



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Dollar General

8025 Main Street

Ray City, GA 31645

# EXCLUSIVELY MARKETED BY:



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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale this 9,031 SF Dollar General in Ray City, GA Just 18-Miles North of Valdosta, GA and 10-Miles From Moody Air Force Base. This Dollar General Sits on U.S. Route 129 and is Adjacent to Ray City Police Station, Fire Station and Post Office. The Deal Includes an Absolute Triple Net (NNN) Lease With No Landlord Responsibilities and a Corporate Guarantee With Ten Percent Rental Increase at Each Option.

## OFFERING SUMMARY

PRICE	\$1,355,169
CAP	6.50%
NOI	\$88,060
PRICE PER SF	\$150.08
GUARANTOR	Dollar General

## PROPERTY SUMMARY

ADDRESS	8025 Main Street Ray City, GA 31645
COUNTY	Berrien
BUILDING AREA	9,031 SF
LAND AREA	1.05 AC
BUILT	2015



ACTUAL PROPERTY IMAGE



# HIGHLIGHTS

- Dollar General Operates Over 16,368 Stores in 45 States as of February 28, 2020 With 16 Different Distribution Centers
- Corporate Guarantee From Dollar General (NYSE:DG): BBB Credit Rating
- In 2019 the Company Made Capital Expenditures in the Range of \$775 Million to \$825 Million
- By the End of 2020, the Company Plans to Execute Nearly 2,600 Real Estate Projects, Including 1,000 New Store Openings
- Dollar General Corporation Has Been Delivering Value to Shoppers For More Than 80 Years
- Local FedEx and Western Union Location Inside
- Net Sales In 2019 Increased 8.3% Over 2018
- Hard Corner Location With Three Points of Ingress and Egress
- Located 10-Miles From the Moody Air Force Base Which is a Major Source of Economy in the Area
- Situated About 18-Miles to Valdosta, GA
- Nearby Tenants Include: CITGO, Chevron, United States Postal Office, TNT Diner, A to Z Supermarket and More





# LEASE SUMMARY

TENANT	Dollar General Corporation
PREMISES	A Building of Approximately 9,031 SF
LEASE COMMENCEMENT	July 13, 2015
LEASE EXPIRATION	June 12, 2030
LEASE TERM	10 Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	10% at Each Option
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Discount/Dollar Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE  
FOOTAGE

