



Investment Opportunity:
Single Tenant NN Leased

Dollar General
2489 Tobacco Rd
Hephzibah, GA

S D E V
COMMERCIAL

DOLLAR GENERAL

S D E V
COMMERCIAL

2489 Tobacco Rd, Hephzibah GA 30815

Investment Summary

SDEV Commercial is pleased to present this fee simple Dollar General in Hephzibah, GA. The subject property was built in 2003 and has 3 years left in the current term with two (5-year) options remaining with increases (7.6% in Option 1 & 12% in Option 2).

Located by the signalized hard-corner intersection at Windsor Spring Rd & Tobacco Rd, the Dollar General is strategically positioned near a major intersection with 27,100 combined vehicles per day.

The NN lease structure limits landlord responsibilities to roof, structure, parking lot, and HVAC. Dollar General is responsible for any repairs under \$1,000 and will reimburse the first \$1,000 if the repair exceeds that amount. In addition, Dollar General contributes \$4,095 per year towards CAM.

Exclusively Listed By:

Giles Stevens, CCIM

CEO

M 404-918-0331

Giles@SDEVcre.com

GA License #275518

Ben Karlin

Portfolio Manager

M 404-432-2443

Ben@SDEVcre.com

GA License #393679



DOLLAR GENERAL

2489 Tobacco Rd, Hephzibah GA 30815

S D E V
COMMERCIAL

Investment Offering

Price: \$820,000

Lease Commencement: 10/03/2003

NOI: \$61,500

Lease Expiration: 10/31/2023

Cap Rate: 7.5%

Term Remaining: 3 Years

Lease Type: NN

Lease Options: Two (5-Year)

