



PRESENTED BY

Ryan Jaama
Associate
Miami Office
Tel: (786) 522-7127
Fax: (786) 522-7010
ryan.jaama@marcusmillichap.com
License: FL SL3436240

Lior Regenstein
Senior Managing Director Investments
Senior Director - Net Leased Properties Group
Encino Office
Tel: (818) 212-2730
Fax: (818) 212-2710
lior.regenstreif@marcusmillichap.com
License: CA 01267761

NON-ENDORSEMENT AND DISCLAIMER NOTICE

Non-Endorsements

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 or 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.

Disclaimer

THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS OF VALUE AND SHOULD NOT BE CONSIDERED AN APPRAISAL. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2018 Marcus & Millichap. All rights reserved.

DOLLAR GENERAL
Cusseta, GA
ACT ID ZAB0390308

Marcus & Millichap

INVESTMENT OVERVIEW



PROPERTY SUMMARY

THE OFFERING	
Property	Dollar General
Property Address	175 GA-520 Cusseta, GA 31850
Price	\$420,000
Capitalization Rate	7.86%
Price/SF	\$52.50

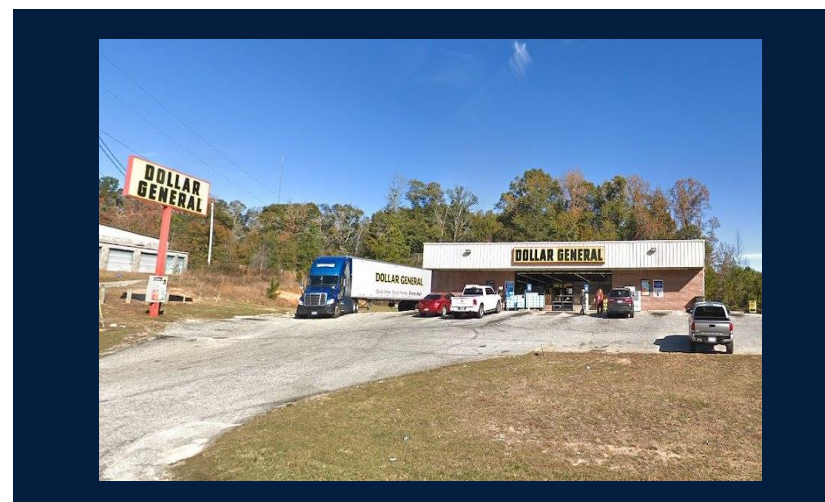
PROPERTY DESCRIPTION	
Year Built / Renovated	2001
Gross Leasable Area	8,000 SF
Zoning	COMMERCIAL
Type of Ownership	Fee Simple
Lot Size	1.50 Acres

LEASE SUMMARY	
Property Subtype	Net Leased Discount
Tenant	Dollar General
Rent Increases	10% at Option Periods
Guarantor	Corporate Guarantee
Lease Type	NN
Lease Commencement	5/29/2001
Lease Expiration	9/30/2025
Lease Term	24
Term Remaining on Lease (Years)	5.5
Renewal Options	One 5-Year Option Remaining
Landlord Responsibility	Roof & Structure
Tenant Responsibility	Minor Repairs & Maintenance
Right of First Refusal/Offer	No

ANNUALIZED OPERATING INFORMATION

INCOME	
Net Operating Income	\$33,000

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$33,000	\$2,750	\$4.13	7.86%
Opt 1: Oct 2025	\$36,300	\$3,025	\$4.54	8.64%



Dollar General Corporation



CREDIT RATING: A2

www.fdreports.com | www.creditintell.com | November 01, 2019

General Information

Address	100 Mission Ridge , Goodlettsville, Tennessee, 37072, United States
Phone	615-855-4000
Website	www.dollargeneral.com

Key Personnel

Executive Vice President	Steven G Sunderland
Chief Executive Officer	Todd J. Vasos
Chief Operating Officer	Jeffery C. Owen
CFO & EVP	John W. Garratt

