



DOLLAR GENERAL & ADDITIONAL COMMERCIAL FREEZER/COOLER SPACE W/ 2 BAY LOADING DOCK

604 LAFAYETTE ROAD, ROCKY FACE, GA 30740

Presented by:

QUINN STRAUCH

970.331.2545
qstrauch@23advisors.com
CO # FA100087191

KORY PRYOR

404.422.7200
kpryor@23advisors.com
GA #233371

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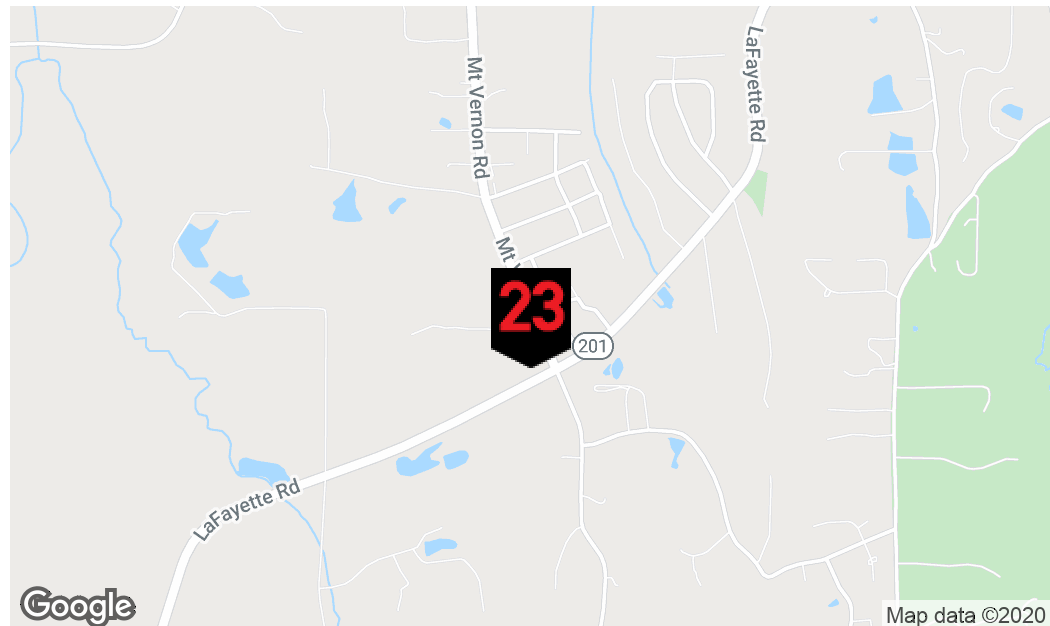
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PROPERTY INFORMATION

SECTION 1



OFFERING SUMMARY

Sale Price:	\$800,000
Building Size:	10,398 SF
Lot Size:	1.09 Acres
Price / SF:	\$76.94
Cap Rate:	7.56%*
NOI:	\$60,499.79*
Year Built:	2006
Market:	Dalton MSA

PROPERTY OVERVIEW

Excellent Value-Add Dollar General Store with Close Proximity to U.S. Interstate 75 in Dalton, GA MSA with Additional Commercial Freezer/Cooler Space Featuring 2 Bay Loading Dock for Increased Income.

PROPERTY HIGHLIGHTS

- Net Lease Structure with Minimal Landlord Responsibilities
- Essential Business - COVID Resistant Retailer
- Commitment to Location With Dollar General Having Occupied Location Since 2005 (15 years)
- Early Option Renewal By Dollar General Extending Lease Term Through April 30, 2026 in September 2017
- 5% Rent Increase Beginning May 1, 2021
- Additional Commercial Freezer/Cooler Space with 2 Bay Loading Dock
- Value-Add Through Increased Income From Leasing of Commercial Freezer/Cooler Space
- Dollar General Corporation - Strong Corporate Parent (NYSE Ticker: DG)



PROPERTY DESCRIPTION

Excellent Value-Add Dollar General Store with Close Proximity to U.S. Interstate 75 in Dalton, GA MSA with Additional Commercial Freezer/Cooler Space Featuring 2 Bay Loading Dock for Increased Income.

