



REPRESENTATIVE PHOTO

**DOLLAR
GENERAL®**

OFFERING MEMORANDUM
DOLLAR GENERAL
MORGANTON (BLUE RIDGE), GA

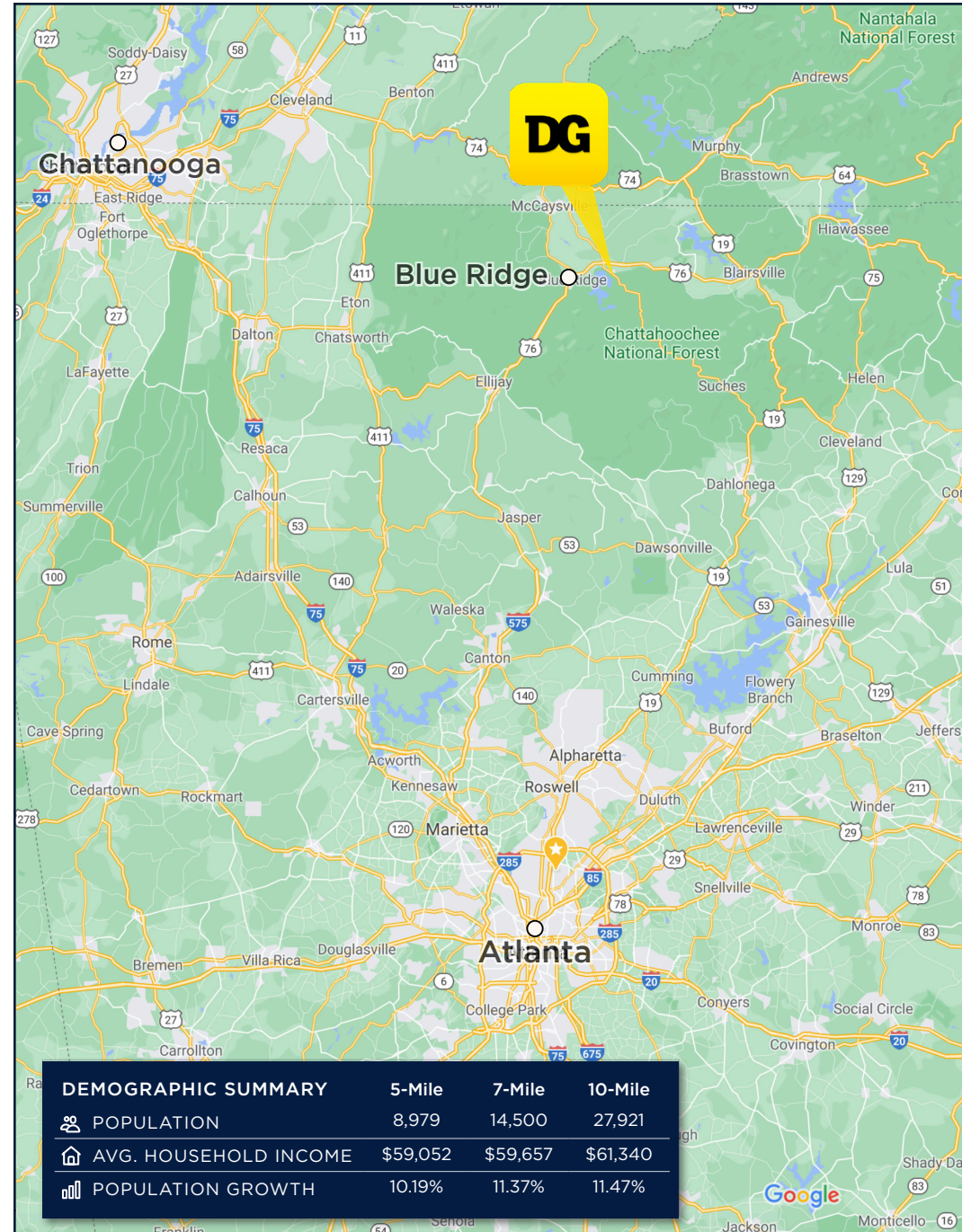
Marcus & Millichap

OFFERING SUMMARY

DOLLAR GENERAL®

11946 Morganton Hwy, Morganton (Blue Ridge), GA 30560

PRICE	\$1,190,000		
CAP RATE	6.25%		
NOI	\$74,369		
RENTABLE SQUARE FEET	9,100		
PRICE/SF	\$131		
YEAR BUILT	2013		
LOT SIZE	3.20 AC		
TENANT TRADE NAME	Dollar General		
LEASE GUARANTOR	Corporate		
LEASE TYPE	Absolute Net		
ROOF & STRUCTURE	Tenant		
LEASE TERM	15 Years		
RENT COMMENCEMENT DATE	January 2014		
LEASE EXPIRATION DATE	January 2029		
TERM REMAINING ON LEASE	8+ Years		
INCREASES	3% Increase in Year 11 and 10% Increases During Options		
OPTIONS	Five, 5-Year Options		
BASE RENT	Years 1-10		\$74,369
	Years 11-15		\$76,600
OPTION RENT	Years 16-20	(Option 1)	\$84,260
	Years 21-25	(Option 2)	\$92,686
	Years 26-30	(Option 3)	\$101,955
	Years 31-35	(Option 4)	\$112,150
	Years 36-40	(Option 5)	\$123,365
TENANT RESPONSIBILITIES	Taxes, CAM, Insurance, Roof & Structure		
LANDLORD RESPONSIBILITIES	100% No Landlord Responsibilities		



INVESTMENT HIGHLIGHTS

8+ YEAR NNN BUILD-TO-SUIT DOLLAR GENERAL

- Build-to-suit Dollar General located in Morganton (Blue Ridge), GA.
- This store is 9,100 SF and opened in February 2014.
- There are approximately 8+ years remaining on a 15-Year Corporate Guaranteed NNN Lease.
- The lease is absolute NNN and tenant is 100% responsible for all expenses including taxes, CAM, insurance, roof and structure.
- There is a 3% rent increase in Year 11 and 10% rent increases in each of the five, 5-year option periods.

RARE 3% BASE TERM RENT INCREASE

- This store contains a rare 3% rent increase in Year 11 (2025) on the initial lease term.
