



REPRESENTATIVE PHOTO

**DOLLAR
GENERAL®**

OFFERING MEMORANDUM
DOLLAR GENERAL
ACWORTH, GA (ATLANTA MSA)

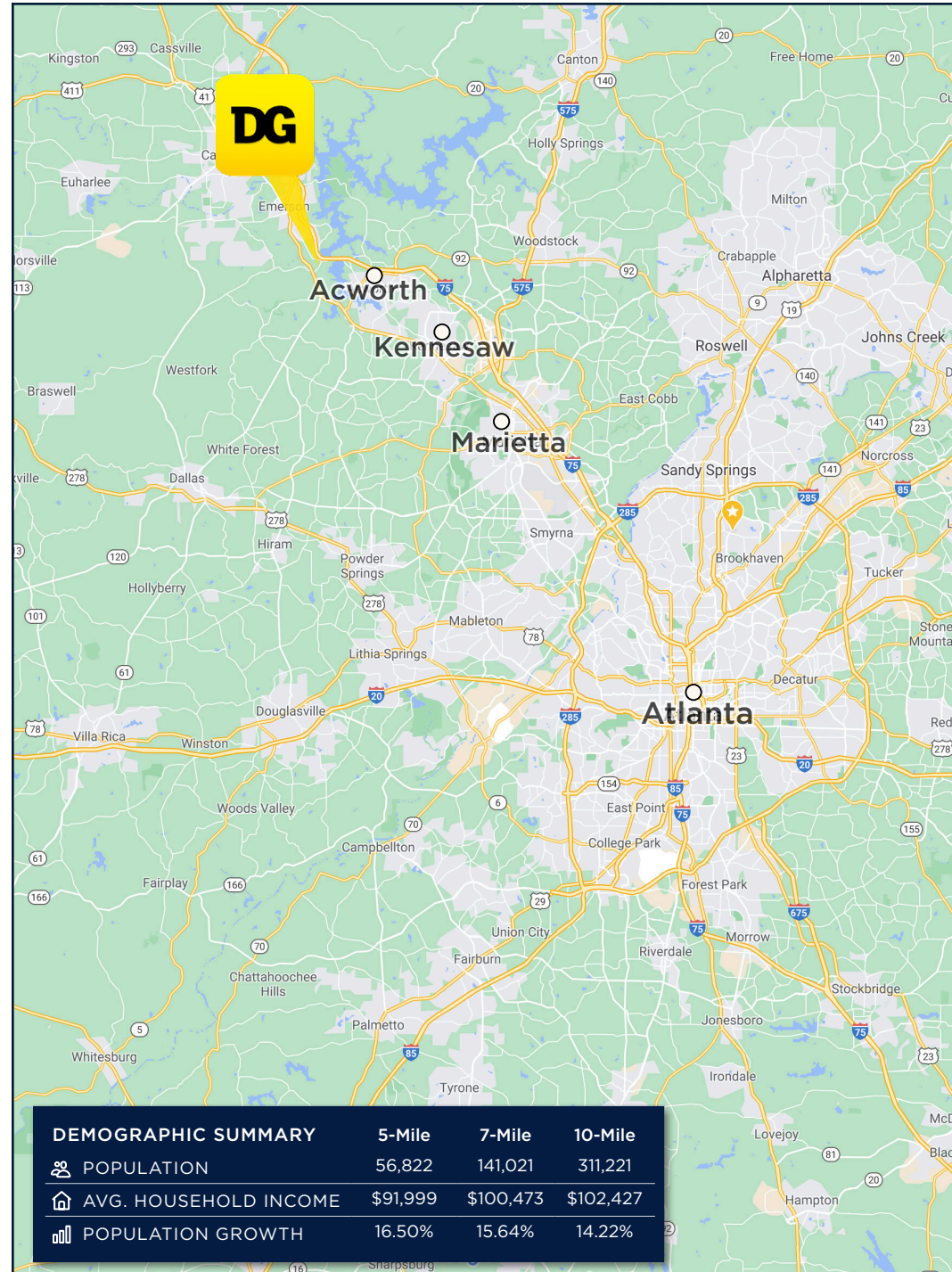
Marcus & Millichap

OFFERING SUMMARY

DOLLAR GENERAL®

5630 3rd Army Road SE, Acworth, GA 30101

PRICE	\$1,424,000		
CAP RATE	5.90%		
NOI	\$83,976		
RENTABLE SQUARE FEET	9,100		
PRICE/SF	\$157		
YEAR BUILT	2017		
LOT SIZE	2.01 AC		
TENANT TRADE NAME	Dollar General		
LEASE GUARANTOR	Corporate		
LEASE TYPE	Absolute Net		
ROOF & STRUCTURE	Tenant		
LEASE TERM	15 Years		
RENT COMMENCEMENT DATE	May 2017		
LEASE EXPIRATION DATE	May 2032		
TERM REMAINING ON LEASE	11.5+ Years		
INCREASES	10% Increases During Options		
OPTIONS	Five, 5-Year Options		
BASE RENT	Years 1-15	\$83,976	
OPTION RENT	Years 16-20	(Option 1)	\$92,374
	Years 21-25	(Option 2)	\$101,611
	Years 26-30	(Option 3)	\$111,772
	Years 31-35	(Option 4)	\$122,949
	Years 36-40	(Option 5)	\$135,244
TENANT RESPONSIBILITIES	Taxes, CAM, Insurance, Roof & Structure		
LANDLORD RESPONSIBILITIES	100% No Landlord Responsibilities		



INVESTMENT HIGHLIGHTS

11.5+ YEAR NNN BUILD-TO-SUIT DOLLAR GENERAL

- This property is a 9,100 SF Build-to-suit Dollar General located in Acworth (Atlanta MSA), GA.
- The store opened in June 2017 and has approximately 11.5+ years remaining on the initial 15-Year Corporate Guaranteed NNN Lease.
- This is an absolute NNN lease and the Tenant is 100% responsible for all expenses including taxes, CAM, insurance, roof and structure.
- There are 10% rent increases in each of the five, 5-year option periods.

SUPERIOR DEMOGRAPHICS