ANNUAL  
BASE RENT

RENT  
PER SF

9,031 SF

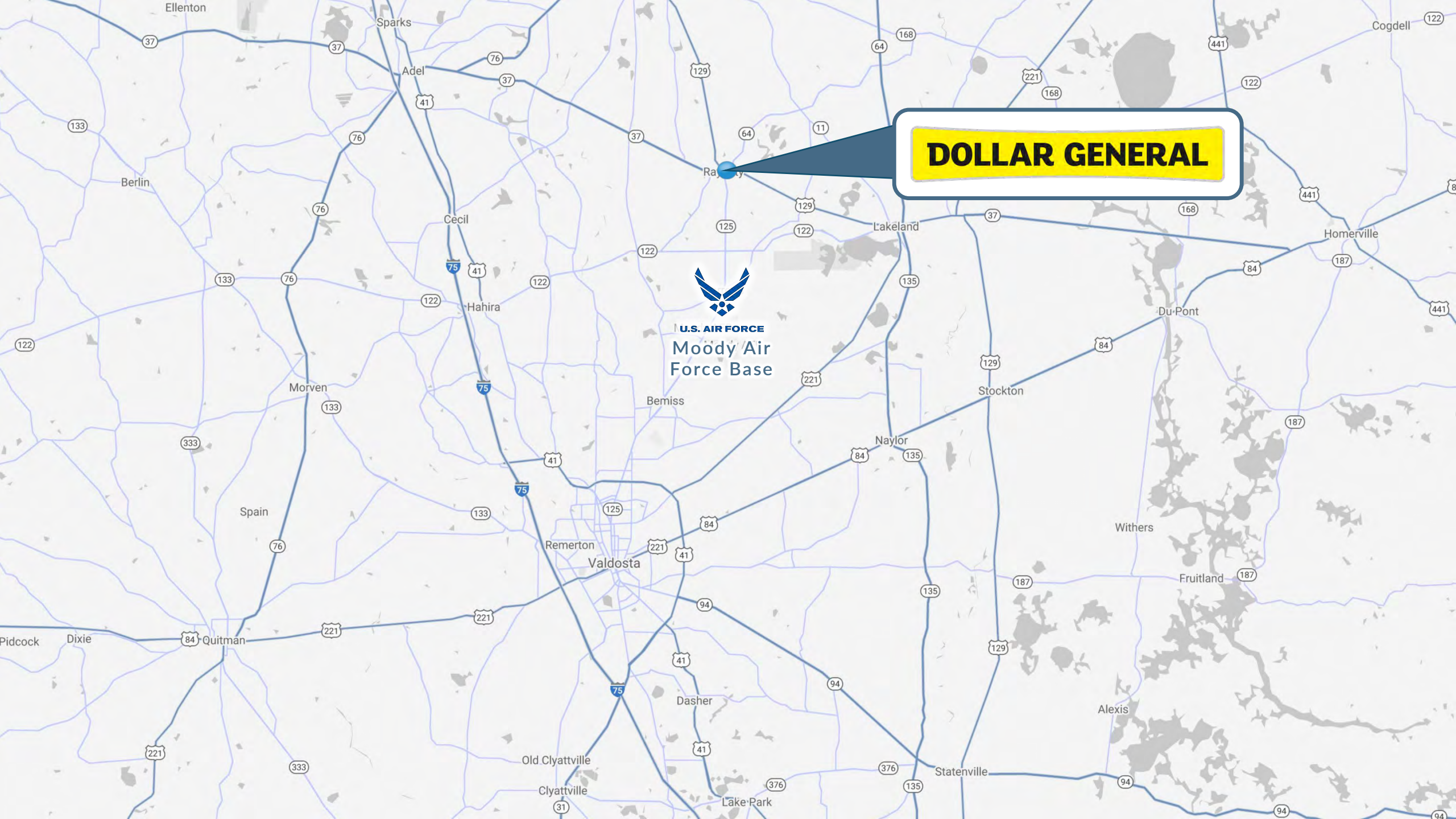
\$88,060

\$9.75









**DOLLAR GENERAL**



**U.S. AIR FORCE**  
**Moody Air Force Base**





Ray City Senior  
Citizens Center

TNT  
Diner



**DOLLAR GENERAL**



Main St

A to Z  
Supermarket

Ray City Volunteer  
Fire Department



Pattern Ave



## RAY CITY | BERRIEN COUNTY | GA

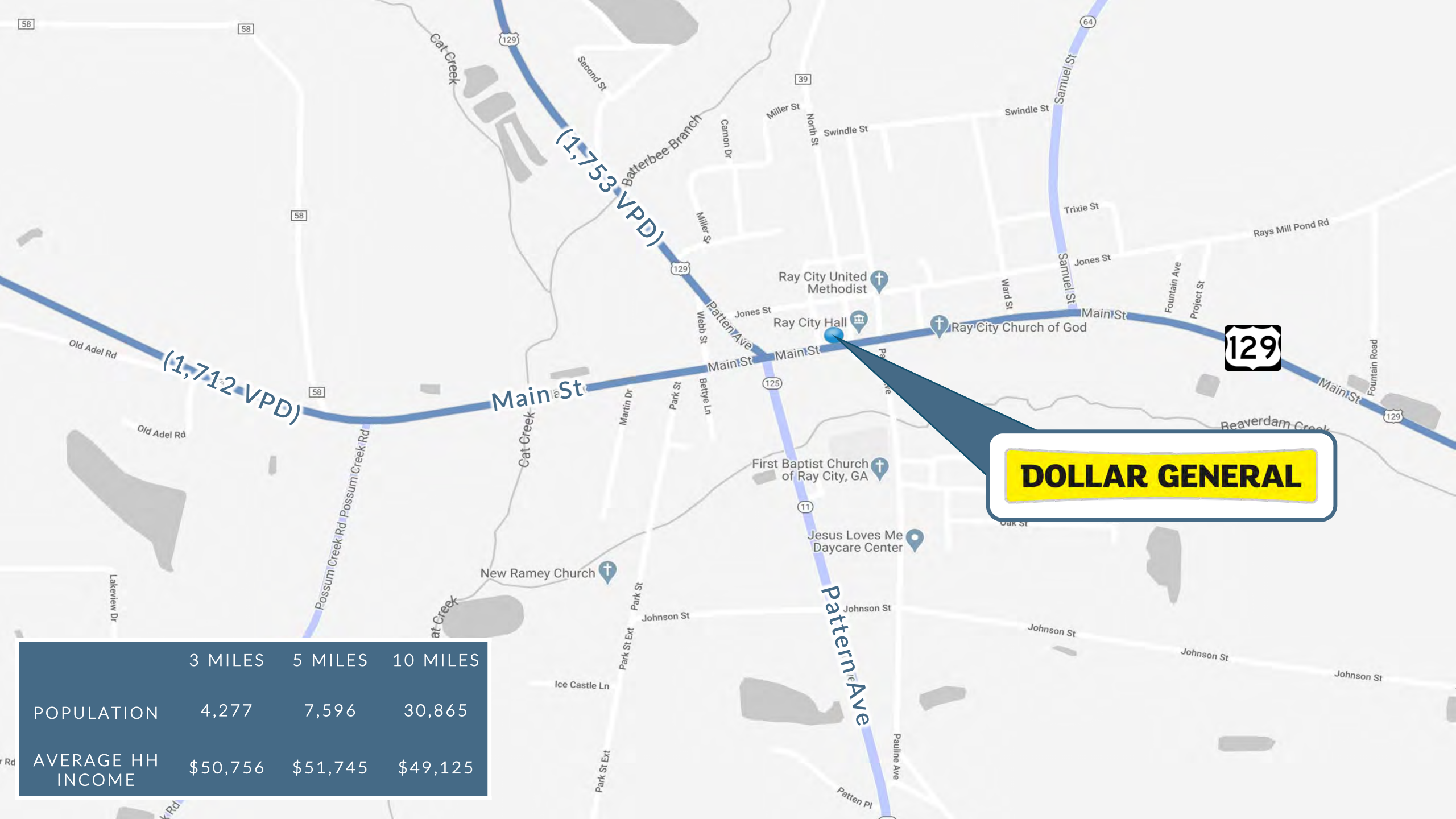
Ray City is a city in Berrien County and Lanier County, Georgia. The city's estimate population was about 1,500 residents in 2018. The city is located 18 miles to Valdosta, GA. Valdosta is the principal city of the Valdosta Metropolitan Statistical Area, which in 2018 had a population of 139,588 residents. It includes part of Brooks County to the west. Valdosta is the home of Valdosta State University, a regional university in the University System of Georgia with over 10,900 students. Valdosta is nicknamed as the Azalea City, as the plant grows in profusion there. The city hosts an annual Azalea Festival every March.