- There are 10% rent increases in each of the five, 5-year option periods.

BLUE RIDGE MOUNTAINS

- Morganton (Blue Ridge), GA is situated about 80 miles North of Atlanta, GA and about 80 miles West of Chattanooga, TN.
- Blue Ridge reservoir is 11 miles long and has 65 miles of shoreline, 25% of which is developed.
- Lake Blue Ridge is one of the Southeast's most popular and recognizable tourist and vacation destinations and is a favorite second home community for affluent Atlantans.
- Lodging contributes over \$33 Million to the economy and visitors spend over \$170.5 Million annually.

LAKE BLUE RIDGE LOCATION

- The subject property is well located at a pin corner less than one half mile from Lake Blue Ridge, which is lined with mansions, recreational boat ramps, and marinas.
- The property is located 1.5 miles from Hwy 76 (22,600 VPD), a major highway that connects Chattanooga, TN to Wilmington, NC.
- The 5-mile population has excellent growth of over 10% and the Average Household Income is nearly \$60,000 which is superior to most Dollar General locations.
- This store is only 5 miles from Blue Ridge's primary retail corridor with national tenants including The Home Depot, Food Lion, Tractor Supply, TJ Maxx, Ingles and more.
- The University of North Georgia's Blue Ridge campus is only 3 miles away. The University of North Georgia has 6 campuses with a total of 20,000 students.

INVESTMENT GRADE TENANT

- Dollar General is a publicly traded (NYSE: DG) Fortune 500 company with an S&P investment grade credit rating of BBB.
- Currently over 17,000 locations and expanding by 1,000 stores each year.
- Dollar General has been in business for 80 years and has a current net worth of over \$6.2 billion.