LOCATION DESCRIPTION

The subject property is located just off U.S. Interstate 75 inside the Dalton, GA MSA, approximately 90 miles north of Atlanta, GA and 32 miles south of Chattanooga, TN, providing unparalleled convenience and access to major trucking and shipping routes. Dalton, GA is a manufacturing powerhouse known as the "Carpet Capital of the World" and home to over 150 carpet plants which employ over 30,000 people locally and is responsible for production of over 90% of the functional carpet made worldwide. With an approximate population of over 142,000 people in the Dalton, GA MSA, this property is well-trafficked and positioned to handle continued population expansion and service the needs of the growing manufacturing and industrial workforce of the surrounding areas.

The improved structure which houses a Dollar General Store and separate commercial freezer/cooler space with a 2 bay loading dock for additional income, is located just off a signalized intersection across from a CITGO gas and convenience store and has easy direct access and curb cuts from GA Highway 201. With an average household income of \$61,318 and household value of \$175,681 within a 1 mile radius, this location represents an excellent value-added investment opportunity.

SITE DESCRIPTION

Property overview:

9,014 square feet of retail space with a separate leasable commercial freezer with a 2 bay loading dock included on the 1.09 acre premises.

34 Parking spaces.

Carries a variety of essential everyday items such as cosmetics and groceries. Also carries popular consumer items like Ice, Propane, and a Redbox movie rental service.

Considered a recession and virus resistant investment by banks and other financiers.



LOCATION INFORMATION

Building Name	Dollar General w/ Add Freezer Space
Street Address	604 Lafayette Road
City, State, Zip	Rocky Face, GA 30740
County	Whitfield
Market	Dalton MSA
Signal Intersection	Yes
Road Type	Highway
Nearest Highway	GA Hwy 201

BUILDING INFORMATION

NOI	\$60,499.79*
Cap Rate	7.56%*
Tenancy	Multiple
Year Built	2006
Gross Leasable Area	10,398 SF
Construction Status	Existing
Roof	Metal
Free Standing	Yes
Number of Buildings	2

PROPERTY HIGHLIGHTS

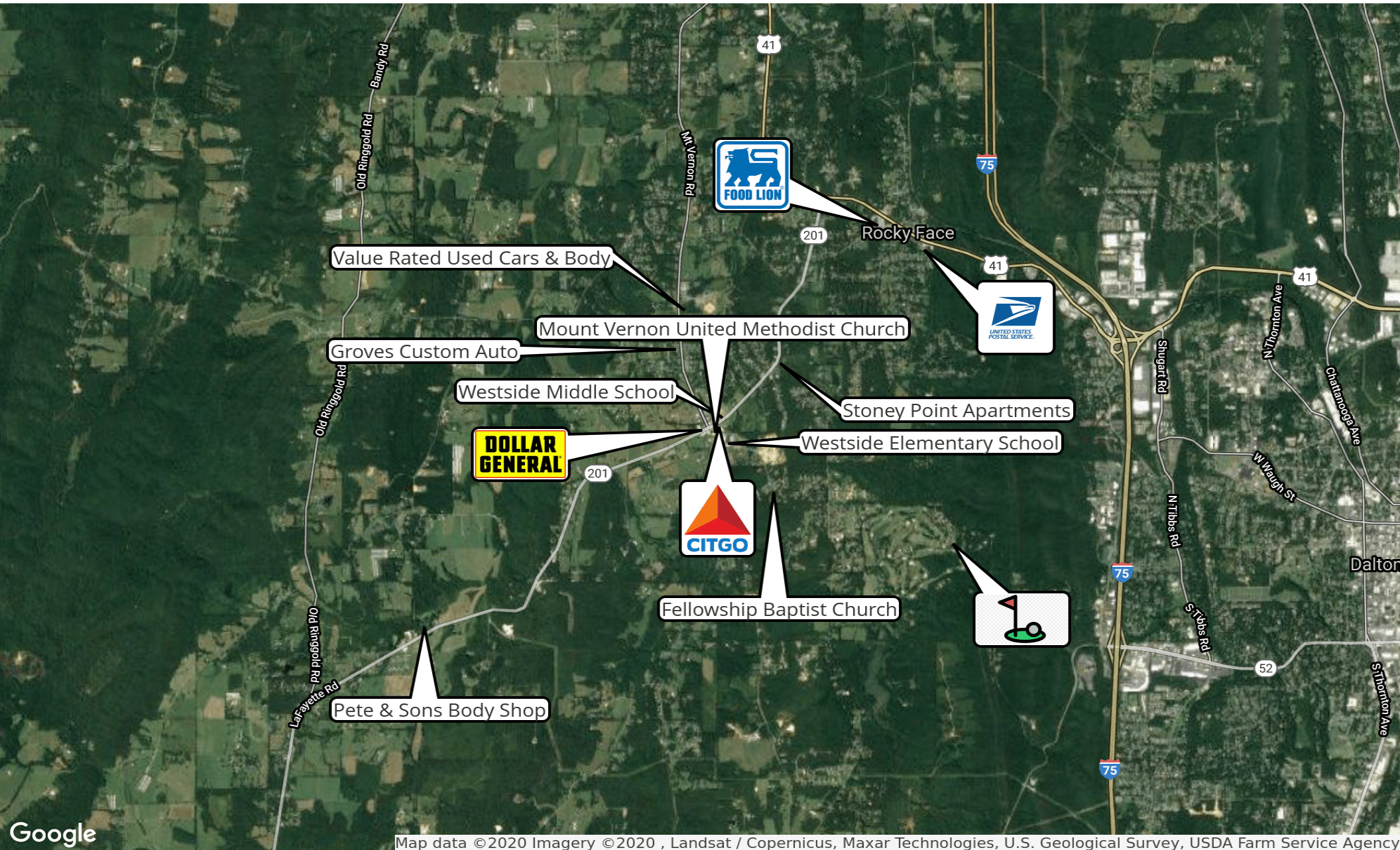
- Net Lease Structure with Minimal Landlord Responsibilities
- Commitment to Location With Dollar General Having Occupied Location Since 2006 (14 years) With Early Renewal of 2021-2026 Lease Period in 2017.
- 5% Rent Increase Beginning May 1, 2021
- Additional Commercial Freezer/Cooler Space with 2 Bay Loading Dock
- Value-Add Through Increased Income From Leasing of Commercial Freezer/Cooler Space