Lot Size: 1.00 acres

Original Term: 20 Years

Square Footage: 9,100

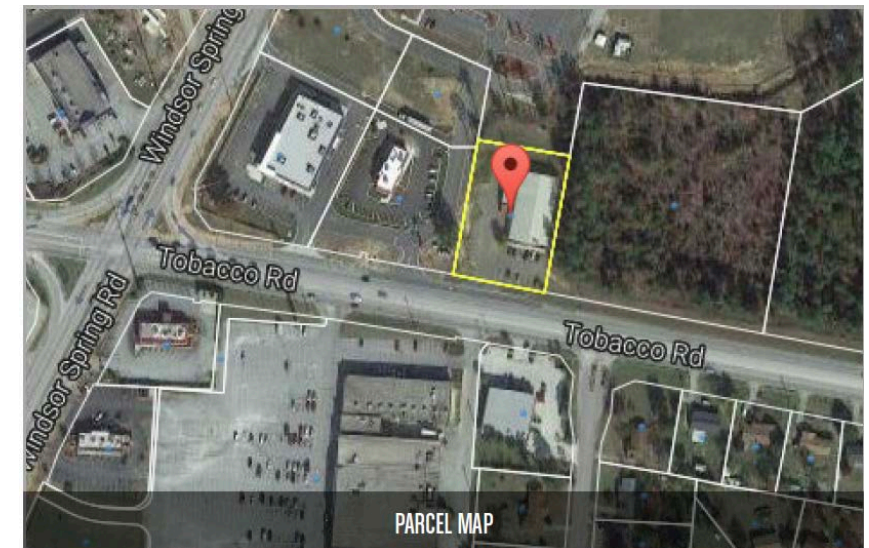
Price/Sq.Ft: \$90.11

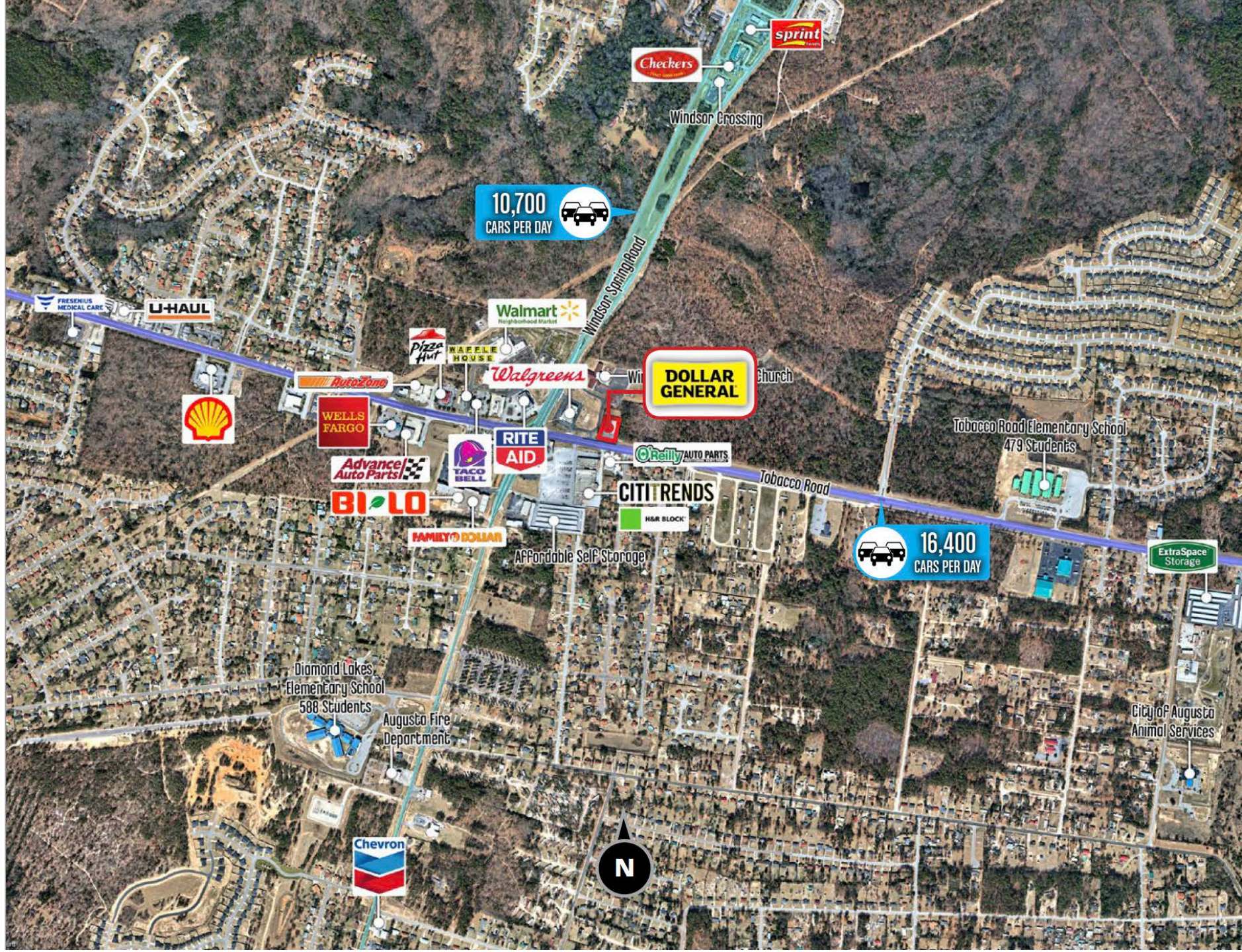
Year Built: 2003

Guarantee: Corporate

Investment Highlights

- Dollar General Corporate Guaranteed Lease
- Situated near signalized hard-corner intersection with 27,100 VPD
- Tenant pays \$341 per month for CAM expenses
- Tenant handles all repairs under \$1,000 and is responsible for the first \$1,000 of any repairs exceeding that amount.
- Tenant must carry quarterly maintenance contract for HVAC units.