REPRESENTATIVE PHOTO

TENANT SUMMARY



DOLLAR GENERAL®



BBB

S&P CREDIT RANKING
INVESTMENT GRADE



DG

PUBLICLY
TRADED COMPANY



\$6+ B

NET
WORTH



80

YEARS
IN BUSINESS



17,000+

STORES IN
46 STATES



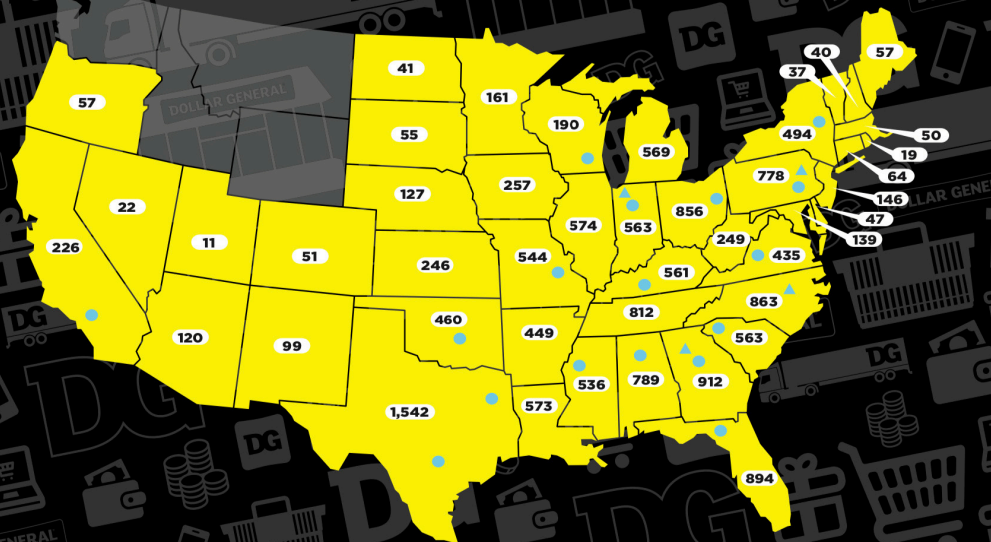
975

NEW STORES
BY YEAR END

17,000+ STORES IN 46 STATES

