



RENDERING

**DOLLAR
GENERAL®**

OFFERING MEMORANDUM
DOLLAR GENERAL
FARGO, GA

Marcus & Millichap

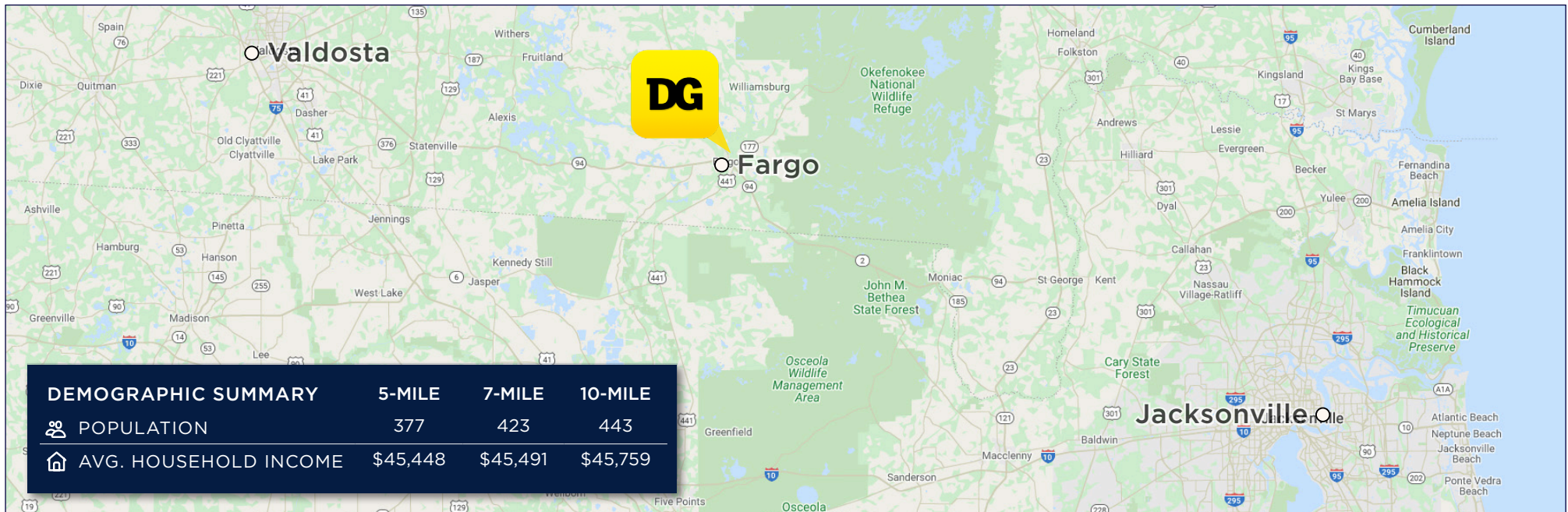
OFFERING SUMMARY

DOLLAR GENERAL®

31 Highway 94, Fargo, GA 31636

PRICE	\$1,203,000
CAP RATE	6.65%
NOI	\$79,980
RENTABLE SQ FT.	9,100
PRICE/SF	\$132
YEAR BUILT	2020
LOT SIZE	2.67
LEASE GUARANTOR	Corporate
LEASE TYPE	NNN
ROOF & STRUCTURE	Tenant
LEASE TERM	15 Years

RENT COMMENCEMENT DATE			Aug-20
LEASE EXPIRATION DATE			Aug-35
TERM REMAINING ON LEASE			15 Years
INCREASES		10% Increase Each Option	
OPTIONS		Four, 5-Year Options	
BASE RENT	Years 1-15		\$79,980
OPTION RENT	Years 16-20	(Option 1)	\$87,978
	Years 21-25	(Option 2)	\$96,776
	Years 26-30	(Option 3)	\$106,453
	Years 31-35	(Option 4)	\$117,099
TENANT RESPONSIBILITIES		Taxes, Insurance, CAM, Roof & Structure	
LANDLORD RESPONSIBILITIES		100% No Landlord Responsibilities	



INVESTMENT HIGHLIGHTS

NEW CONSTRUCTION STORE

- Brand New 9,100 SF Build to Suit Dollar General in Fargo, GA
- This store is currently under construction and scheduled for delivery in July 2020

ATTRACTIVE LOW PRICE POINT

- This location has a low rent and price point compared to other Dollar Generals on the market which make it appealing to a larger investor pool

CLOSE PROXIMITY TO JACKSONVILLE, FL

- Fargo is well located approximately 1 hour NW of Jacksonville
- Jacksonville is the most populous city in Florida, the southeastern United States, and the largest city by area in the contiguous United States
- The Jacksonville metropolitan area has a population of 1,523,615 and is the fourth largest metropolitan area in Florida