Store Base

Store Count	16,094
TTM Sales	\$27,246,140,000

Financial Markets

Stock Ticker	DG
Current Price	\$146.12 as of 3/28/20
52 Week High/Low	\$167.44 / \$116.15

Dollar General commands the field of discount general merchandise. The fast-growing retailer boasts some 15,500 discount stores in some 45 US states, mostly in the South, the Midwest, and the Southwest. It generates most of its sales from consumables (including paper and cleaning products; health and beauty aids; and refrigerated, shelf-stable, and perishable foods). The stores also offer seasonal items, cookware and small appliances, and apparel. Dollar General targets low- and fixed-income shoppers, pricing items at \$10 or less. The no-frills stores typically measure around 7,300 sq. ft. and are in small towns that are off the radar of giant discounters.

Fiscal Year Ended February 01, 2019

Credit Rating Chart Comparison Creditintell | F&Dreports

Please note that our rating model is our own proprietary model and is not meant to align with other rating agency models. This comparison was compiled purely for informational purposes based on a representative sampling of ratings on various retailers.

RATING	CREDIT QUALITY	EST. S&P
A1	Excellent	AAA
A2	Excellent	AA (+/-)
B1	Good	A (+/-)
B2	Good	BBB (+/-)
C1	Satisfactory	BB(+/-)
C2	Satisfactory	B+
D1	Below Satisfactory	B
D2	Below Satisfactory	B-
E1	Poor	CCC+/CCC
E2	Poor	CC
F1	Critical	C
F2	Critical	D

175 GA-520, Cusseta, GA 31805



- S&P Rated BBB Investment Grade Tenant
- Below Replacement Cost
- Below Market Rent
- Columbus-Auburn-Opelika Metro Area
- Only Dollar Store in Ten-Mile Radius
- On Highway 280

This 8,000 sf property has been the home for Dollar General for almost 20 years. The investment offers an opportunity to purchase a property with below market rent and at a price below replacement cost. Only dollar store in 10 mile radius.

CLOSE PROXIMITY TO:

