

DOLLAR GENERAL // ORCHARD HILL, GA

OFFERING MEMORANDUM

3040 MACON ROAD | ORCHARD HILL, GA 30266

Marcus & Millichap

NON-ENDOREMENT & DISCLAIMER NOTICE

SENIOR VICE PRESIDENT INVESTMENTS // EXECUTIVE DIRECTOR ROBBY PFEIFFER

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INVESTMENT OVERVIEW

construction freestanding Dollar General store located in Orchard Hill (Griffin), GA just south of Atlanta. The store is ideally located on Macon Road. Dollar General benefits tremendously from the limited competition in the area as there is not a Family Dollar within 6+ miles.

Dollar General is signed to a 15year NNN lease that commenced in February, 2012 upon store opening. The triple net (NNN) lease provides for Tenant to be responsible for property expenses including CAM, taxes, insurance, roof and HVAC. Four (4), 5-year renewal options follow the initial 15-year lease term. Rent is scheduled to increase by 3% in year 11 (2022) and 10% at the beginning of each renewal period.

The subject property is a 2012 Dollar General Corporation has been delivering value to shoppers 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

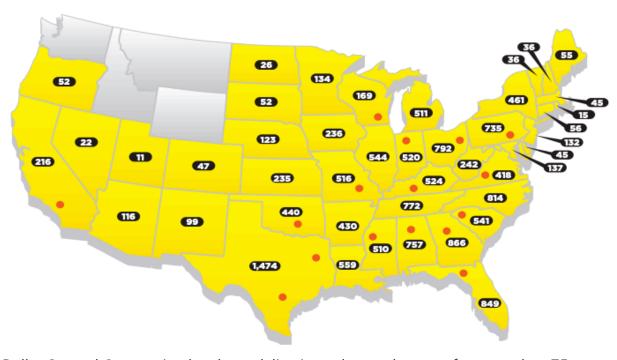
- 7 YEARS REMAINING ON 15-YEAR NNN **LEASE**
- RARE 3% INCREASE IN 2022 | 10% EVERY 5 YEARS THEREAFTER
- 22,000+ 5-MILE POPULATION | 75,000+ **10-MILE POPULATION**
- TRIPLE NET (NNN) LEASE | NO LANDLORD **EXPENSES**
- INVESTMENT GRADE TENANT | BBB / **STABLE ON STANDARD & POORS**
- PUBLICLY TRADED COMPANY | \$25.6 **BILLION ANNUAL REVENUE**

PROPERTY SUMMARY

DOLLAR GENERAL		LEASE SUMMARY	ANNUAL BASE RENT	MONTHLY RENT	RENT / SF	CAP RATE
PROPERTY ADDRESS	3040 Macon Highway Orchard Hill, GA 30266	YEARS 1 - 10	\$89,151	\$7,429	\$9.89	7.50%
PRICE	\$1,188,000	YEARS 11 - 15	\$91,825	\$7,652	\$10.09	7.73%
CAP RATE	7.50%	YEARS 16 - 20 (OPTION 1)	\$101,008	\$8,417	\$11.10	8.50%
PRICE / SF	\$130.55	YEARS 21 - 25 (OPTION 2)	\$111,109	\$9,259	\$12.21	9.35%
YEAR BUILT	2012	YEARS 26 - 30 (OPTION 3)	\$122,220	\$10,185	\$13.43	10.29%
GROSS LEASABLE AREA	9,100 +/- SF	YEARS 31 - 35 (OPTION 4)	\$134,441	\$11,203	\$14.77	11.32%
LOT SIZE	1.17+/- Acres					
TYPE OF OWNERSHIP	Fee Simple					
BASE RENT	\$89,151					

TENANT OVERVIEW

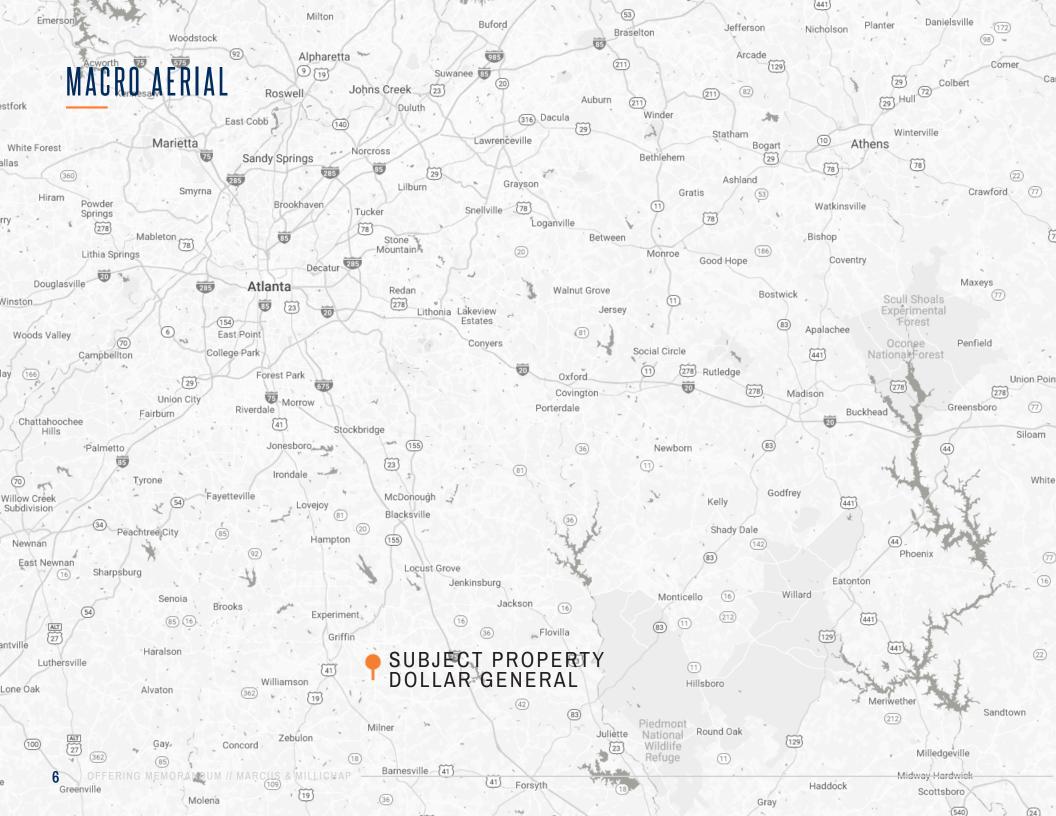
DOLLAR GENERAL					
TENANT	Corporate				
OWNERSHIP	Fee Simple				
GUARANTOR	Corporate				
LEASE TYPE	Triple Net (NNN)				
ROOF AND STRUCTURE	Tenant				
LEASE TERM	15 Years				
LEASE COMMENCEMENT DATE	February 26th, 2012				
LEASE EXPIRATION DATE	February 28th, 2027				
INCREASES	3% Year 11, 10% in Options				
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.

