



## DOLLAR GENERAL ON MAIN THOROUGHFARE

ACTUAL STORE

1301 SCREVEN STREET, QUITMAN, GA 31643

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

## EXCLUSIVELY LISTED BY:

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## STATE BROKER OF RECORD:

### STEVE MILLER

MILLER REALTY SERVICES, INC.,

GA #11102

5784 LAKE FOREST DR, STE 252

ATLANTA, GA 30328

770.409.0266

## INVESTMENT SUMMARY

List Price:	\$467,000
Current NOI:	\$33,006.40
Initial Cap Rate:	7.07%
Land Acreage:	+/- 0.86
Year Built	1988
Building Size:	8,686 SF
Price PSF:	\$53.76
Lease Type:	Double Net (NN)
Lease Term:	10 Years
Average CAP Rate:	7.07%

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 8,686 SF Dollar General store located in Quitman, Georgia. The property offers a Double Net (NN) Lease, with 5.25 years remaining, leaving limited landlord responsibilities. Dollar General recently extended their term an additional 5 years, proving their commitment to the site. The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of “BBB”, which is classified as Investment Grade. The store is open and successfully operating with rent having commenced on 2/1/2016.

This Dollar General is highly visible as it is strategically positioned on Screven Street (Highway 84) which sees 14,104 cars per day. The ten mile population from the site exceeds 10,200, while the three mile average household income exceeds \$53,716 per year, making this location perfect for a Dollar General. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a “passive” investor to attain the fee simple ownership of a Dollar General. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, the nation’s top dollar store. List price reflects a 7.07% cap rate based on NOI of \$33,006.40.



**PRICE** \$467,000



**CAP RATE** 7.07%



**LEASE TYPE** Double Net (NN)



**TERM REMAINING** 5.25 Years

## INVESTMENT HIGHLIGHTS

- Double Net (NN) Lease | 5.25 Years Remaining
- Minimal Landlord Responsibilities
- **Concrete Parking Lot**
- **Recently Extended Term | Proving Commitment to Site**
- Three Mile Household Income \$53,716
- Ten Mile Population 10,230
- **14,104 Cars Per Day on Screven Street (Highway 84)**
- Investment Grade Dollar Store with “BBB” Credit Rating
- DG Reported 30 Consecutive Years of Same Store Sales Growth
- **Located on Main Thoroughfare Connecting Thomasville & Valdosta**



## FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$33,875.40	\$3.90
Tax Reimbursement	\$4,329.57	\$0.50
CAM Reimbursement	\$1,300.00	\$0.15
<b>Gross Income</b>	<b>\$39,504.97</b>	<b>\$4.55</b>
EXPENSE		PER SF
Taxes	\$4,329	\$0.50
CAM	\$1,300	\$0.15
Reserve	\$869	\$0.10
<b>Gross Expenses</b>	<b>\$6,498</b>	<b>\$0.75</b>
<b>NET OPERATING INCOME</b>	<b>\$33,006.40</b>	<b>\$3.80</b>

## PROPERTY SUMMARY

Year Built:	1988
Lot Size:	+/- 0.86 Acres
Building Size:	8,686 SF
Traffic Count:	14,104
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Concrete
HVAC	Ground Mounted

## LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Double Net (NN)
Primary Lease Term:	10 Years
Annual Rent:	\$33,875.40
Rent PSF:	\$3.90
Landlord Responsibilities:	Minimal
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Landlord
Lease Start Date:	2/1/2016
Lease Expiration Date:	1/31/2026
Lease Term Remaining:	5.25 Years
Rent Bumps:	N/A
Renewal Options:	N/A
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



**GROSS SALES:**  
\$27.8 BILLION



**STORE COUNT:**  
16,500+



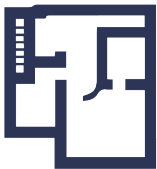
**GUARANTOR:**  
DG CORP



**S&P:**  
BBB



TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Dollar General	8,686	2/1/2016	1/31/2026	\$33,875.40	100.0		\$3.90
Totals/Averages	8,686			\$33,875.40			\$ 3.9