- The 5-mile population is 56,822 with over 16.5% growth, and the Average Household Income is \$91,999 which is superior to most Dollar General locations.

ADJACENT TO I-75

- Acworth is located 30 miles North of Atlanta and is one of the fastest growing cities in the Atlanta MSA.
- The property is well located adjacent to I-75 (95,800 VPD) and Hwy 41 (18,800 VPD).
- Kennesaw State University is located in Acworth and has a total student enrollment of 34,500.
- This store is a half mile off Lake Allatoona, one of the most frequently visited engineered lakes in the nation.

ATLANTA MSA

- Atlanta is the county seat of Fulton County and has the ninth-largest metropolitan area in the nation with a population of more than 6 million people.
- Atlanta ranks 10th in the nation in gross domestic product of \$385 Billion with a diverse economy of dominant sectors that include aerospace, transportation, logistics, business services, medical services, technology and more.
- Home to the country's 3rd largest concentration of Fortune 500 headquarters including The Coca-Cola Company, The Home Depot, Delta Airlines, Chick-fil-A and many more.
- The city hosted the 1996 Summer Olympics and is home to professional franchises for four major sports including the Braves, the Hawks, the Falcons, and the Atlanta United FC.
- Atlanta is the 7th most visited city in the U.S. with over 35 Million visitors per year that contribute over \$66 Billion to the economy annually.
- The busiest airport in the world, Hartsfield-Jackson Atlanta International Airport, is located in Atlanta and supports over 107 Million passengers per year.