\$6.1b INCREASE in net sales 15,000+
LOCATIONS
in 150 locations

123rd FORTUNE 500 ranking



MARKET OVERVIEW

Orchard Hill is a town in Spalding County just 10 minutes (5.5 miles) outside of the county seed: Griffin, Georgia. The population was 230 at the 2000 census.

Griffin is part of the Atlanta metropolitan area. As of the 2010 census, the city had a population of 23,643. The city has a vibrant downtown scene and several theaters, museums, and other cultural institutions. Griffin is sprinkled with several parks and public grounds.

Griffin-Spalding County School District consists of 11 elementary schools, four middle schools, and three high schools. The district has over 10,600 students and employs more than 650 teachers. There are several places of higher education in Griffin including Griffin Technical College, Southern Crescent Technical College, and the University of Georgia maintains a branch campus.



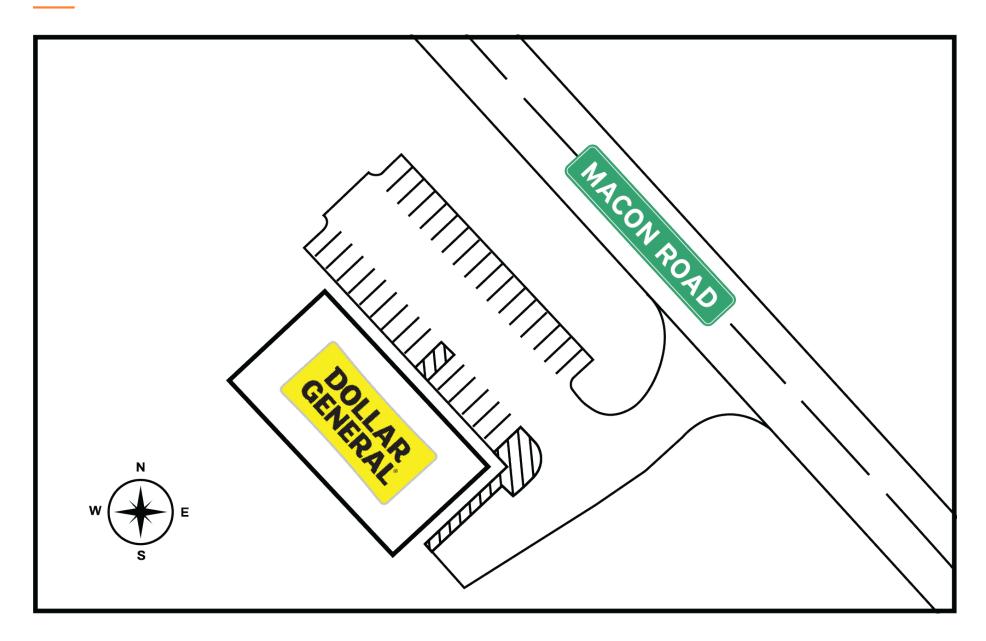


DEMOGRAPHICS

DEMOS	1 MILE	3 MILES	5 MILES
2024 PROJECTION	700	5,892	21,026
2019A ESTIMATE	689	5,863	20,928
2019A EST. AVERAGE HOUSEHOLD INCOME	\$58,682	\$70,910	\$68,856
2019A EST. MEDIAN HOUSEHOLD INCOME	\$42,421	\$51,824	\$50,654
2019A EST. PER CAPITA INCOME	\$18,379	\$26,451	\$26,446
2018A HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
\$200,000 OR MORE	1.20%	3.13%	3.13%
\$150,000 - \$199,999	2.65%	3.02%	2.99%
\$100,000 - \$149,999	12.98%	13.81%	12.49%
\$75,000 - \$99,999	10.63%	11.62%	11.38%
\$50,000 - \$74,999	17.21%	20.26%	20.68%
\$35,000 - \$49,999	10.62%	15.55%	16.39%
\$25,000 - \$34,999	16.97%	11.33%	10.20%
\$15,000 - \$24,999	15.90%	9.95%	9.11%
\$10,000 - \$14,999	5.44%	5.17%	6.26%
UNDER \$9,999	6.40%	6.15%	7.36%



SITE MAP





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