TOTAL SF  
8,686



TOTAL ANNUAL RENT  
\$33,875.40



OCCUPANCY RATE  
100.0%



AVERAGE RENT/SF  
\$3.90



NUMBER OF TENANTS  
1



# DOLLAR GENERAL

1301 SCREVEN STREET, QUITMAN, GA 31643

 FORTIS NET LEASE™



**21.7% INCREASE**  
SAME STORE SALES '19 - '20



**1,000 STORES**  
OPENING IN 2020



**\$27.8 BIL**  
IN SALES

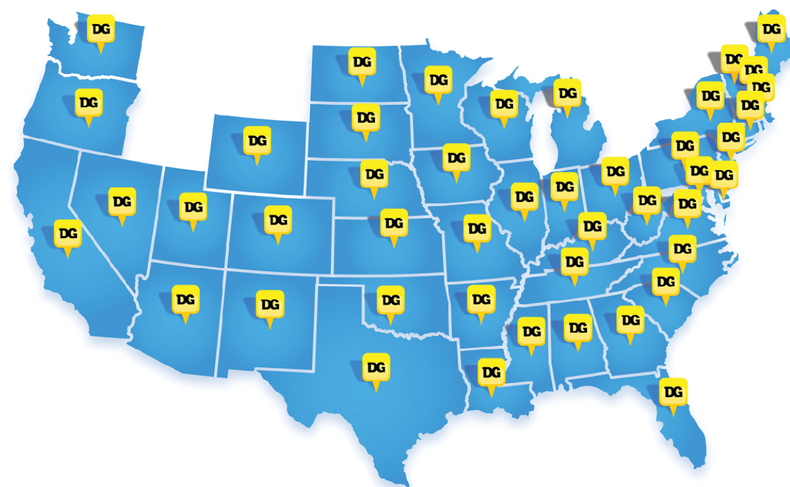


**81 YEARS**  
IN BUSINESS



**30 YEARS**  
SAME STORE GROWTH

**DOLLAR GENERAL** is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 16,500+ stores with more than 143,000 employees, located across 46 states. Dollar General has more retail locations than any retailer in America. The Dollar General store format has typically been in rural and suburban markets, now they are expanding into more densely populated areas. Opened over 900 stores in 2019, and planning to open an additional 1,000 more in 2020. The Dollar General strategy is to deliver a hassle-free experience to consumers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.



**16,500 STORES ACROSS 46 STATES**



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## PROXIMITY TO LOCAL ATTRactions



