



RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED



REPRESENTATIVE PHOTO

NEW DOLLAR GENERAL (UNDER CONSTRUCTION) | AFTON, TN

FOR SALE // \$1,675,218 // 6.0% CAP RATE //
RETAIL PROPERTY

PRESENTED BY //

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DISCLAIMER



DISCLAIMER/TERMS OF USE FOR OFFERING MEMORANDUM & OWNER-AGENCY DISCLOSURE

The information provided within this Offering Memorandum has been obtained from sources that are believed to be reliable, but Randall Commercial Group, LLC has not verified the information and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. The information may be estimated or generalized and is prepared to provide a summary of highlights and only a preliminary level of information regarding the project. Any interested party must independently investigate the subject property, particularly from a physical, financial, tenant, and overall development standpoint. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. This information is not intended to provide full due diligence on the subject property, as it is the responsibility of the interested buyer to conduct full due diligence with their advisors. The data contained within this offering memorandum is for information purposes only and is not sufficient for evaluation of Property for potential purchase.

Randall Commercial Group, LLC has not performed due diligence pertaining to the physical state of the property nor the property's current or future financial performance. Furthermore, no due diligence has been performed regarding the financial condition or future plans for this location. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This information may have changed and there may be omissions of material data as this is not intended to provide complete due diligence.

Past, expected or projected performance does not guarantee future performance. Property owners and/or buyers bear the full risk and exposure of all business, events, tenant, credit, and liability associated with such properties. The acreage, size, and square footage of the property and improvements are estimated and should be independently verified. Inherent risk and concentrated exposure are associated with single tenant occupied properties and prospective buyer should fully investigate tenant, lease, market, and all relevant aspects of this property, tenant, and transaction. Unless a fully executed purchase and sale agreement has been executed, seller and Randall Commercial Group, LLC expressly reserves the right, at their sole discretion, to reject any and all expressions and/or interests or offers to purchase the property and to terminate negotiations and discussions with any person or entity reviewing this offering memorandum or making an offer on property unless a purchase and sale agreement of property has been executed and delivered.

In no event shall prospective purchaser or its agent have any claims against Seller or Randall Commercial Group, LLC or any of its affiliates, directors, offices, owners, agents, or licensees for any damages, liability, or any cause of action relating to this solicitation process, the marketing material, marketing process, or sale of property. By reviewing the material contained herein, you are agreeing to the terms and limitations of its use provided herein.

An owner/agency relationship exists with an Associate Broker of Randall Commercial Group, LLC, and the owner of the Subject Property located at 4495 Erwin Highway, Afton, TN 37616. The Associate Broker has an ownership interest in the Subject Property located at 4495 Erwin Highway, Afton, TN 37616 and other business with the Manager of the Ownership entity.

INVESTMENT SUMMARY



INVESTMENT SUMMARY

OFFERING PRICE:	\$1,675,218
NET OPERATING INCOME:	\$100,513
OFFERING CAP RATE:	6.0%
YEAR BUILT:	2020
BUILDING SIZE:	9,100 SF
LOT SIZE:	1.5 Acres
PROPERTY ADDRESS	4495 Erwin Highway
CITY, STATE, ZIP:	Afton, TN 37616
3 MILE POPULATION:	1,683

PROPERTY DESCRIPTION

Randall Commercial Group, LLC is pleased to exclusively offer for sale this brand new, free-standing Dollar General located in Afton, TN. The subject property has a 15-year, NNN with an estimated delivery date of November 2020. The property is located at the edges of the Smoky Mountains near Greenville, TN. The site sees 10,865 vehicles per day on Erwin Highway, which connects Greenville to Erwin, TN. Afton is part of the Johnson City-Kingsport-Bristol combined statistical area, known as the Tri-Cities region, with a population of over 500,000. Johnson City is the 9th largest city in the state and the second fastest-growing city in northeast Tennessee behind Knoxville. Located in Greene County, you can also find the Greenville Reds, a Minor League baseball team affiliated with the Cincinnati Reds, and Tusculum University, Tennessee's oldest university and the 28th-oldest operating college in the United States.