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

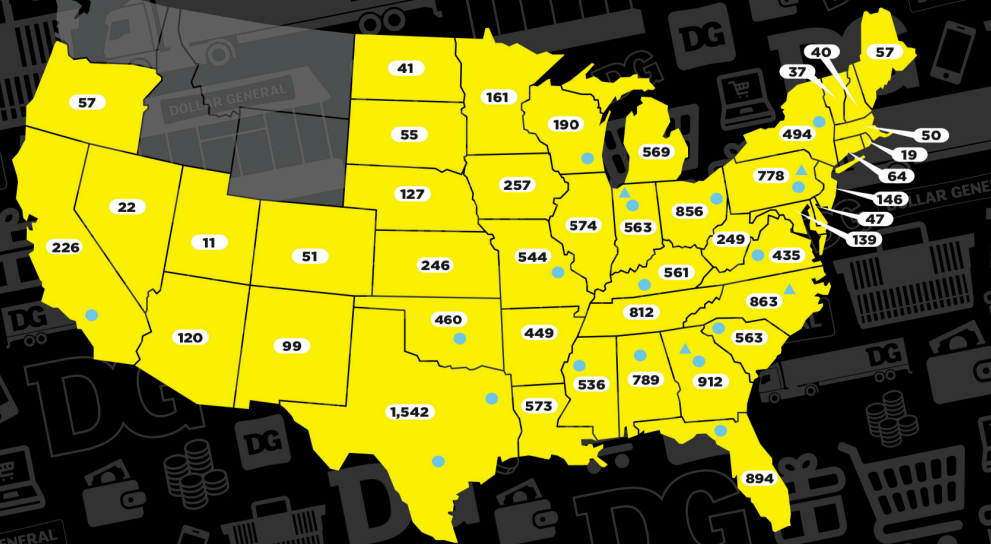


975

NEW STORES
BY YEAR END

17,000+ STORES IN 46 STATES
AS OF 1/31/2020

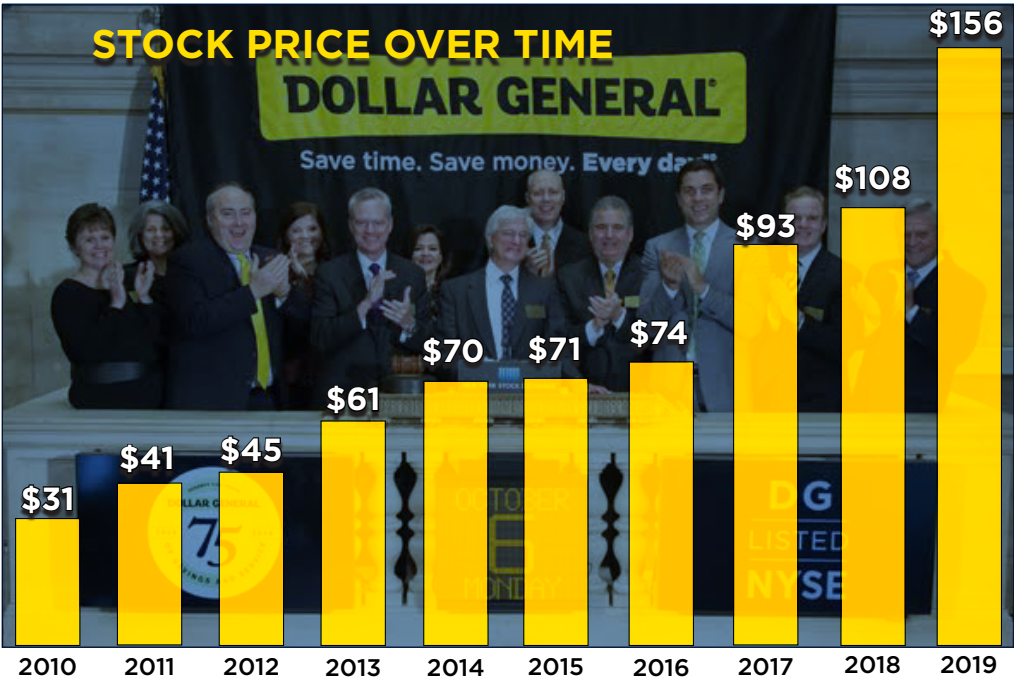
● STORES
● DISTRIBUTION CENTER
▲ FRESH DISTRIBUTION FACILITY



STOCK PRICE OVER TIME

DOLLAR GENERAL®

Save time. Save money. Every day.™





MARIETTA

Cobb County International Airport



KENNESAW



2019 Student Enrollment $\pm 34,500$



Woodstock High School
2,334 students



Allatoona Elementary School, 425 students



95,800 VPD



