

DOLLAR GENERAL MARKET // ETON, GA

OFFERING MEMORANDUM

40 EAST 3RD AVENUE WEST | ETON, GA 30724

Marcus & Millichap

NON-ENDOREMENT & DISCLAIMER NOTICE

SENIOR VICE PRESIDENT INVESTMENTS // EXECUTIVE DIRECTOR ROBBY PFEIFFER

678 808 2770 robby.pfeiffer@marcusmillichap.com

BROKER OF RECORD JOHN LEONARD

john.leonard@marcusmillichap.com License GA-252904

Marcus & Millichap

ATLANTA

1100 Abernathy RD NE Building 500, Suite 600 Atlanta, Georgia 30328

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon. or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

INVESTMENT OVERVIEW

2012-construction Dollar General 20,707+/- square foot grocery store is well positioned just off the intersection of Highway 411 and GA-286, with combined traffic counts of over 16,000 per day.

Dollar General is signed to a 15vear NNN lease that commenced in 2012 and is not scheduled to be up for expiration until November, 2027. The triple net (NNN) lease provides for Tenant to be responsible for property expenses including CAM, taxes, insurance, roof and HVAC. Four (4), Five (5) year renewal options follow the initial 15-year lease term. Rent is scheduled to increase by 3% at the beginning of year 11 and by 10% at the beginning of each renewal option.

The subject property is a Dollar General Corporation has been delivering value to shoppers Market store in Eton, GA. The for 80 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 16,000 stores in 44 states as of September 28, 2019. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo. Learn more about Dollar General at www.dollargeneral.com.

INVESTMENT HIGHLIGHTS

- RARE DOLLAR GENERAL MARKET STORE 20,707+/- SF GROCERY STORE
- RARE 3% INCREASE IN 2022 | 10% EVERY 5 YEARS THEREAFTER
- 7.5+ YEARS REMAINING ON INITIAL 15-**YEAR TERM**
- TRIPLE NET (NNN) LEASE | NO LANDLORD **EXPENSES**
- INVESTMENT GRADE TENANT | BBB / **STABLE ON STANDARD & POORS**
- PUBLICLY TRADED COMPANY | \$25.6 **BILLION ANNUAL REVENUE**

PROPERTY SUMMARY

DOLLAR GENERAL MARKET				
PROPERTY ADDRESS	40 East 3rd Avenue W Eton, Ga 30724			
PRICE	\$3,200,000			
CAP RATE	8.0%			
PRICE / SF	\$154.54			
YEAR BUILT	2012			
GROSS LEASABLE AREA	20,707 +/- SF			
LOT SIZE	2.82 +/- ACRES			
TYPE OF OWNERSHIP	Fee Simple			
BASE RENT	\$255,998			

LEASE SUMMARY	ANNUAL BASE RENT	MONTHLY RENT	RENT / SF	CAP RATE
YEARS 1 - 10	\$255,998	\$21,333	\$12.36	8.00%
YEARS 11 - 15	\$263,678	\$21,973	\$12.73	8.24%
YEARS 16 - 20 (OPTION 1)	\$290,045	\$24,170	\$14.01	9.06%
YEARS 21 - 25 (OPTION 2)	\$319,050	\$26,588	\$15.41	9.97%
YEARS 26 - 30 (OPTION 3)	\$350,955	\$29,246	\$16.95	10.97%
YEARS 31 - 35 (OPTION 4)	\$386,050	\$32,171	\$18.64	12.06%



TENANT OVERVIEW

DOLLAR GENERAL MARKET					
TENANT TRADE NAME	Dollar General Market				
TENANT	Corporate				
OWNERSHIP	Fee Simple				
GUARANTOR	Corporate				
LEASE TYPE	Triple Net (NNN)				
ROOF AND STRUCTURE	Tenant				
LEASE TERM	15 Years				
LEASE COMMENCEMENT DATE	November 2nd, 2012				
LEASE EXPIRATION DATE	November 30th, 2027				
INCREASES	3% Year 11, 10% in Options				
RENEWAL OPTIONS	4, 5-Year Options				
HEADQUARTERED	Goodlettesville, TN				
NUMBER OF LOCATIONS	16,000+ Locations				
ANNUAL REVENUE	\$25.6 Billion				
CREDIT RATING	BBB / Stable				
RATING AGENCY	Standard & Poors				
STOCK SYMBOL	DG				
BOARD	NYSE				
WEB SITE	www.dollargeneral.com				



Dollar General Corporation has been delivering value to shoppers for more than 75 years. Dollar General helps shoppers "Save time. Save money. Every day!®" by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient

neighborhood locations. Dollar General operated 14,761 stores in 44 states as of May 4, 2018. In addition to high-quality, private brands, Dollar General sells products from America's most-trusted brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.