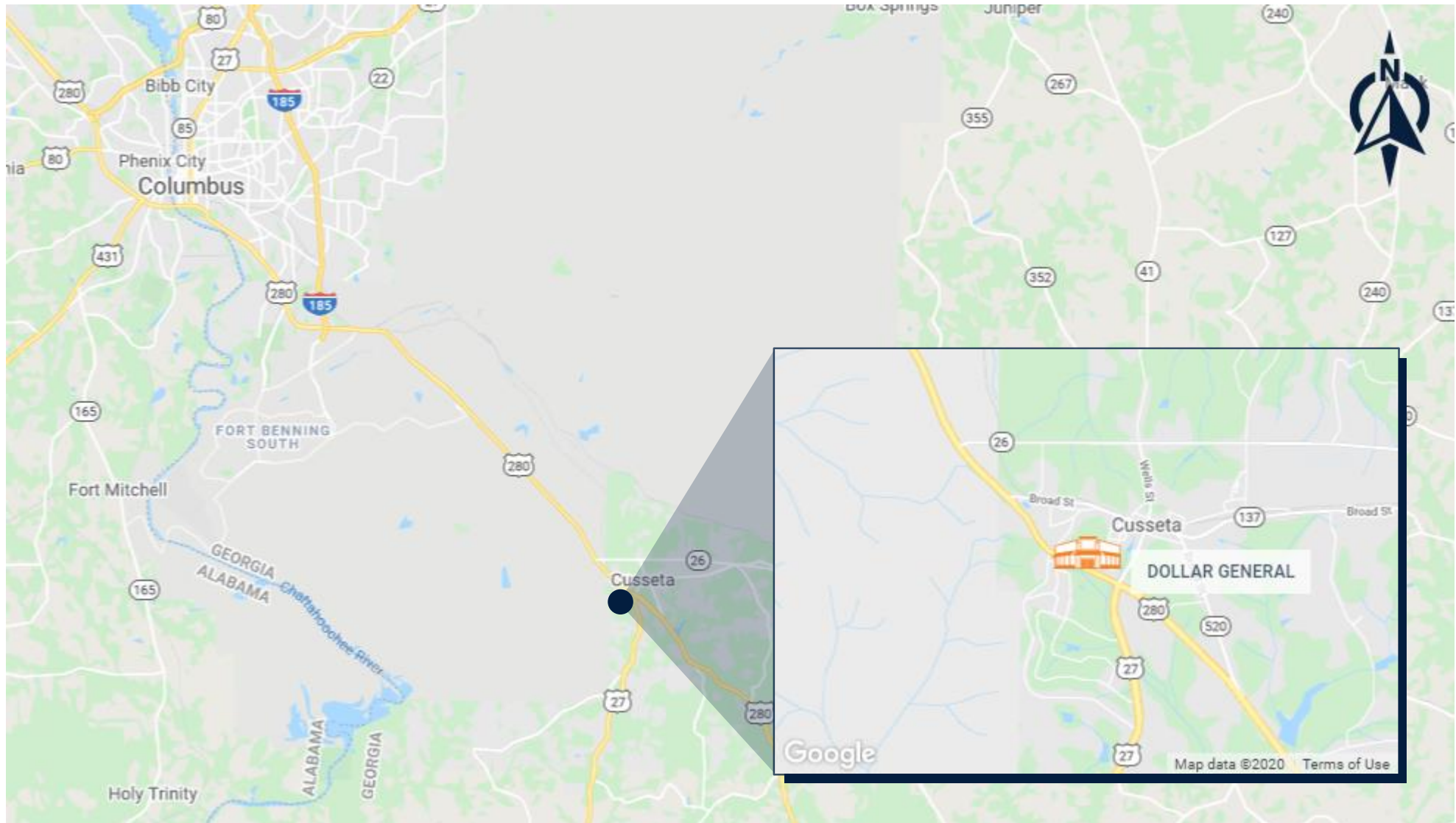


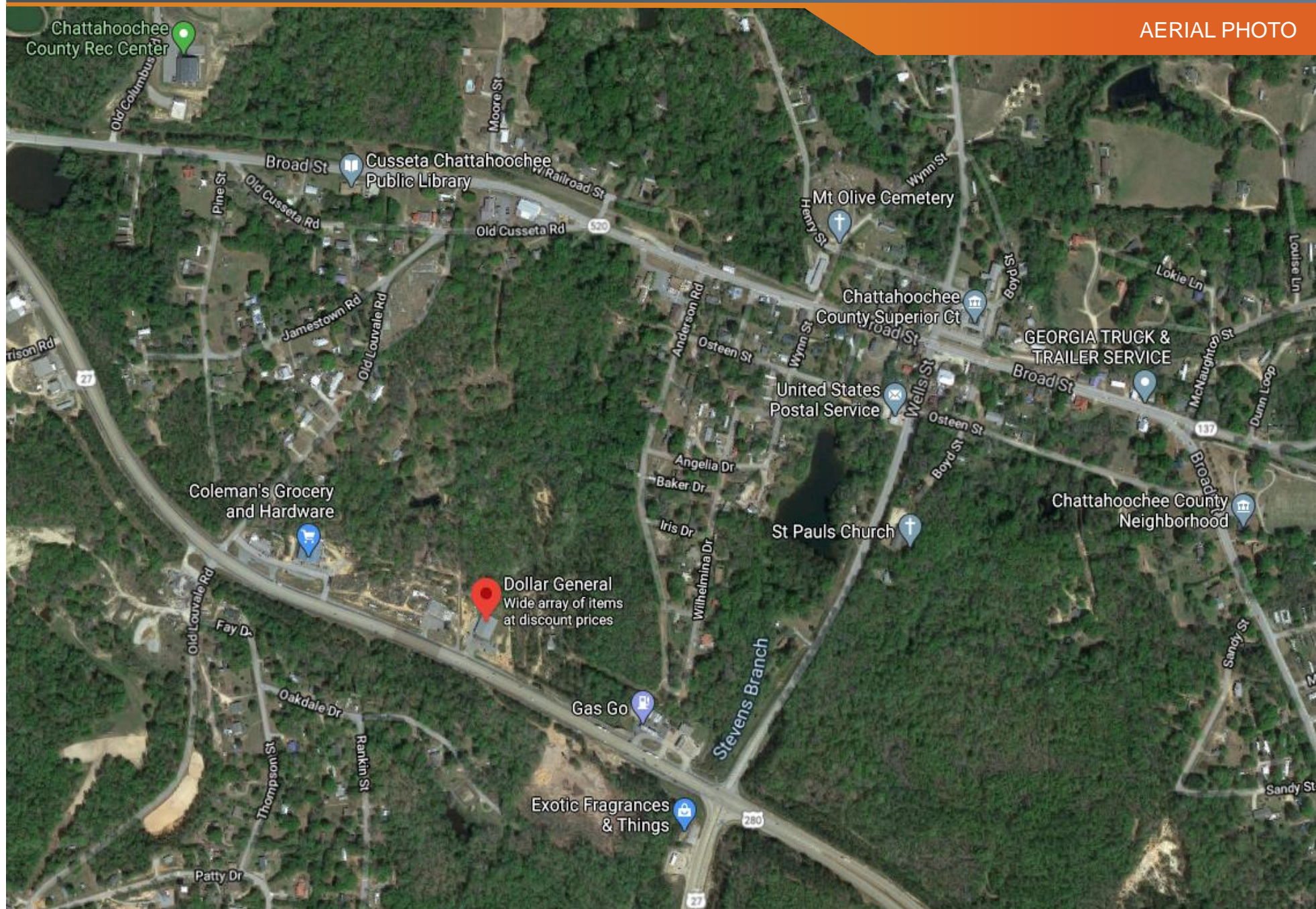
Major Highway

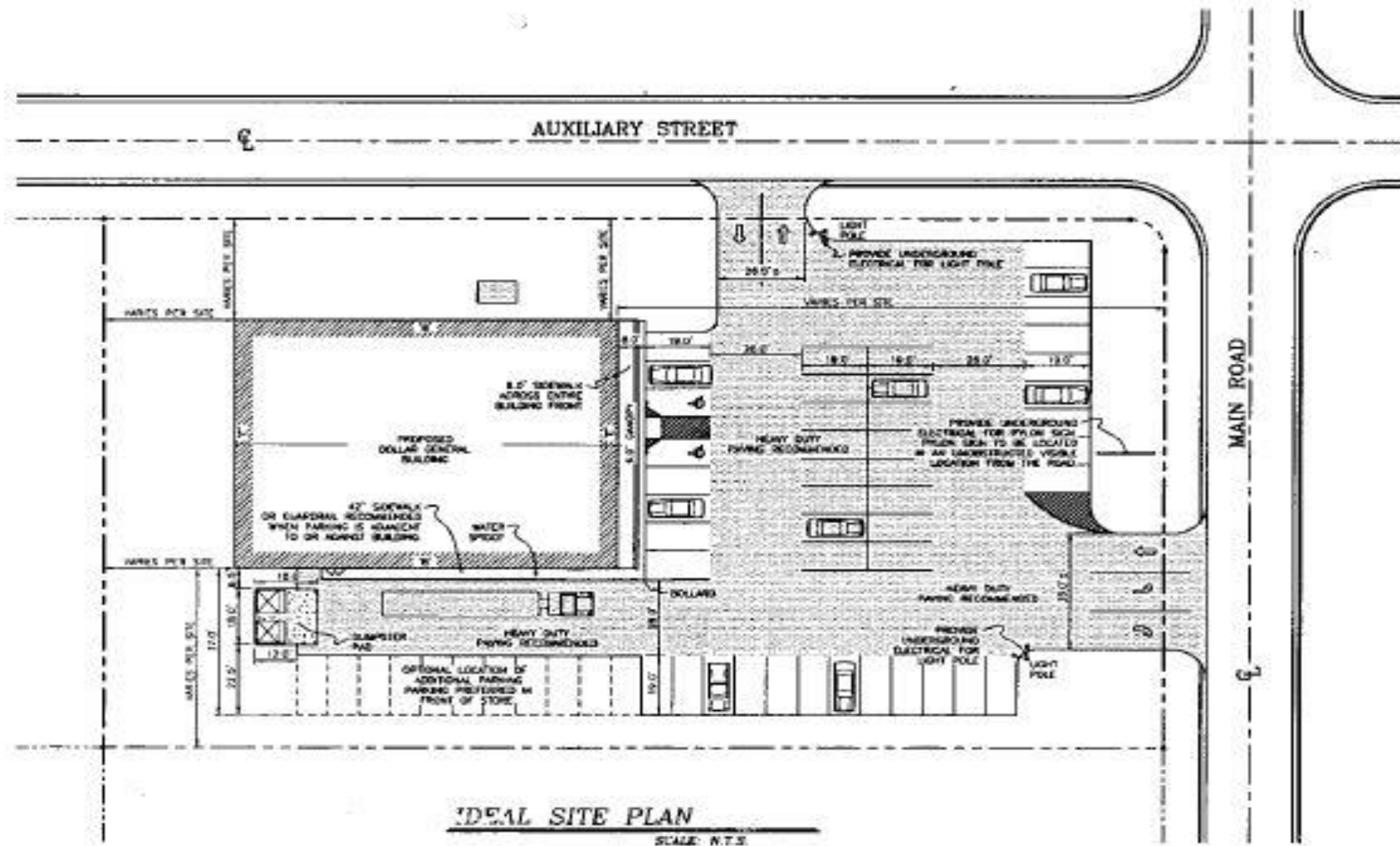


Schools

175 GA-520, Cusseta, GA 31805







MARKET OVERVIEW



Created on March 2020

POPULATION	1 Miles	3 Miles	5 Miles
■ 2024 Projection			
Total Population	928	2,248	2,821
■ 2019 Estimate			
Total Population	943	2,288	2,870
■ 2010 Census			
Total Population	934	2,277	2,852
■ 2000 Census			
Total Population	888	2,150	3,116
■ Current Daytime Population			
2019 Estimate	675	1,693	2,187
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2024 Projection			
Total Households	405	928	1,142
■ 2019 Estimate			
Total Households	406	930	1,142
Average (Mean) Household Size	2.52	2.49	2.49
■ 2010 Census			
Total Households	403	924	1,135
■ 2000 Census			
Total Households	342	798	1,136
■ Occupied Units			
2024 Projection	405	928	1,142
2019 Estimate	488	1,116	1,371
HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2019 Estimate			
\$150,000 or More	2.04%	2.01%	1.99%
\$100,000 - \$149,000	9.32%	9.29%	9.22%
\$75,000 - \$99,999	10.61%	10.30%	10.06%
\$50,000 - \$74,999	15.83%	15.62%	15.58%
\$35,000 - \$49,999	7.48%	7.14%	7.03%
Under \$35,000	54.72%	55.64%	56.12%
Average Household Income	\$51,913	\$51,440	\$51,043
Median Household Income	\$30,684	\$30,079	\$29,817
Per Capita Income	\$22,338	\$20,903	\$20,347