AS OF 1/31/2020

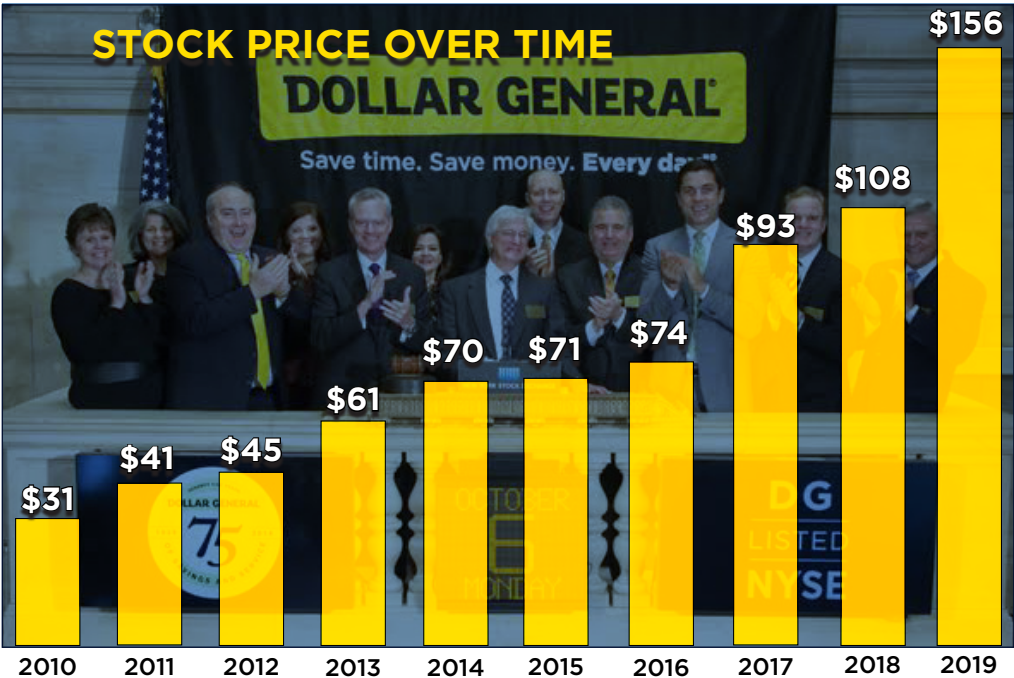
● STORES
● DISTRIBUTION CENTER
▲ FRESH DISTRIBUTION FACILITY

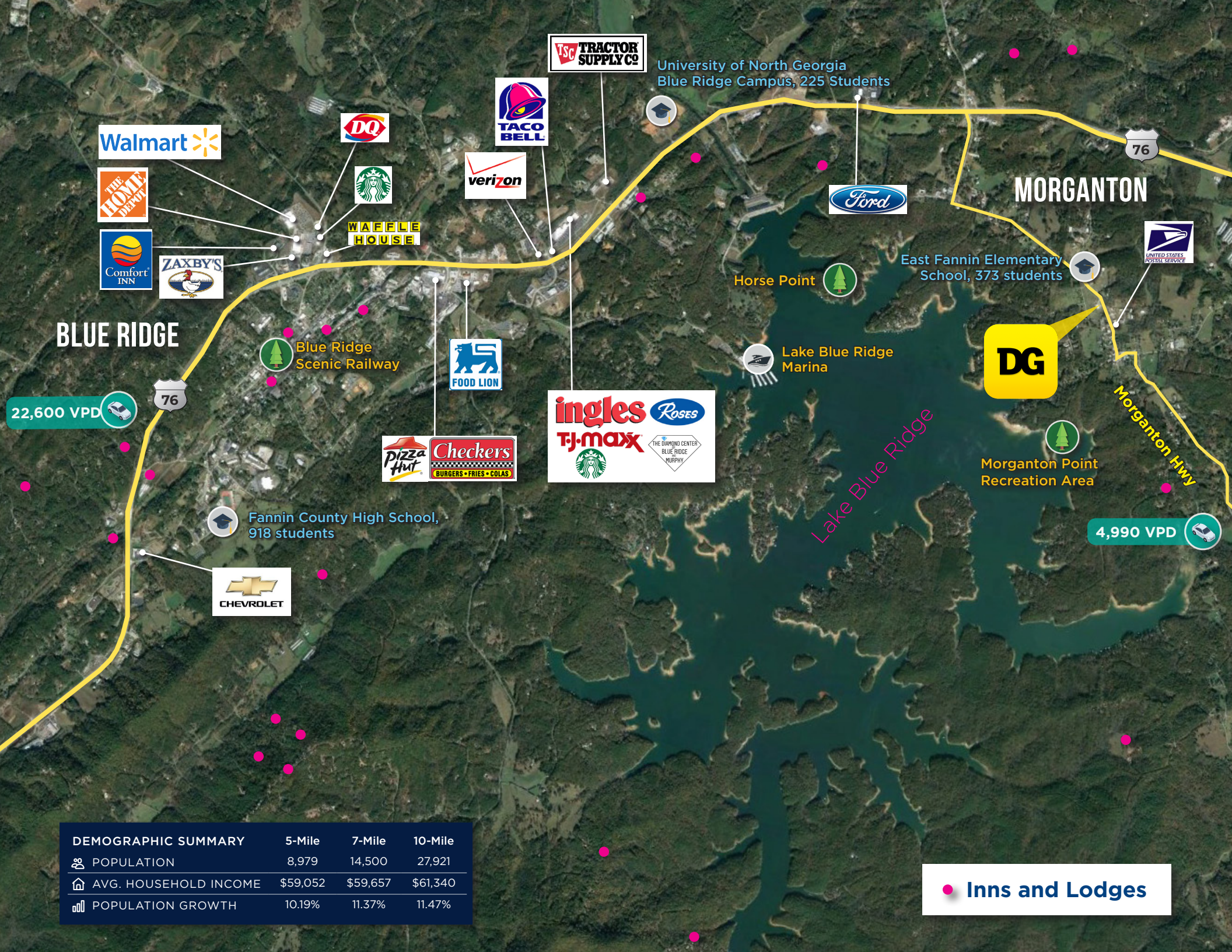





STOCK PRICE OVER TIME

DOLLAR GENERAL®

Save time. Save money. Every day.™

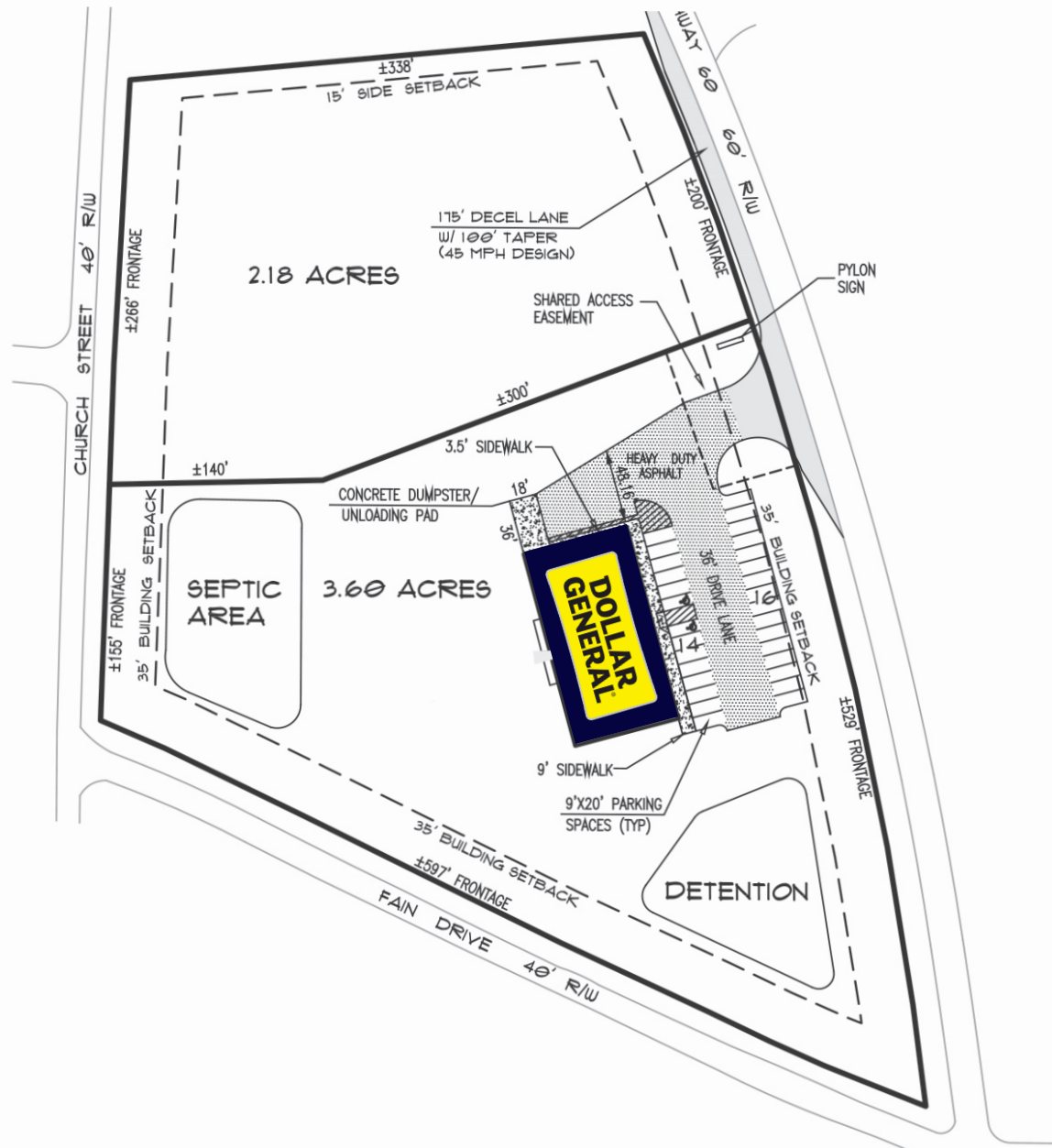




DEMOGRAPHIC SUMMARY	5-Mile	7-Mile	10-Mile
 POPULATION	8,979	14,500	27,921
 AVG. HOUSEHOLD INCOME	\$59,052	\$59,657	\$61,340
 POPULATION GROWTH	10.19%	11.37%	11.47%

 Inns and Lodges

SITE PLAN



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MARCUS & MILLICHAP REAL ESTATE INVESTMENT SERVICES OF GEORGIA, INC.