ACCESS TO MAJOR HIGHWAYS

- The subject property is well positioned at the intersection of GA State Route 94 and U.S. Route 441
- U.S. Route 441 is a 354-mile long north-south highway that travels from Florida to North Carolina
- GA State Route 94 offers easy access to major interstates including I-75, I-10, and I-95

LONG TERM CORPORATE ABSOLUTE NNN LEASE

- Brand new, 15-year corporate guaranteed lease with Dollar General
- Tenant is 100% responsible for all expenses, which include taxes, CAM, insurance, roof and structure
- 10% rent increases in each of the four, 5-year option periods

INVESTMENT GRADE TENANT

- Dollar General is a publicly traded (NYSE: DG) Fortune 500 Company and is BBB investment grade rated.
- There are currently over 15,839 locations in 45 states and 975 new locations expected to be opened this year.
- Dollar General has been in business for over 80 years and has a current net worth of over \$6B.



REPRESENTATIVE PHOTO

TENANT SUMMARY



RENDERING



BBB

S&P CREDIT RANKING
INVESTMENT GRADE



DG

PUBLICLY
TRADED COMPANY



\$6+ B

NET
WORTH



80

YEARS
IN BUSINESS



16,000+

STORES IN
44 STATES



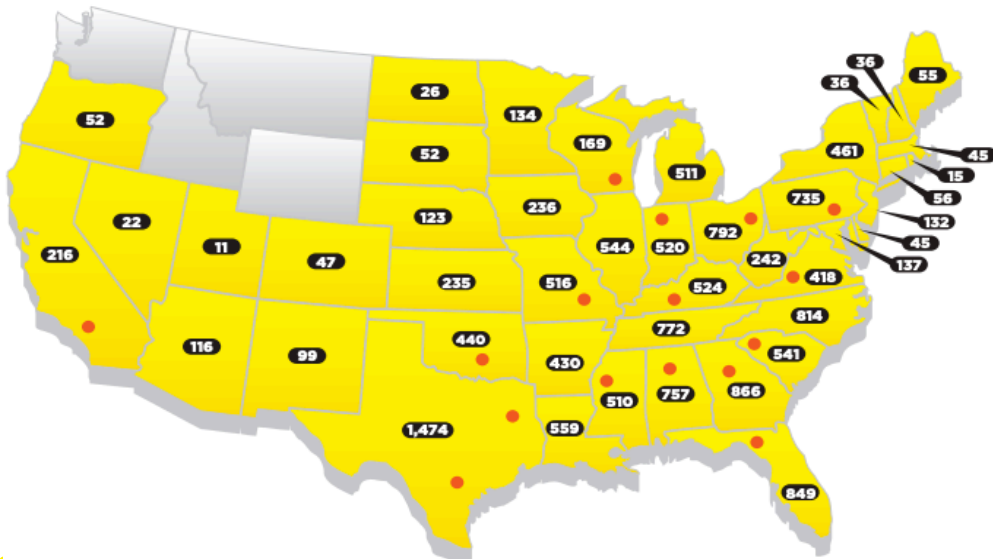
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NEW STORES
BY YEAR END