MARKET OVERVIEW

Eton, Georgia, is a town in Murray county. The population was 319 at the 2000 census. It is part of the Dalton, Georgia Metropolitan Statistical Area.

Dalton, often referred to as the "Carpet Capital of the World," is home to over 150 carpet manufacturing plants. The industry employs more than 30,000 people in the Whitfield County area where more than 90% of the function carpet in the world is produced today. Just 5 miles north is the historic Western and Atlantic Railroad Tunnel and Heritage Center, and only a 25 minute drive further is the Chichamauga and Chattanooga National Military Park.

Located 90 miles south is Atlanta, Georgia where tremendous population growth over the past decade has expanded the metro's borders, and the region now has a population of roughly 5.7 million people. Encompassing \$304 billion, the Atlanta metropolitan area is the eighth largest economy in this country and 17th-largest in the world. Over 75 percent of Fortune 1000 companies conduct business in Atlanta.



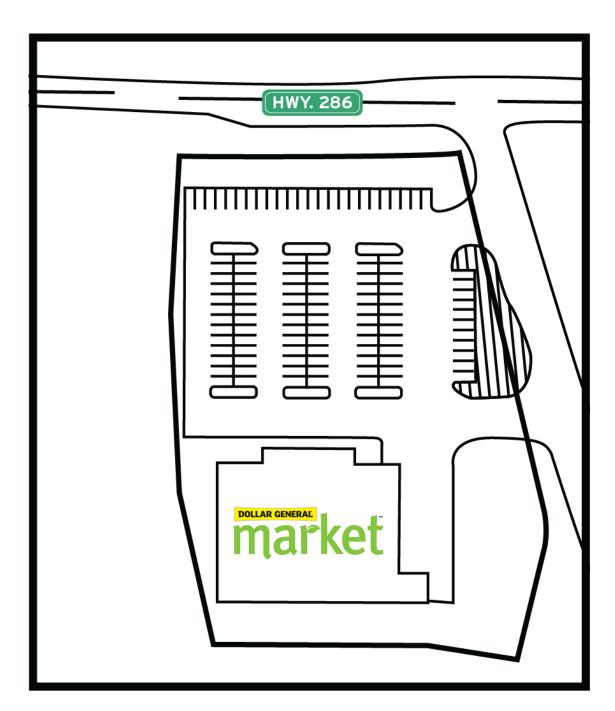
AERIAL MAP



DEMOGRAPHICS

DEMOS	1 MILE	3 MILES	5 MILES
2024 PROJECTION	1,234	6,666	18,467
2019A ESTIMATE	1,236	6,677	18,404
2019A EST. AVERAGE HOUSEHOLD INCOME	\$56,377	\$59,898	\$57,937
2019A EST. MEDIAN HOUSEHOLD INCOME	\$42,032	\$44,069	\$44,568
2019A EST. PER CAPITA INCOME	\$17,794	\$20,543	\$20,636
2019A HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
\$200,000 OR MORE	1.68%	2.19%	1.84%
\$150,000 - \$199,999	1.66%	2.22%	1.96%
\$100,000 - \$149,999	5.91%	6.55%	7.02%
\$75,000 - \$99,999	12.84%	12.85%	13.44%
\$50,000 - \$74,999	20.82%	20.25%	19.56%
\$35,000 - \$49,999	15.20%	15.21%	14.72%
\$25,000 - \$34,999	18.08%	15.67%	14.04%
\$15,000 - \$24,999	10.57%	10.64%	11.07%
\$10,000 - \$14,999	6.98%	7.60%	8.12%
UNDER \$9,999	6.27%	6.82%	8.21%

SITE PLAN





SENIOR VICE PRESIDENT INVESTMENTS // EXECUTIVE DIRECTOR ROBBY PFEIFFER

678 808 2770 robby.pfeiffer@marcusmillichap.com

BROKER OF RECORD JOHN LEONARD

john.leonard@marcusmillichap.com License GA-252904

Marcus & Millichap

ATLANTA

1100 Abernathy RD NE Building 500, Suite 600 Atlanta, Georgia 30328