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REPRESENTATIVE

Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP

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Re: 11946 Morganton Hwy – Morganton, GA 30560 (Dollar General)

Dear:

Please accept this offer to purchase the above referenced Property. This letter expresses Purchaser's interest in purchasing the Property under the following terms and conditions:

Purchaser _____

**Purchaser's
Address** _____

**Purchaser's
Phone/Fax** _____

**Purchaser's
Email Address** _____

Offer Price _____

Earnest Money \$25,000 earnest money deposit due within forty-eight (48) hours of the Effective Date of the Contract with an additional \$25,000 deposited at the expiration of the Inspection Period (\$50,000 Total). The Earnest Money shall become non-refundable barring any other listed contingencies at the expiration of the Inspection Period.

Inspection Period 21 Calendar Days from the Effective Date, which shall mean the date on which the latter of the parties executes a Contract. All available Due Diligence Documents ("Documents") will be forwarded immediately upon the Effective Date of the Contract.

Purchaser's Initials _____ Seller's Initials _____

Financing Period
(Please Check One)

☐ **All Cash** (No Financing Period)

☐ **Financing:** Purchaser shall have ten (10) days from the Effective Date of the Contract to apply for and obtain a financing commitment. In addition, Purchaser shall have 30 days from the effective date of the contract to complete loan processing. Purchaser shall use its best efforts to secure and obtain a new first mortgage loan in the amount of \$_____ on terms which are acceptable to Purchaser.

Closing Date
(Please Check One)

☐ **New Property:** Within 10 Calendar Days after rent commencement and receipt of tenant estoppel.

☐ **Existing Property** Within 10 Calendar Days after the expiration of the Inspection Period (or Financing Period if applicable).

Closing Costs

Seller shall pay for the transfer tax. Buyer shall pay for Title. Purchaser and Seller shall each bear its own attorneys expenses. All other Closing Costs shall be split 50-50 between Buyer and Seller.

Property Condition

Property is being sold "AS IS" with Seller making representations or warranties concerning the property.

**Contract within
10 days:**

Within Ten (10) Calendar Days of the Effective Date of this Letter of Intent, Purchaser and Seller shall enter into a binding Contract (the "Contract"). Seller will Draft the Contract and Failure to reach an agreement will allow the Seller to consider this agreement void and accept offers from other parties.

Broker Commission

Purchaser acknowledges that Purchaser has employed _____, ("Purchaser's Brokers") to represent them in this transaction. Any commissions due the Purchaser's broker (if applicable) shall be paid by the Seller directly.

1031 Exchange

Purchaser ☐ is / ☐ is not (check one) completing an IRS 1031 Tax Deferred Exchange, to which the Seller agrees to cooperate providing there is no cost or expense to Seller. Purchaser has \$_____ in an exchange account from a transaction which closed escrow on _____. Purchaser will provide Seller, upon request, proof of such funds.

Confidentiality

Purchaser and Purchaser's agents and representatives hereby covenant with Seller that Purchaser and Purchaser's agents and representatives shall not, without the prior written consent of Seller (which consent may be withheld in Seller's sole and absolute discretion), disclose to any other person (other than Purchaser's

Purchaser's Initials _____ Seller's Initials _____

accountants and attorneys) or entity by any means whatsoever: (i) any information pertaining to the Documents; (ii) any information pertaining to the Contract; or (iii) any information or documentation (written or oral) provided by Seller or Seller's agents and representatives concerning Seller, Seller's business, Tenant, Tenant's business or the Property.

This Letter of Intent is contingent upon the prospective Purchaser's willingness to execute Seller's standard Purchase Agreement as well as review and approval of the details of the transaction proposed above by the appropriate principal parties of the Seller.

It is understood and agreed that the foregoing constitutes a *Letter of Intent* setting forth the major business points from our discussions. It is further understood that neither party intends to create any contractual rights or obligations as a result of entering into this *Letter of Intent*. No binding agreement or rights or obligations shall arise as the result of executing this letter or with respect to the proposed transactions, unless and until we execute definitive documentation incorporating the above provisions and other appropriate terms.

If the foregoing accurately reflects our discussions, please acknowledge same by returning a signed copy of this letter. Execution of this Letter of Intent by the undersigned agent in no way binds or obligates the Seller or any of its principals.

Agreed and Accepted | Purchaser

By: _____

Printed: _____

Dated: _____

Agreed and Accepted | Seller

By: _____

Printed: _____

Dated: _____

Purchaser's Initials _____ Seller's Initials _____