Emerson Elementary School, 417 students

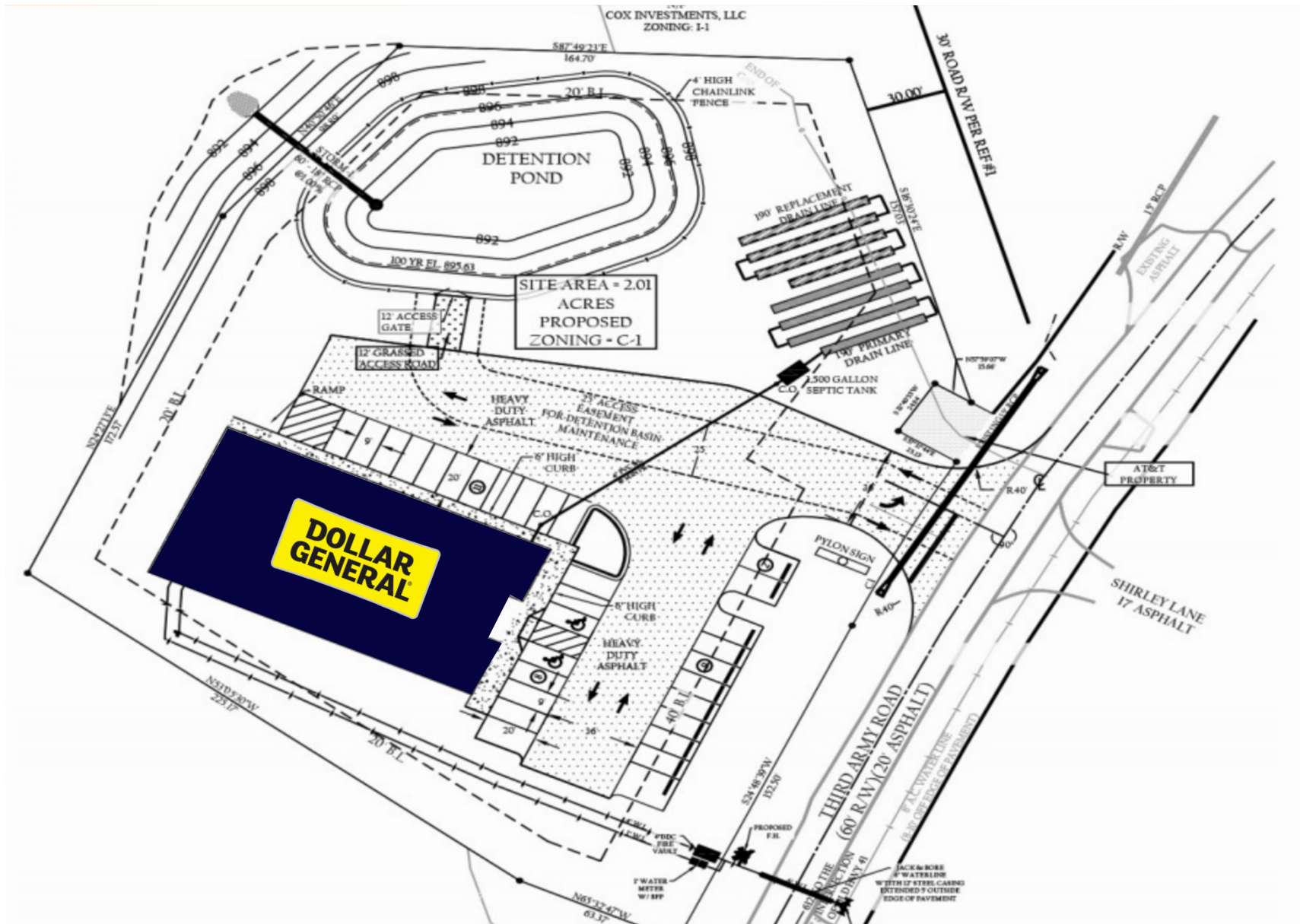
CARTERSVILLE

Red Top Mountain State Park



DEMOGRAPHIC SUMMARY	5-Mile	7-Mile	10-Mile
POPULATION	56,822	141,021	311,221
AVG. HOUSEHOLD INCOME	\$91,999	\$100,473	\$102,427
POPULATION GROWTH	16.50%	15.64%	14.22%

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

Dated:

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don.mcminn@marcusmillichap.com

Re: 5630 3rd Army Road SE – Acworth, GA 30101 (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 _____