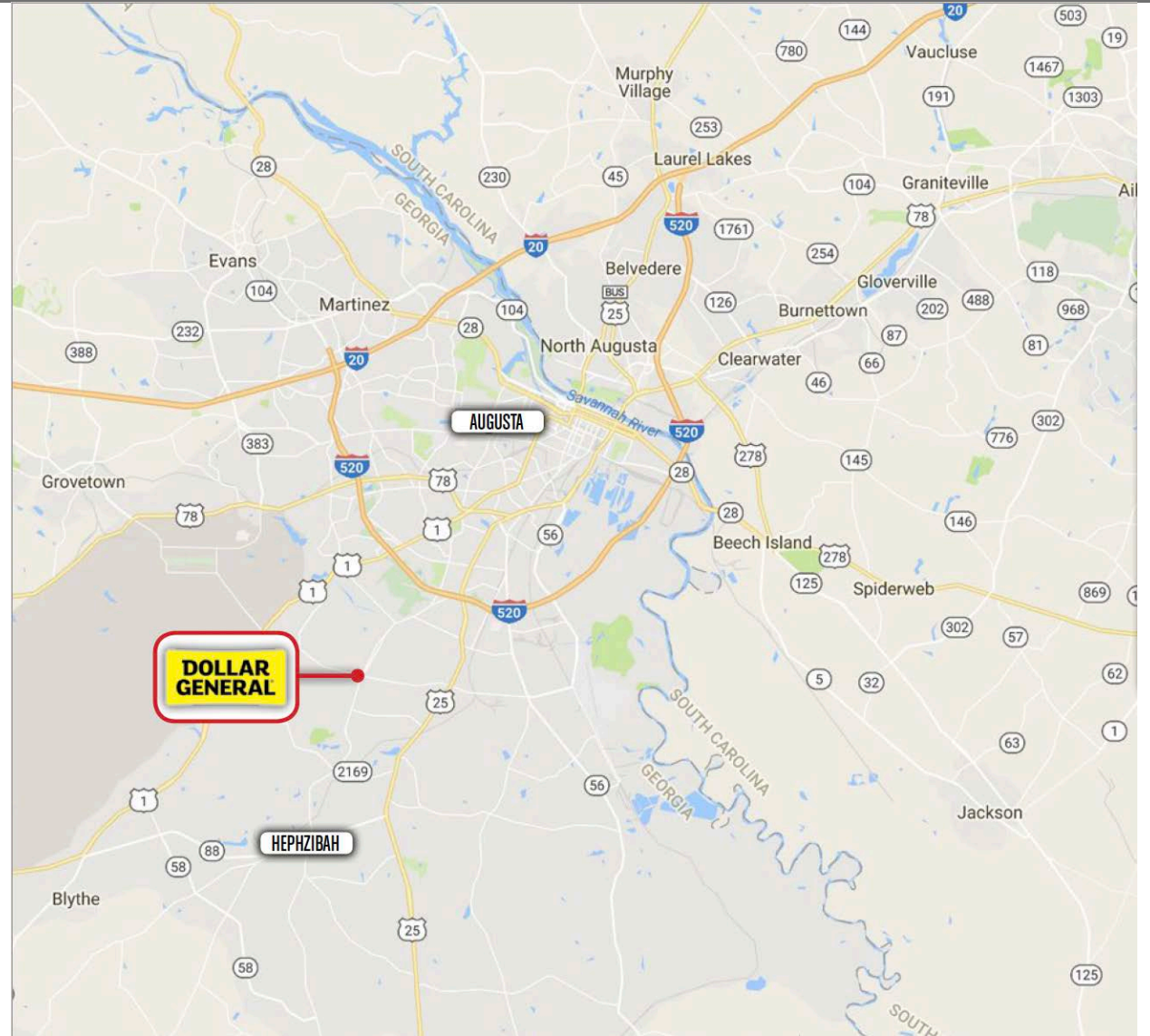


Area Overview

Hephzibah is a city in southern Richmond County, in the U.S. state of Georgia. It is part of the Augusta metropolitan area. The population was 4,011 at the 2010 census.

Hephzibah is 13 miles from Augusta, officially Augusta–Richmond County. Georgia's second-largest city after Atlanta, Augusta is located in the Fall Line section of the state.

According to the U.S. Census Bureau, Augusta–Richmond County had a 2019 estimated population of 197,888, not counting the unconsolidated cities of Blythe and Hephzibah. It is the 123rd largest city in the United States.



Rent Roll

Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	PSF	Recovery Type	Options
Dollar General	9,100	10/03/03	10/31/23	Current	-	\$5,125	\$61,500	\$6.76	NN	2 (5-Year)
Note: Tenant currently reimburses \$4,095 per year for CAM.						Option 1: \$66,180 / Yr Option 2: \$74,100 / Yr				

Tenant Overview

Dollar General Corporation is one of the largest dollar store chains in the US with more than 16,000 stores in 46 states. Dollar General is a publicly traded company (DG) that started in 1939 by J.L. Turner in Kentucky. Dollar General offers a broad selection of merchandise, including consumables, seasonal, home products and apparel. They carry an S&P Credit Rating of BBB.

The discount retailer has greatly outperformed during the pandemic. The results for its fiscal first quarter, which ended on May 1, partly reflect that: Same-store sales rose 21.7% and diluted earnings per share shot up by 73% year over year to \$2.56.

Exclusively Listed By:

SDEV Commercial, LLC
1440 Dutch Valley Pl NE
Suite 150
Atlanta, GA 30324

Giles Stevens, CCIM
CEO
M 404-918-0331
Giles@SDEVcre.com
GA License #275518

Ben Karlin
Portfolio Manager
M 404-432-2443
Ben@SDEVcre.com
GA License #393679

DISCLOSURE:

All materials and information received or derived from SDEV Commercial (hereinafter collectively referred to as "SDEV"), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by SDEV its directors, officers, agents, advisors, or affiliates as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither SDEV its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. SDEV will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party.