LEASE SUMMARY

TENANT:	Dolgencorp, LLC d/b/a Dollar General
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	15-years
ANNUAL RENT:	\$100,513.08
RENT PSF:	9,100
BLDG. DELIVERY DATE:	November 2020
RENEWAL OPTIONS:	Five (5), Five (5) Year Options
RENT BUMPS:	10% Increase per Option
LEASE GUARANTOR:	Dollar General Corporation

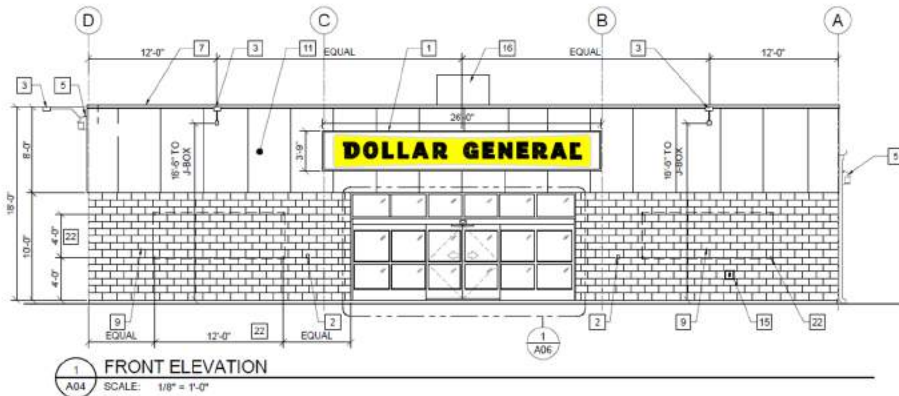
LOCATION DESCRIPTION

The subject property is located on Erwin Highway in Afton, TN. Afton is located in the eastern portion of Greene County and is part of the Johnson City-Kingsport-Bristol combined statistical area or the "Tri-Cities" region. The Johnson City MSA consists of Greene, Washington, Carter, and Sullivan Counties. The City of Johnson City is the 9th largest in the State of Tennessee. Local industries include such as Walmart Logistics (1000 employees), SumRiko (1000 employees) and American Greetings (461 employees).

Picture: Downtown Greenville, TN



COMPLETE HIGHLIGHTS



LOCATION INFORMATION

BUILDING NAME	New Dollar General (Under Construction) Afton, TN
STREET ADDRESS	4495 Erwin Highway
CITY, STATE, ZIP	Afton, TN 37616
COUNTY	Greene
SIGNAL INTERSECTION	No