Due to the cities proximity, Valdosta's economy affects Ray City's. Valdosta is located in the far southern portion of the state, near the Florida line along the Interstate 75 corridor, it is a commercial center of South Georgia with numerous manufacturing plants. The surrounding area produces tobacco, naval stores, particularly turpentine, as well as pine lumber, and pulpwood. According to the Georgia Department of Community Affairs, Valdosta is called the "Naval Stores Capital of the World" because it supplies 80% of the world demand for naval stores. Moody Air Force Base is located about 9 miles north of Valdosta, in northern Lowndes County, and helps the city's economy.

Ray City is less than a 20 minute drive to Valdosta. Valdosta is famous for its notorious wakeboard facility Valdosta Wake Compound established 2012. Since then the facility has grown to be the main action sport attraction in Georgia. The compound is home to international events such as the worlds biggest wakeboard event the Valdosta Yard Sale a WWA pro athlete event. It also hosts an annual grassroots music festival, Wake Up Fest. Part of Valdosta State University, the Dedo Maranville Fine Arts Gallery exhibits student and national artists. South of the city, Wild Adventures Theme Park is home to animals, roller coasters and Splash Island water park. The city is also home to the Grand Bay Wildlife Management Area, which contains a raised boardwalk where visitors can walk through Georgia's wetlands and see and learn about its wildlife.







	3 MILES	5 MILES	10 MILES
POPULATION	4,277	7,596	30,865
AVERAGE HH INCOME	\$50,756	\$51,745	\$49,125



# TENANT PROFILE

Dollar General Corporation (NYSE: DG) was founded in 1939 and has been delivering value to shoppers for over 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 low everyday prices in convenient neighborhood locations. 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.

Dollar General operates over 16,368 stores in 45 states as of February 28, 2020 with 16 different distribution centers. For fiscal 2018, Dollar General executed approximately 2,000 real estate projects comprised of 900 new stores, 1,000 store remodels and 100 store relocations. For the 52-week fiscal year ending January 29, 2021 ("fiscal year 2020"), the company plans to execute nearly 2,600 real estate projects, including 1,000 new store openings, 1,500 mature store remodels, and 80 store relocations. The company continues to expect capital expenditures in the range of \$775 million to \$825 million.



COMPANY TYPE  
NYSE: DG



FOUNDED  
1939



# OF LOCATIONS  
16,368+



HEADQUARTERS  
Goodlettsville, TN



WEBSITE  
[dollargeneral.com](http://dollargeneral.com)



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum 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, 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 Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.







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