

Dollar General "PLUS"

MILLEN, GEORGIA



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

INVESTMENT HIGHLIGHTS:

- NEW 15 YR Dollar General “PLUS” Lease with Corporate Guaranty by Dolgencorp, LLC
- NNN Lease; Zero Landlord Responsibilities (Taxes reimbursed upon paid receipt)
- 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
- Traffic Counts: Statesboro Rd.- 10,300 VPD; E. Winthorpe Ave.- 6,130 VPD

PROPERTY HIGHLIGHTS:

Location:	120 E. Winthorpe Avenue, Millen, GA 30442
Building:	10,640 +/-SF Clear-Span Retail Building
Land Area:	1.25+/- Acres
Parking Spaces:	37 Spaces
Zoning:	General Commercial Retail
Construction:	2018 construction; All brick with double door front entry, screw down metal roof
Information:	This NEW “PLUS” Dollar General store is located down the street from the old Dollar General Store. It is located on the main thoroughfare through town. The store is also located close to the Jenkins County Courthouse and just a few blocks from Jenkins County Middle & High School. There is an abundance of residential in the immediate vicinity of the Dollar General store. McDonald’s, Popeye’s Chicken, Huddle House and Subway are in the direct vicinity of the store.

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Sales Summary | Lease Information

SALES SUMMARY

Purchase Price	\$1,761,272
CAP Rate	6.6%
Price PSF	\$165

LEASE INFORMATION

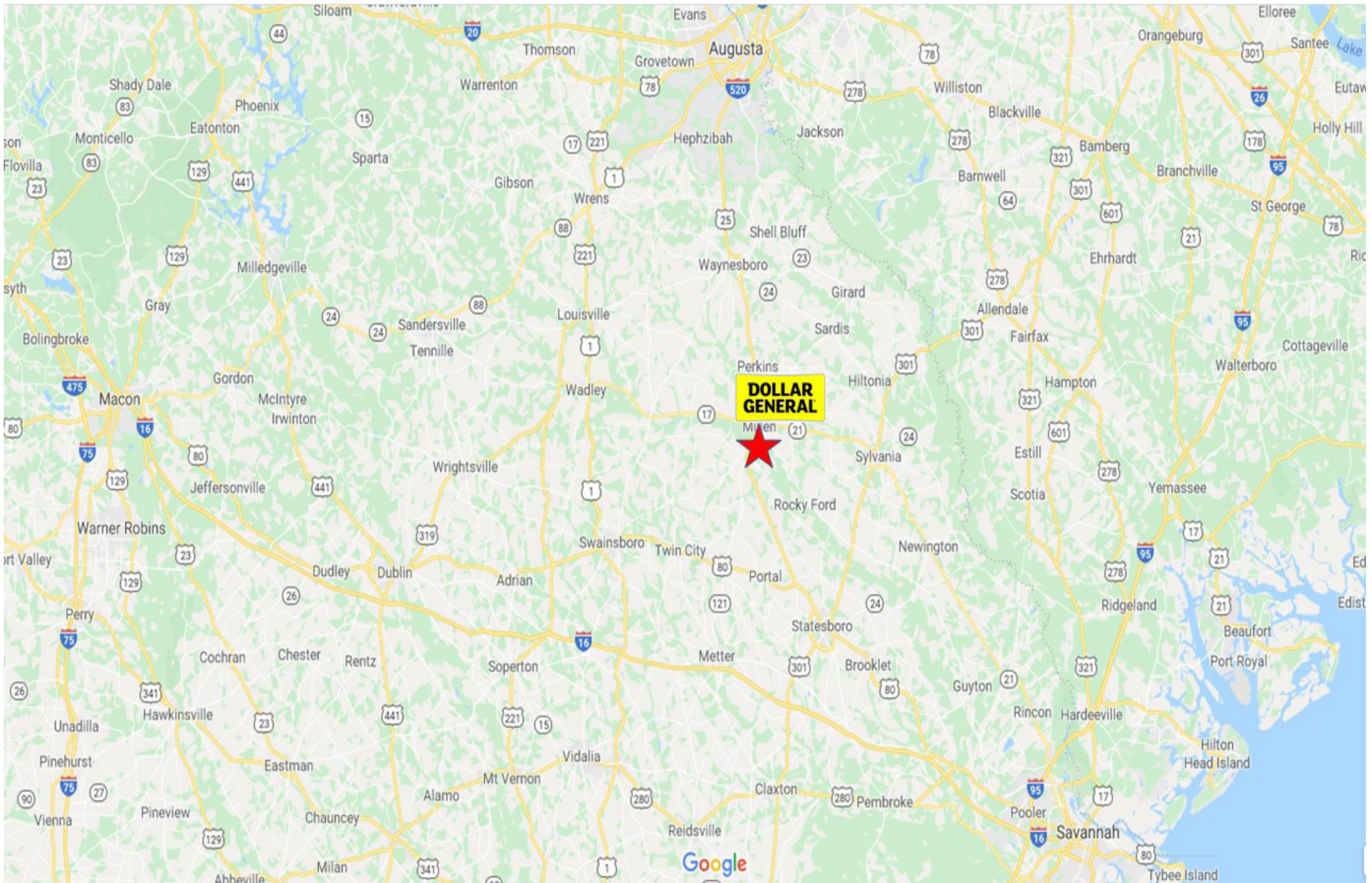
Tenant	Dolgencorp, LLC w/ Dollar General Corporate Guaranty
Annual Rental	\$116,244
Rent Start Date	May 1, 2018
Lease Expiration Date	April 30, 2033
Original Lease Term	Fifteen (15) Years
Renewal Options	Five (5), Five (5) Yr Options With 10% Increases
Lease Type	NNN
Landlord Responsibilities	None (Taxes reimbursed upon paid tax receipt)



