



OFFERING MEMORANDUM

DOLLAR GENERAL

St. Marys, GA (Jacksonville MSA)

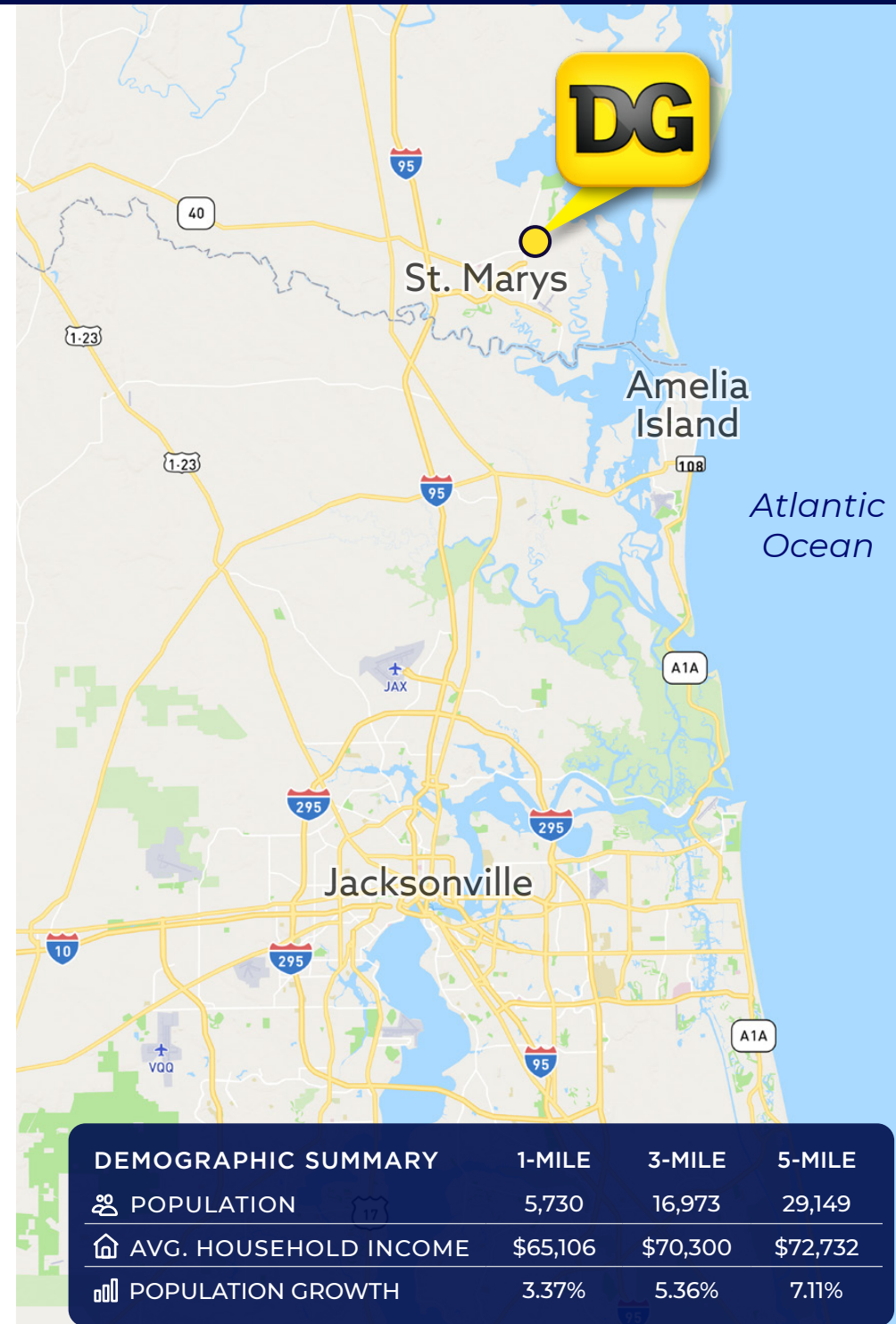
Marcus & Millichap

OFFERING SUMMARY

DOLLAR GENERAL

TBD Charlie Smith Sr Hwy, St. Marys, GA 31558

PRICE	\$1,998,000
CAP RATE	5.70%
NOI	\$113,856
RENTABLE SQUARE FEET	9,100
PRICE/SF	\$220
YEAR BUILT	2021
LOT SIZE	2.03 AC
TENANT TRADE NAME	Dollar General
LEASE GUARANTOR	Corporate
LEASE TYPE	Absolute Net
ROOF & STRUCTURE	Tenant
LEASE TERM	15 Years
RENT COMMENCEMENT DATE	June 2021
LEASE EXPIRATION DATE	June 2036
TERM REMAINING ON LEASE	15 Years
INCREASES	10% Increases During Options
OPTIONS	Four, 5-Year Options
BASE RENT	Years 1-15 \$113,856
OPTION RENT	Years 16-20 (Option 1) \$125,242
	Years 21-25 (Option 2) \$137,767
	Years 26-30 (Option 3) \$151,544
	Years 31-35 (Option 4) \$166,699
TENANT RESPONSIBILITIES	Taxes, Insurance, CAM, Roof & Structure
LANDLORD RESPONSIBILITIES	100% No Landlord Responsibilities