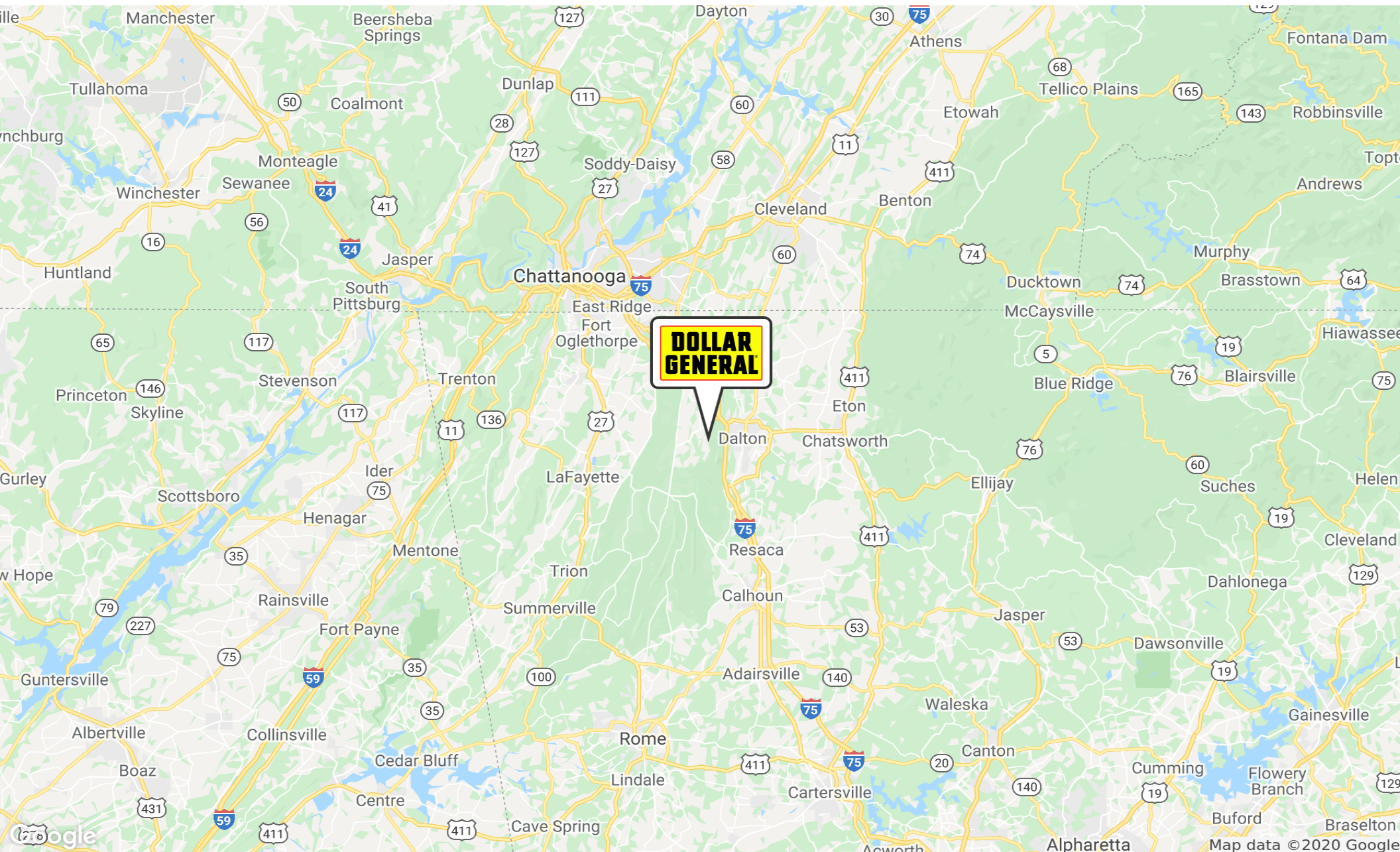
An aerial photograph of a Dollar General retail store. The building is a long, single-story structure with a grey metal roof and red corrugated metal siding. A yellow sign with 'DOLLAR GENERAL' in red letters is mounted on the front. A parking lot with several cars is visible in front of the store. The image is overlaid with a semi-transparent red rectangle. In the center of this rectangle, the words 'LOCATION INFORMATION' are written in large, white, bold, sans-serif capital letters. Below this, the words 'SECTION 2' are written in smaller, white, sans-serif capital letters. On the right side of the red overlay, a large, semi-transparent red number '23' is visible. The background of the entire image is the aerial view of the store and surrounding area, including trees and a grassy field.