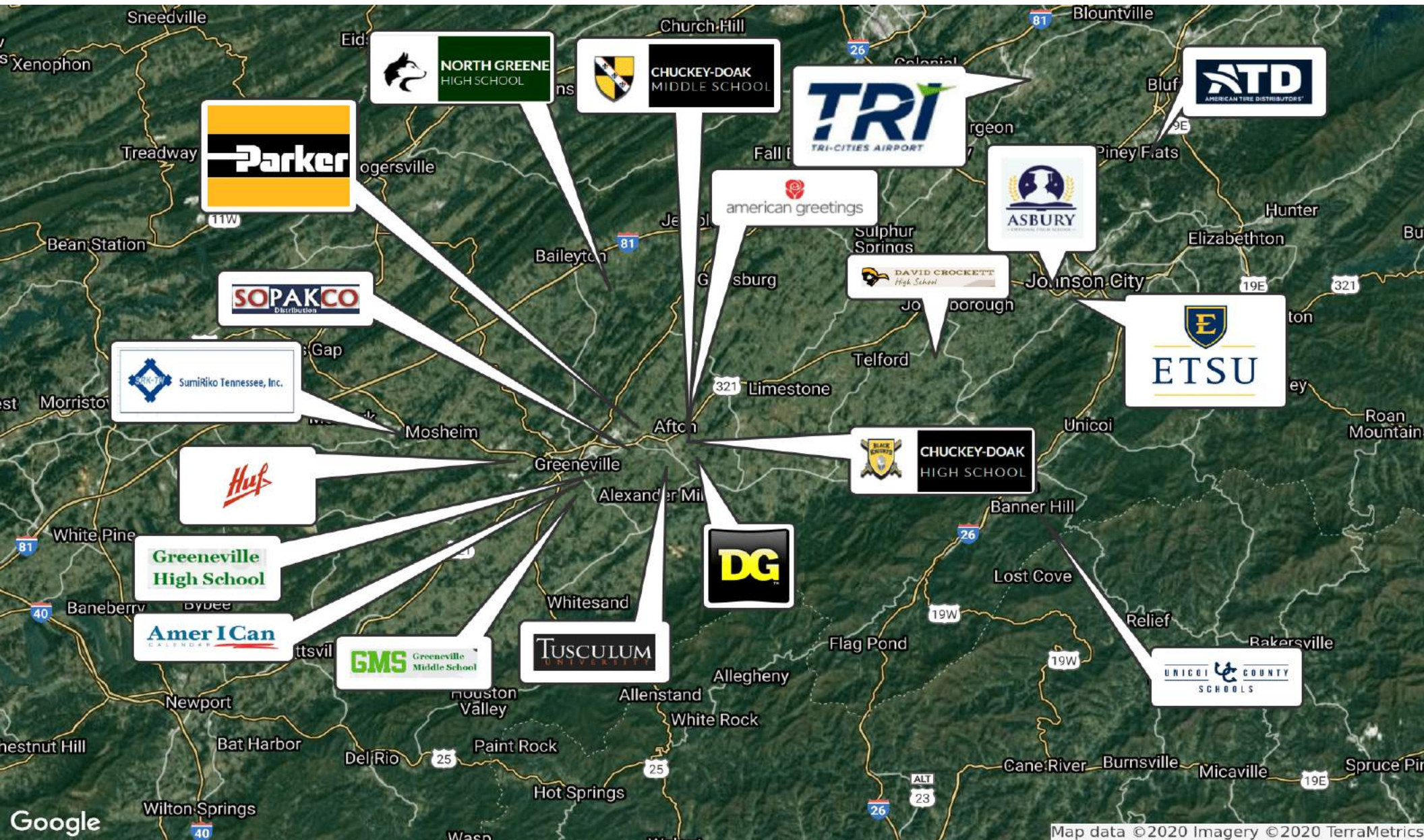
BUILDING INFORMATION

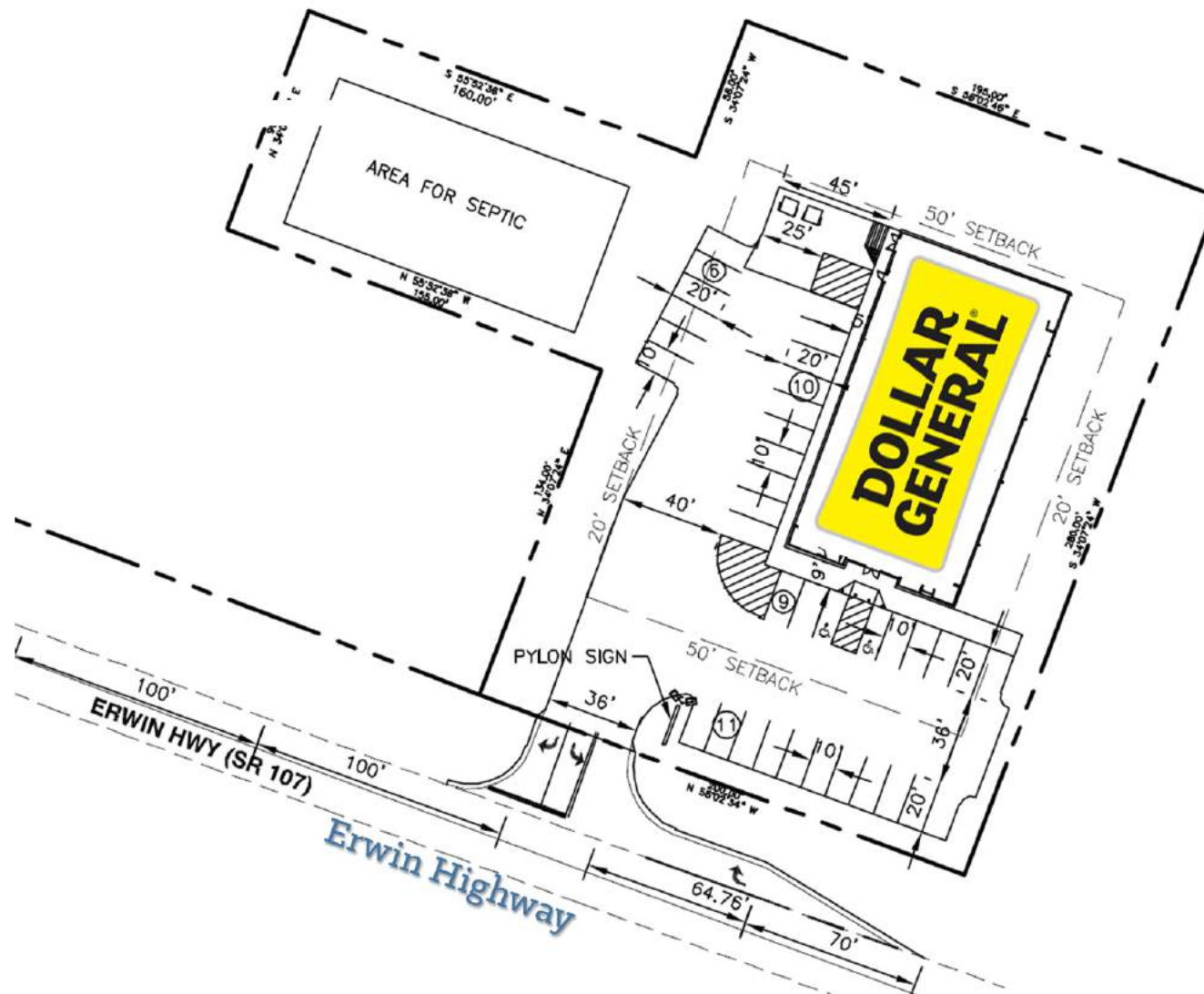
NOI	\$100,513.08
CAP RATE	6.0
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	2020
CONSTRUCTION STATUS	Under construction
FRAMING	Metal
CONDITION	Excellent
ROOF	Standing Seam Metal Roof
FREE STANDING	Yes

