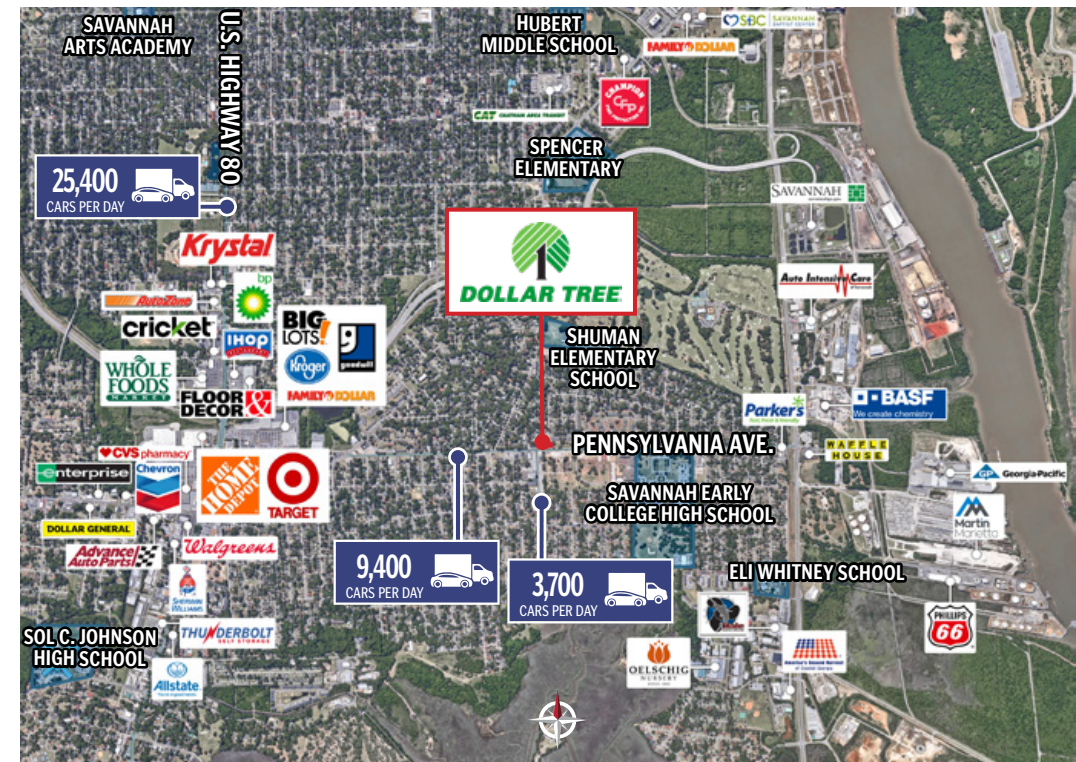
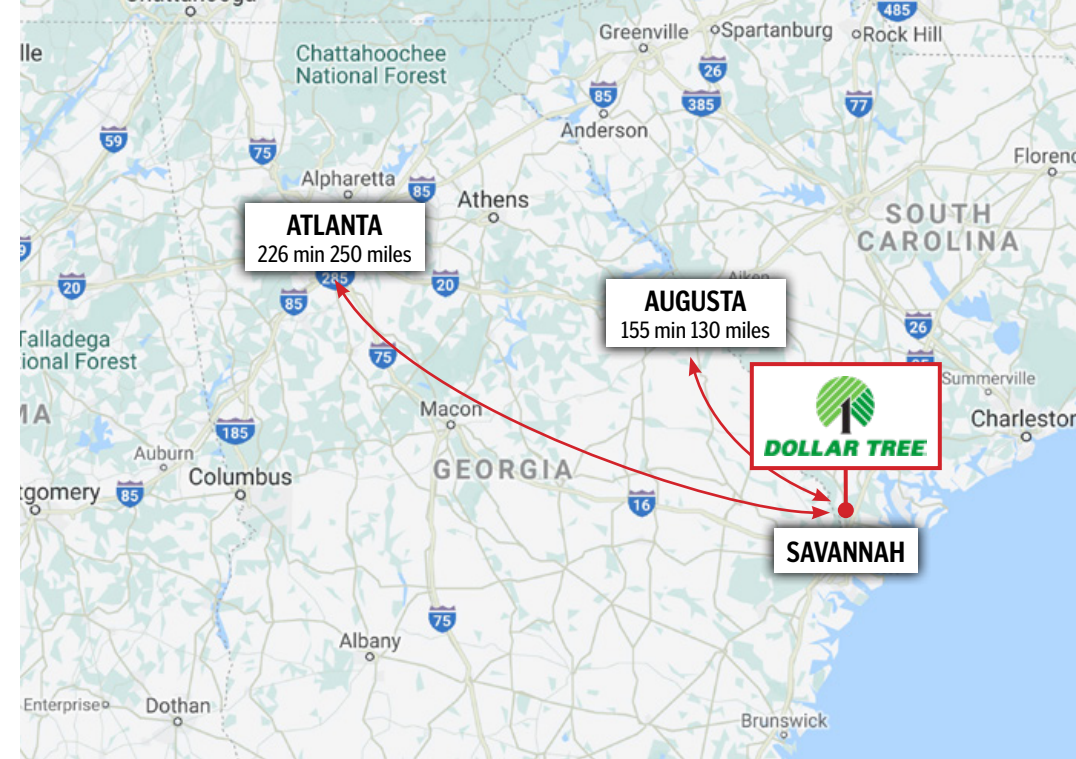
CA License No. 01912215