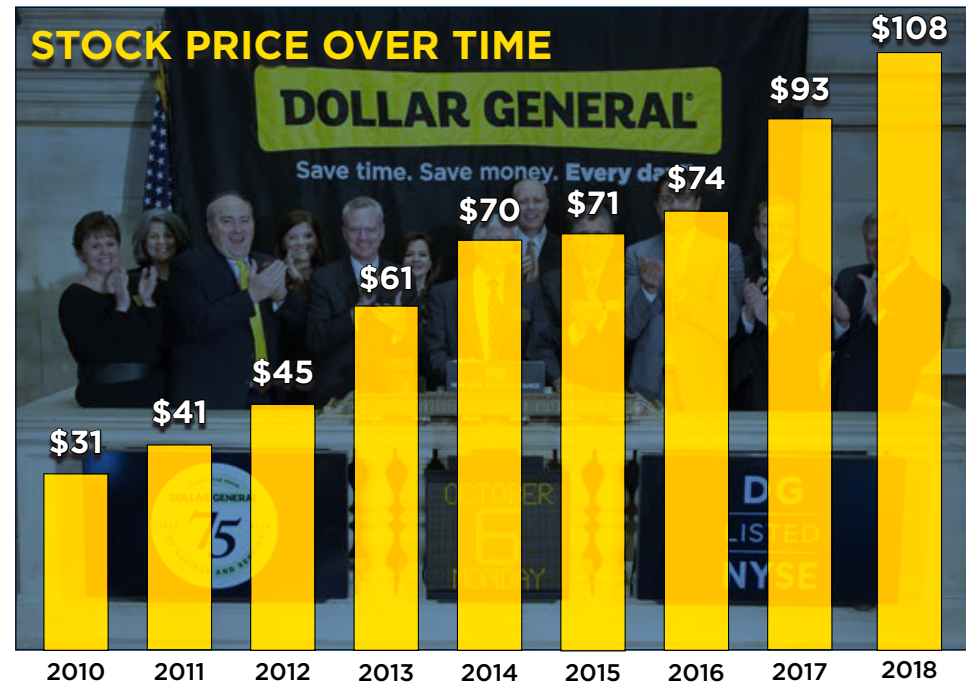
16,000+ STORES

IN 44 STATES

— STORES
● DISTRIBUTION CENTER



STOCK PRICE OVER TIME



DEMOGRAPHIC SUMMARY	5-MILE	7-MILE	10-MILE
POPULATION	377	423	443
AVG. HOUSEHOLD INCOME	\$45,448	\$45,491	\$45,759



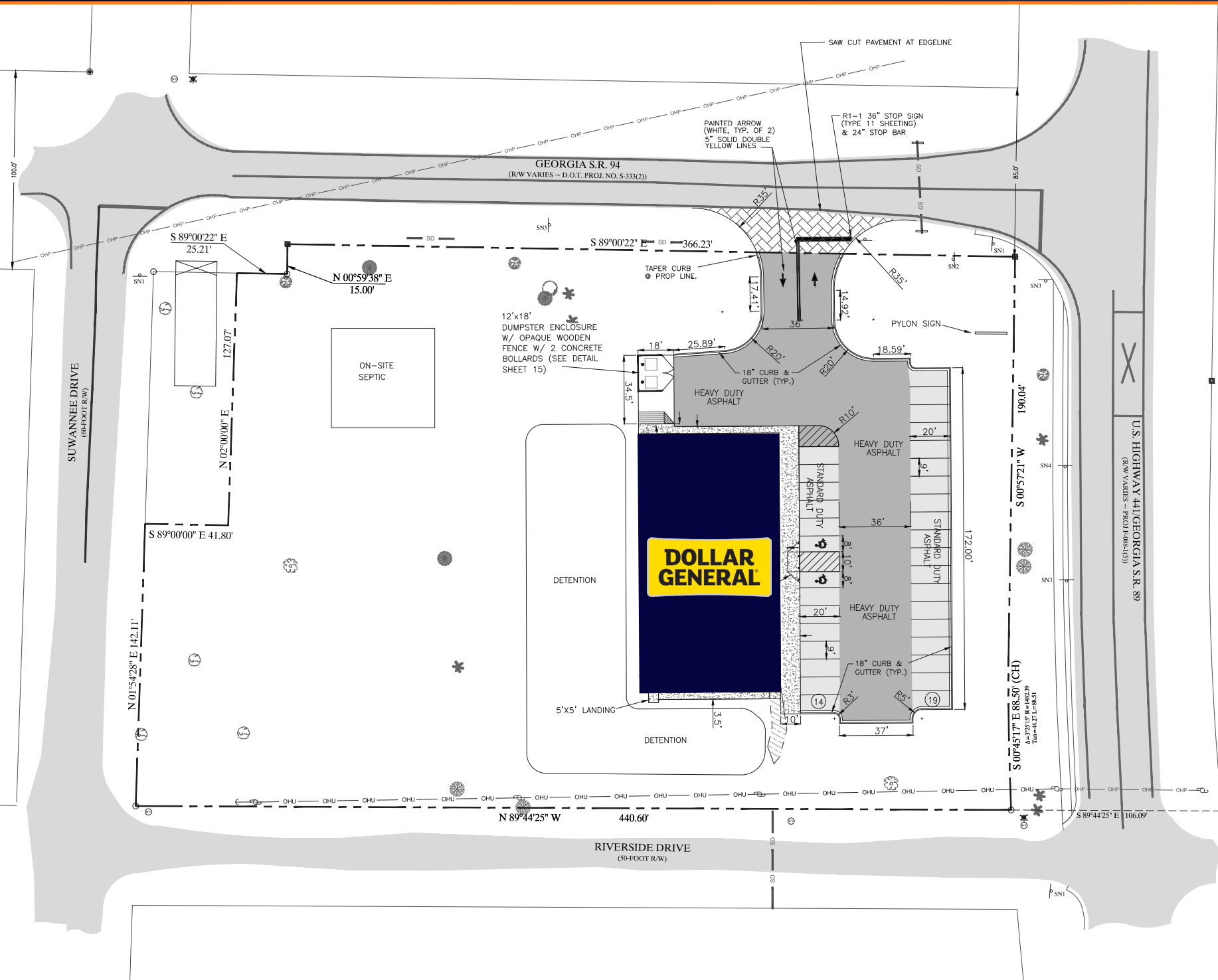
DG

VALDOSTA

FARGO

JACKSONVILLE





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MARCUS & MILLICHAP REAL ESTATE INVESTMENT SERVICES, INC.