INVESTMENT HIGHLIGHTS

NEW UPGRADED CONSTRUCTION DOLLAR GENERAL

- Brand New 2-sided upgraded Dollar General located in St. Marys (Jacksonville MSA), GA.
- This store is currently under construction and scheduled for delivery in May 2021.

JACKSONVILLE MSA

- St. Marys is well positioned in Coastal Georgia just 35 miles North of Jacksonville and is part of the Jacksonville MSA.
- Jacksonville is the most populous city in the Southeast and the 12th most populous city in the U.S. with a population of over 926,000.
- The Port of Jacksonville handles over 21 million tons of cargo per year, contributes over \$19 Billion to the economy annually and supports over 65,000 jobs.
- Jacksonville is home to multiple Fortune 500 companies including CSX Corporation, Fidelity National Information Services and Southeastern Grocers.
- Jacksonville, FL sees over 95 Million tourists per year that contribute over \$1 Billion to the economy annually and supports over 43,000 jobs.
- Home to the Jacksonville Jaguars and TIAA Bank Field that has a capacity of 67,814 seats.

KINGS BAY NAVAL BASE

- This Dollar General is located 3 Miles from Kings Bay Naval Base which is a 16,000 acre submarine base that supports over 9,000 military personnel.
- Kings Bay Naval Base contributes over \$1.1 Billion to the local economy.

ST. MARYS

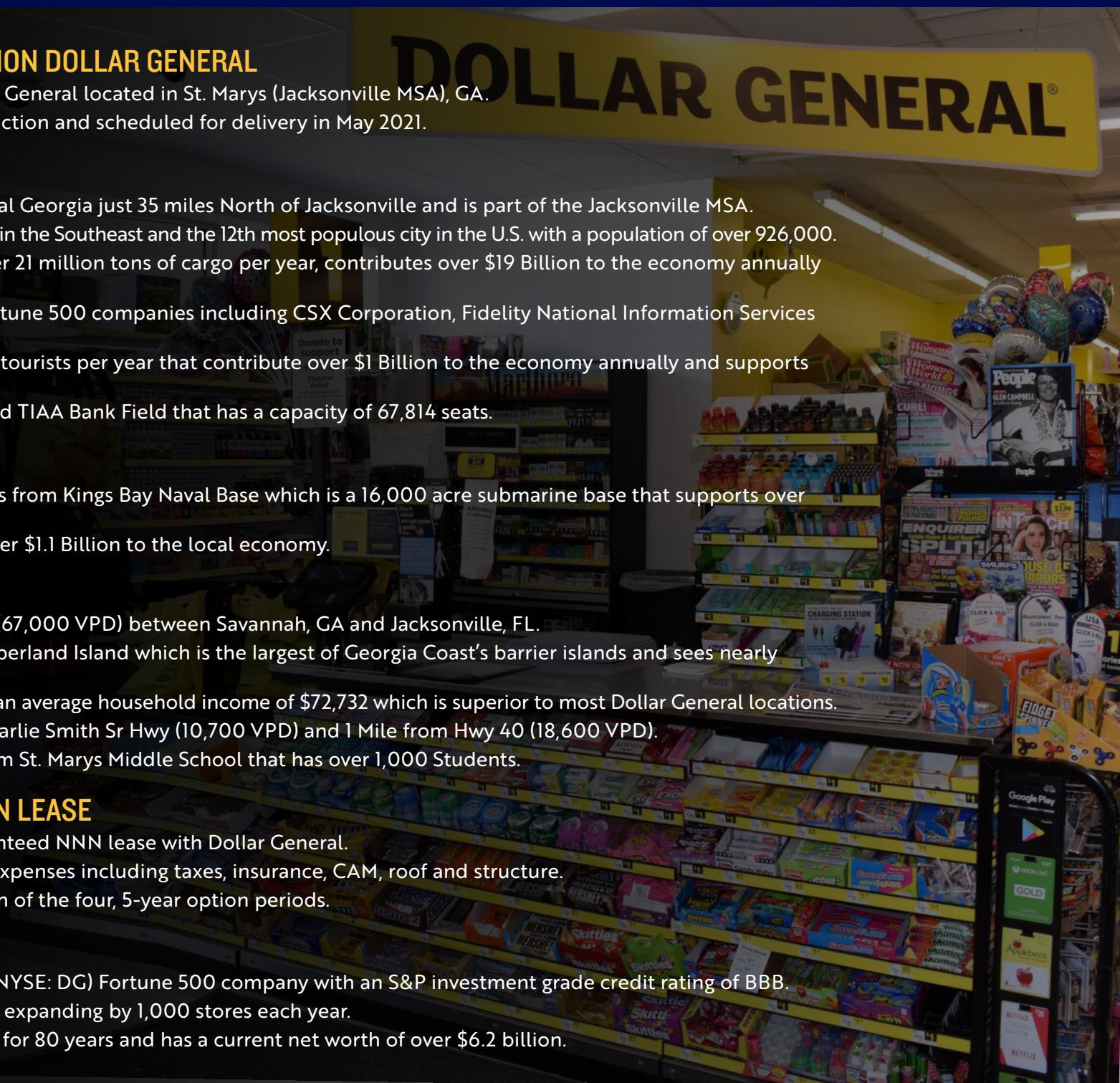
- St. Marys is well positioned off I-95 (67,000 VPD) between Savannah, GA and Jacksonville, FL.
- St. Marys is the gateway to the Cumberland Island which is the largest of Georgia Coast's barrier islands and sees nearly 80,000 visitors per year.
- The 5 Mile population is 29,149 with an average household income of \$72,732 which is superior to most Dollar General locations.
- This Dollar General is located on Charlie Smith Sr Hwy (10,700 VPD) and 1 Mile from Hwy 40 (18,600 VPD).
- Positioned less than 1 mile away from St. Marys Middle School that has over 1,000 Students.