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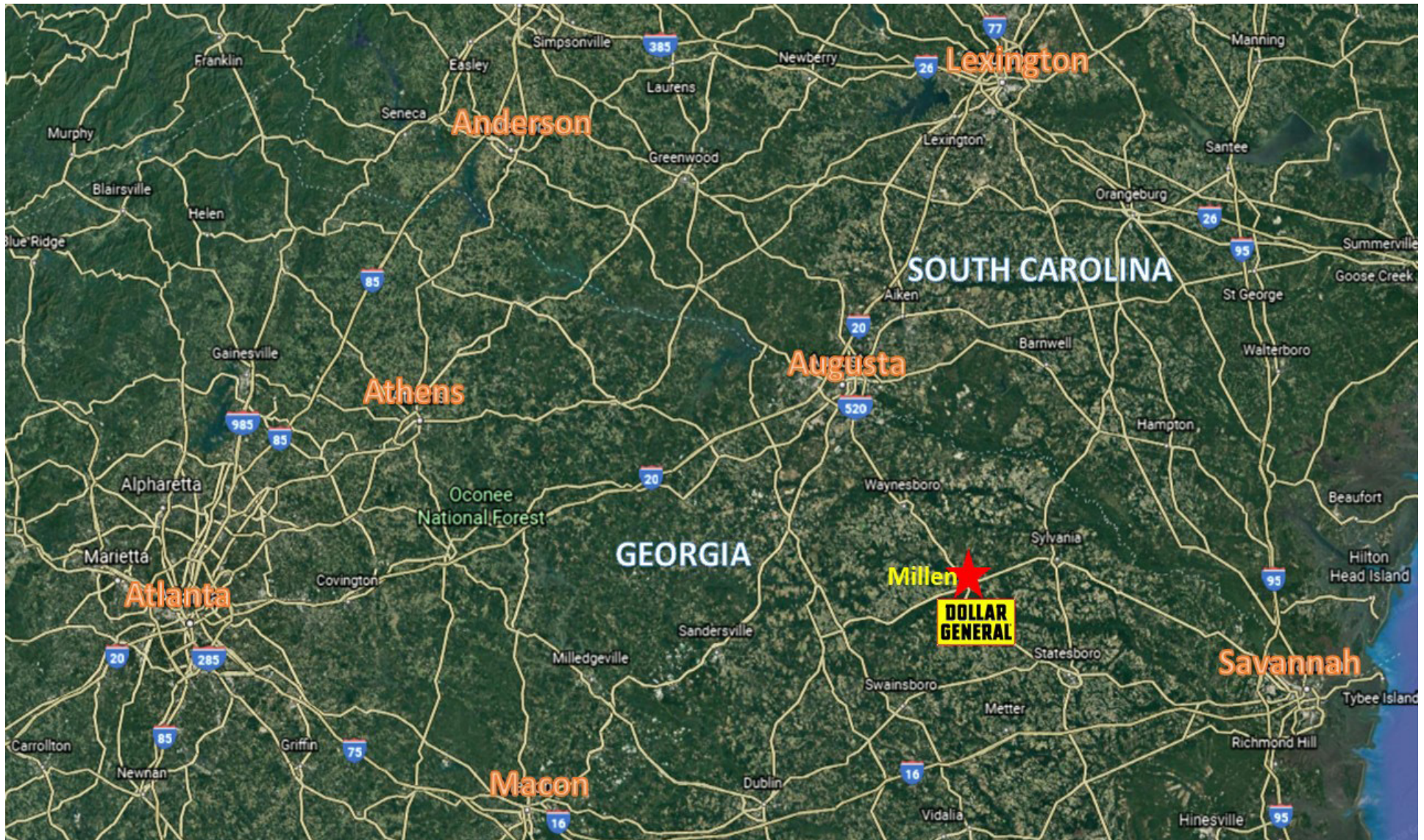
Regional Map



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Regional Aerial



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Local Aerial



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Site Aerial



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MILLEN, GEORGIA

The city of Millen was first settled in 1835 along the border of what was then Burke and Screven counties. Millen is now part of Jenkins County. It was originally named “79” due to its approximate distance in miles from the coastal city of Savannah. The Downtown Millen Historic District was listed on the National Register of Historic Places in 1996. The county is largely rural and agricultural and is located 46 miles from Augusta, GA. The Jenkins County Courthouse located in Millen was built in 1910 and is 3 stories tall.

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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	2,390	4,915	5,834
2019 Population	2,453	5,005	5,953
2010 Population	2,507	3,928	4,915
2000 Population	2,708	4,197	5,203
Growth Rate 2000-2010	0.11%	0.08%	0.08%
Growth Rate 2010-2018	0.10%	-0.02%	-0.04%
Growth Rate 2018-2023	-0.31%	-0.35%	-0.38%

HOUSEHOLDS			
2019 Total Households	971	1,527	1,873
2024 Projected Total Households	948	1,495	1,830
2000-2010 Annual Rate	-0.55%	-0.45%	-0.35%
2010-2019 Annual Rate	-0.14%	-0.04%	-0.11%
2019-2024 Annual Rate	-0.48%	-0.42%	-0.46%

2019 Median Household Income	\$27,524	\$27,612	\$28,975
2019 Average Household Income	\$44,335	\$42,822	\$44,306



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