DOLLAR TREE | SAVANNAH, GA

PROPERTY OVERVIEW

Property Address	1920 E. Gwinnett Street, Savannah, GA 31404
Price	\$1,087,000
Net Operating Income	\$89,643
Cap Rate	8.25%
Year Built / Remodeled	2008 / 2019 Conversion from Family Dollar
Building Size	8,505 SF
Land Area	0.84 Acres
Parcel #	2-0039 -02-007

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	12,394	72,965	117,390
Employees	2,490	46,265	78,522
Average Household Income	\$50,894	\$63,267	\$64,629





RENT ROLL

Lease Term						Rental Rates					
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
Dollar Tree	8,505	Dec. 2006	June 2022	Current	-	\$7,470	\$0.88	\$89,643	\$10.54	NNN	3 (5-Year)
(Corporate Guaranty)											Opt. 1: \$12.70 PSF/Yr Opt. 2: \$13.97 PSF/Yr
											Opt. 3: \$15.36 PSF/Yr

FINANCIAL INFORMATION

Price	\$1,087,000
Net Operating Income	\$89,643
Cap Rate	8.25%

NOTES

1) LL responsible for maintenance & repair of roof and structure; repair of parking lot and exterior utility lines; and any HVAC expenses above \$1,000/year.

OPERATING CASH FLOW

Rental Revenue	\$89,643
Reimbursement Revenue	\$18,455
Effective Gross Revenue	\$108,098
Less Expenses	(\$18,455)
Net Operating Income	\$89,643



NATIONAL NET LEASE GROUP

SRS NATIONAL NET LEASE GROUP IS THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS.

275+

**RETAIL
PROFESSIONALS**

25+

OFFICES

#1

**LARGEST REAL ESTATE
SERVICES FIRM**
in North America
exclusively dedicated to retail

2100+

**RETAIL
TRANSACTIONS**
in 2019
company wide

485

**PROPERTIES
SOLD**
in 2019
NNLG

\$1.5B

**TRANSACTION
VALUE**
in 2019
NNLG

This Offering Memorandum has been prepared by SRS National Net Lease Group (SRS) and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor SRS can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor SRS represents that this offering summary is all inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.

*Statistics are for 2019

REPRESENTATIVE PHOTO

[SRSRE.COM/NNLG](https://www.srsre.com/nnlg)