AERIAL MAP

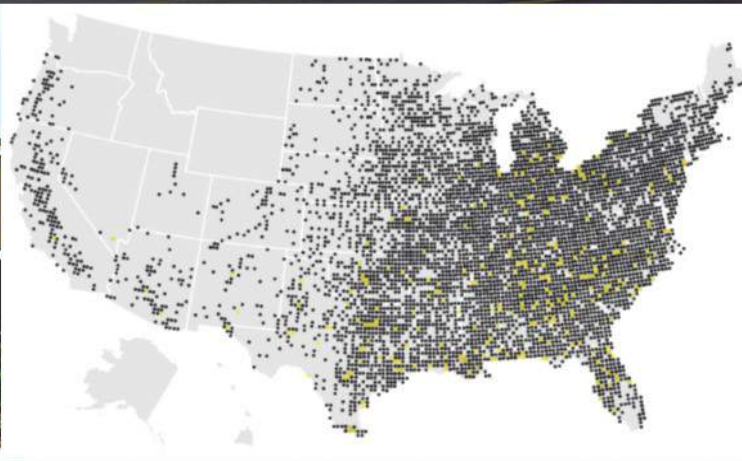


REGIONAL MAP





TENANT PROFILE



Dollar General Corporation has been delivering value to shoppers for 80 years. Headquartered in Goodlettsville, TN, the BBB S&P rated, company 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 everyday low prices in convenient neighborhood locations. Dollar General operates over 16,000 stores as of February 2020. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

<https://www.dollargeneral.com/>



4.6% Increase
Same Store Sales Q3



\$25.6 Billion
In Sales



1,000
Stores to Open in
2020



80
Years in Business



32 Quarters
Same Store Growth

DEMOGRAPHICS MAP & REPORT



DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
POPULATION	401	4,316	14,652
HOUSEHOLDS	161	1,683	5,646
FAMILIES	116	1,199	3,885
AVG. HOUSEHOLD SIZE	2.49	2.39	2.45
MEDIAN AGE	43.6	46.2	45.3
MEDIAN HOUSEHOLD INCOME	\$38,768	\$40,963	\$42,506
AVG. HOUSEHOLD INCOME	\$46,916	\$55,295	\$58,384

* Demographic data derived from 2019 Esri



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ABOUT RANDALL COMMERCIAL GROUP, LLC

Randall Commercial Group, LLC is a boutique commercial real estate investment brokerage and consulting firm focused on properties and development opportunities in the southeastern United States for clients located throughout the country. Through a myriad of brokerage services, we serve institutional and individual investors as well as end users, tenant, and developers on deals ranging up to \$50 million in estimated market value.

Our proprietary research, continual education, creativity, and perseverance allow us to focus on creating client wealth by optimizing real estate strategies for businesses and investors while building meaningful, long-term relationships. The majority of our business results from expanding our client relationships and referrals from clients and peers. We believe the reward for hard work well done is the opportunity to do more of it; for this, we thank you for your trust and belief in our methodology.

Our corporate strategy is simple: client first. We do not desire to be all things to all clients, but we are singularly focused on being all things investment real estate.