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Marcus & Millichap

TAYLOR MCMINN

RETAIL GROUP

Dated:

Don McMinn
Marcus & Millichap
1100 Abernathy Road, NE, Suite 600
Atlanta, GA 30328

Phone: (678) 808-2762
Fax: (815) 550-1286
don.mcminn@marcusmillichap.com

Re: 31 Hwy 94 Fargo, GA 31636 (Dollar General)

Dear Don:

Please accept this offer to purchase the above referenced Property. This letter expresses Purchaser's interest in purchasing the Property under the following terms and conditions:

Purchaser _____

**Purchaser's
Address** _____

**Purchaser's
Phone/Fax** _____

**Purchaser's
Email Address** _____

Offer Price _____

Earnest Money \$25,000 earnest money deposit due within forty-eight (48) hours of the Effective Date of the Contract. The Earnest Money shall be increased to \$50,000 at the expiration of the Inspection Period and shall become non-refundable barring any other listed contingencies.

Inspection Period 21 Calendar Days from the Effective Date, which shall mean the date on which the latter of the parties executes a Contract. All available Due Diligence Documents ("Documents") will be forwarded immediately upon the Effective Date of the Contract.

Purchaser's Initials _____ Seller's Initials _____

Financing Period
(Please Check One)

☐ **All Cash** (No Financing Period)

☐ **Financing:** Purchaser shall have ten (10) days from the Effective Date of the Contract to apply for and obtain a financing commitment. In addition, Purchaser shall have 30 days from the effective date of the contract to complete loan processing. Purchaser shall use its best efforts to secure and obtain a new first mortgage loan in the amount of \$_____ on terms which are acceptable to Purchaser.

Closing Date
(Please Check One)

☐ **New Property:** Within 10 Calendar Days after rent commencement and receipt of tenant estoppel.

☐ **Existing Property** Within 10 Calendar Days after the expiration of the Inspection Period (or Financing Period if applicable).

Closing Costs

Seller shall pay for the transfer tax. Buyer shall pay for Title. Purchaser and Seller shall each bear its own attorneys expenses. All other Closing Costs shall be split 50-50 between Buyer and Seller.

Property Condition

Property is being sold "AS IS" with Seller making representations or warranties concerning the property.

**Contract within
10 days:**

Within Ten (10) Calendar Days of the Effective Date of this Letter of Intent, Purchaser and Seller shall enter into a binding Contract (the "Contract"). Seller will Draft the Contract and Failure to reach an agreement will allow the Seller to consider this agreement void and accept offers from other parties.

Broker Commission

Purchaser acknowledges that Purchaser has employed _____, ("Purchaser's Brokers") to represent them in this transaction. Any commissions due the Purchaser's broker (if applicable) shall be paid by the Seller directly.

1031 Exchange

Purchaser ☐ is / ☐ is not (check one) completing an IRS 1031 Tax Deferred Exchange, to which the Seller agrees to cooperate providing there is no cost or expense to Seller. Purchaser has \$_____ in an exchange account from a transaction which closed escrow on _____. Purchaser will provide Seller, upon request, proof of such funds.

Confidentiality

Purchaser and Purchaser's agents and representatives hereby covenant with Seller that Purchaser and Purchaser's agents and representatives shall not, without the prior written consent of Seller (which consent may be withheld in Seller's sole and absolute discretion), disclose to any other person (other than Purchaser's

Purchaser's Initials _____ Seller's Initials _____

accountants and attorneys) or entity by any means whatsoever: (i) any information pertaining to the Documents; (ii) any information pertaining to the Contract; or (iii) any information or documentation (written or oral) provided by Seller or Seller's agents and representatives concerning Seller, Seller's business, Tenant, Tenant's business or the Property.

This Letter of Intent is contingent upon the prospective Purchaser's willingness to execute Seller's standard Purchase Agreement as well as review and approval of the details of the transaction proposed above by the appropriate principal parties of the Seller.

It is understood and agreed that the foregoing constitutes a *Letter of Intent* setting forth the major business points from our discussions. It is further understood that neither party intends to create any contractual rights or obligations as a result of entering into this *Letter of Intent*. No binding agreement or rights or obligations shall arise as the result of executing this letter or with respect to the proposed transactions, unless and until we execute definitive documentation incorporating the above provisions and other appropriate terms.

If the foregoing accurately reflects our discussions, please acknowledge same by returning a signed copy of this letter. Execution of this Letter of Intent by the undersigned agent in no way binds or obligates the Seller or any of its principals.

Agreed and Accepted | Purchaser

By: _____

Printed: _____

Dated: _____

Agreed and Accepted | Seller

By: _____

Printed: _____

Dated: _____

Purchaser's Initials _____ Seller's Initials _____