21 Miles  
Valdosta  
Regional  
Airport



230 Miles  
Atlanta,  
GA



18 Miles  
Valdosta,  
GA




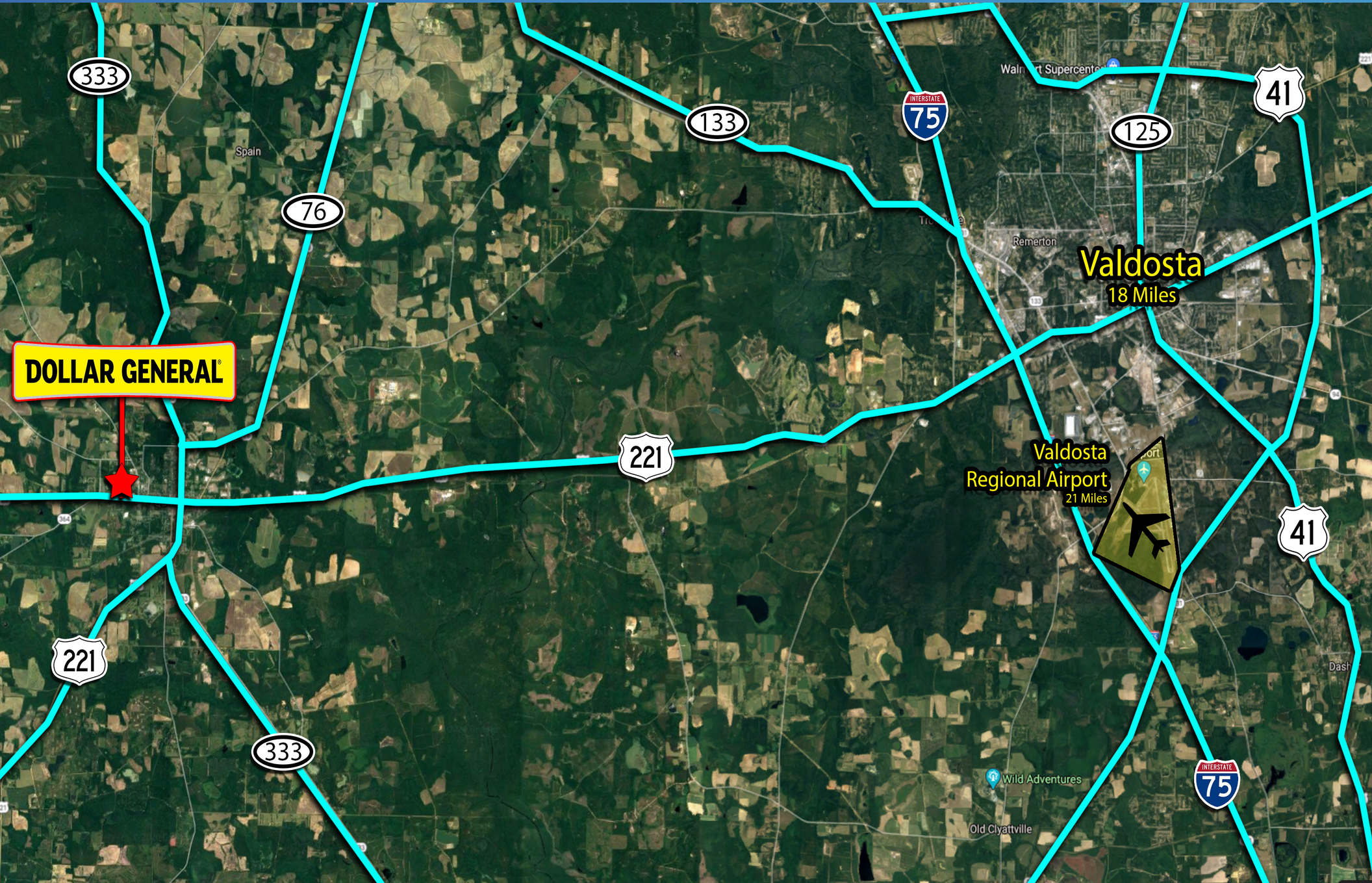
53 Miles  
Tallahassee,  
FL

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Quitman, incorporated December 19, 1859, is the county seat of Brooks County, which is located just west of Valdosta in southwest Georgia, on the Florida border. Visitors to the area will enjoy the rich heritage, historic homes and farms, abundant and innovative agriculture, and community festivals and events. Quitman is known as the Camellia City because of the plants grown there, and because it was the home of Betty Sheffield, the First Lady of Camellias.

Quitman also has one of the largest historic districts per capita in all of Georgia. The Quitman Historic District houses late 19th and early 20th century brick buildings in the commercial district and mainly wood frame homes from various periods and styles in the residential area.

The prevalent industries in Quitman are farming and automotive. Cass Burch Automotive Group is located in downtown Quitman, with both Dodge Chrysler Jeep & Ram and Chevrolet dealerships represented.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2020	4,656	5,834	10,230
Median Age	40.9	41.5	42.6
# Of Persons Per HH	2.6	2.6	2.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,786	2,241	3,962
Average HH Income	\$53,609	\$55,042	\$58,187
Median House Value	\$108,754	\$107,109	\$105,183
Consumer Spending	\$34.9M	\$45.2M	\$85M





TOTAL SALES VOLUME

\$6B

PROPERTIES SOLD

3,000+

BROKER & BUYER REACH

345K

STATES SOLD IN

43

*Click to Meet Team Fortis*

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