HOUSEHOLDS BY EXPENDITURE	1 Miles	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$59,026	\$58,427	\$57,943
■ Consumer Expenditure Top 10 Categories			
Housing	\$15,294	\$15,143	\$15,034
Transportation	\$9,692	\$9,574	\$9,485
Shelter	\$8,502	\$8,419	\$8,364
Food	\$6,360	\$6,270	\$6,200
Personal Insurance and Pensions	\$4,900	\$4,791	\$4,704
Health Care	\$3,931	\$3,879	\$3,836
Utilities	\$3,671	\$3,642	\$3,618
Entertainment	\$2,479	\$2,448	\$2,425
Cash Contributions	\$2,158	\$2,161	\$2,160
Apparel	\$1,581	\$1,549	\$1,521
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2019 Estimate Total Population	943	2,288	2,870
Under 20	20.68%	20.12%	20.09%
20 to 34 Years	27.15%	26.73%	26.91%
35 to 39 Years	5.83%	5.73%	5.69%
40 to 49 Years	10.55%	10.69%	10.73%
50 to 64 Years	20.19%	20.77%	20.75%
Age 65+	15.57%	15.98%	15.84%
Median Age	36.75	37.65	37.54
■ Population 25+ by Education Level			
2019 Estimate Population Age 25+	643	1,570	1,966
Elementary (0-8)	1.99%	2.03%	2.03%
Some High School (9-11)	13.93%	14.23%	14.21%
High School Graduate (12)	33.74%	34.04%	33.88%
Some College (13-15)	22.26%	21.98%	21.89%
Associate Degree Only	13.85%	13.92%	14.01%
Bachelors Degree Only	7.91%	7.60%	7.80%
Graduate Degree	6.02%	5.92%	5.87%

Source: © 2019 Experian



Population

In 2019, the population in your selected geography is 943. The population has changed by 6.19% since 2000. It is estimated that the population in your area will be 928.00 five years from now, which represents a change of -1.59% from the current year. The current population is 53.92% male and 46.08% female. The median age of the population in your area is 36.75, compare this to the US average which is 38.08. The population density in your area is 300.20 people per square mile.



Households

There are currently 406 households in your selected geography. The number of households has changed by 18.71% since 2000. It is estimated that the number of households in your area will be 405 five years from now, which represents a change of -0.25% from the current year. The average household size in your area is 2.52 persons.



Income

In 2019, the median household income for your selected geography is \$30,684, compare this to the US average which is currently \$60,811. The median household income for your area has changed by -0.53% since 2000. It is estimated that the median household income in your area will be \$39,690 five years from now, which represents a change of 29.35% from the current year.

The current year per capita income in your area is \$22,338, compare this to the US average, which is \$33,623. The current year average household income in your area is \$51,913, compare this to the US average which is \$87,636.



Race and Ethnicity

The current year racial makeup of your selected area is as follows: 60.68% White, 30.55% Black, 0.10% Native American and 2.59% Asian/Pacific Islander. Compare these to US averages which are: 70.07% White, 12.87% Black, 0.19% Native American and 5.66% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 4.04% of the current year population in your selected area. Compare this to the US average of 18.17%.



Housing

The median housing value in your area was \$80,453 in 2019, compare this to the US average of \$212,058. In 2000, there were 238 owner occupied housing units in your area and there were 103 renter occupied housing units in your area. The median rent at the time was \$282.



Employment

In 2019, there are 131 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 44.58% of employees are employed in white-collar occupations in this geography, and 56.33% are employed in blue-collar occupations. In 2019, unemployment in this area is 5.10%. In 2000, the average time traveled to work was 34.00 minutes.

PRESENTED BY

Ryan Jaama
Associate
Miami Office
Tel: (786) 522-7127
Fax: (786) 522-7010
ryan.jaama@marcusmillichap.com
License: FL SL3436240

Lior Regenstreif
Senior Managing Director Investments
Director - National Retail Group
Encino Office
Tel: (818) 212-2730
Fax: (818) 212-2710
lior.regenstreif@marcusmillichap.com
License: CA 01267761

Broker of Record:
John Leonard
Atlanta Lic.# 252904

Marcus & Millichap