LOCATION INFORMATION

SECTION 2



Map data ©2020 Imagery ©2020 , Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency



FINANCIAL ANALYSIS

SECTION 3

23

INVESTMENT OVERVIEW

Price	\$800,000
Price per SF	\$76.94
CAP Rate	7.56%*
Cash-on-Cash Return (yr 1)	11.35 %
Total Return (yr 1)	\$37,057.79*
Debt Coverage Ratio	1.6

OPERATING DATA

Gross Scheduled Income	\$49,440
Other Income	\$14,220*
Total Scheduled Income	\$72,833.46*
Vacancy Cost	\$0*
Gross Income	\$61,320*
Operating Expenses	\$12,333
Net Operating Income	\$60,499.79*
Pre-Tax Cash Flow	\$22,693.79*

FINANCING DATA

Down Payment	\$200,000
Loan Amount	\$600,000
Debt Service	\$37,806
Debt Service Monthly	\$3,150
Principal Reduction (yr 1)	\$14,364

INCOME SUMMARY

Gross Rental Income - Dollar General	\$49,440
Expense Reimbursement - Dollar General	\$9,659
Additional Rental Income - Cooler/Freezer Space	\$12,000
Expense Reimbursement - Freezer Tennant	\$1,734
GROSS INCOME	\$72,833

EXPENSE SUMMARY

Landscaping Costs	\$2,700
Real property Tax	\$6,099
General Liability Insurance	\$3,534
GROSS EXPENSES	\$12,333
NET OPERATING INCOME	\$60,499

An aerial photograph of a Dollar General retail store. The building is a long, single-story structure with a grey metal roof and white vertical siding. A yellow sign with 'DOLLAR GENERAL' in red letters is mounted on the front facade. The store is surrounded by a paved parking lot with several cars parked. In the foreground, there is a grassy area. A large, semi-transparent red rectangle is overlaid on the center of the image, containing the text 'DEMOGRAPHICS' and 'SECTION 4'. A large, stylized red number '23' is positioned on the right side of the red overlay.

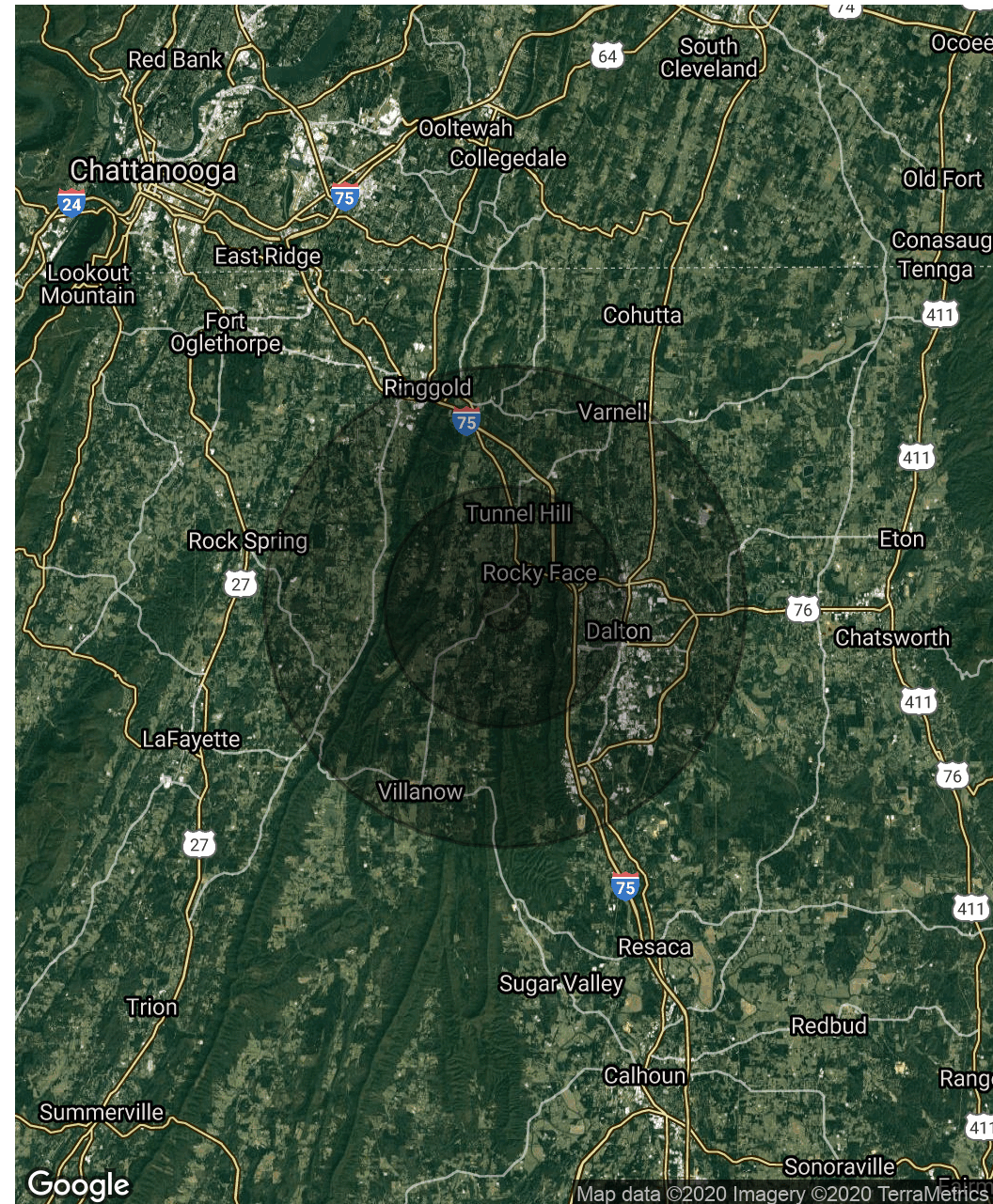
DEMOGRAPHICS

SECTION 4

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	430	24,628	94,634
Average age	38.1	35.5	33.7
Average age (Male)	37.0	33.8	32.7
Average age (Female)	38.9	37.6	34.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	156	8,849	32,882
# of persons per HH	2.8	2.8	2.9
Average HH income	\$61,318	\$62,854	\$57,956
Average house value	\$175,681	\$145,225	\$139,530

* Demographic data derived from 2010 US Census





QUINN STRAUCH

Retail Investment Sales Broker

D: 970.331.2545

qstrauch@23advisors.com

CO # FA100087191



KORY PRYOR

Managing Broker

D: 404.422.7200

kpryor@23advisors.com

GA #233371 // CO #100087645