NEW 15 YEAR CORPORATE NNN LEASE

- Brand new 15-year corporate guaranteed NNN lease with Dollar General.
- Tenant is 100% responsible for all expenses including taxes, insurance, CAM, roof and structure.
- There are 10% rent increases in each of the four, 5-year option periods.

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.



TENANT SUMMARY

FORTUNE
500

PROVEN MOMENTUM.
ESSENTIAL RETAILER.



BBB

S&P CREDIT RANKING
INVESTMENT GRADE

DG

PUBLICALLY
TRADED

\$6.2+ B

TOTAL NET
WORTH

80

YEARS IN
BUSINESS

17,000+

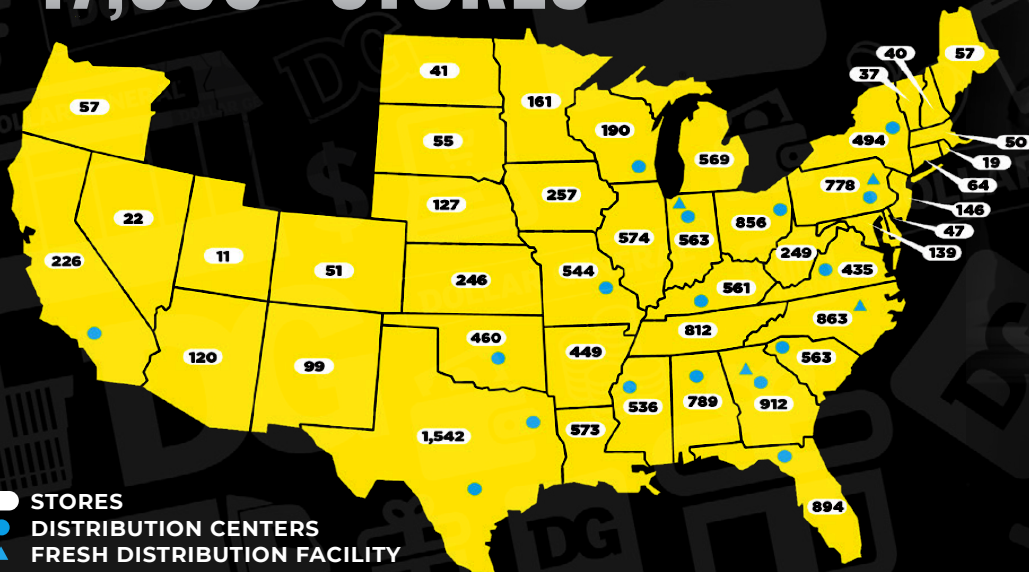
STORES IN
46 STATES

1,050

NEW STORES
PLANNED FOR 2021

REPRESENTATIVE

17,000+ STORES IN 46 STATES



STOCK PERFORMANCE

10-YEAR TRAILING



Kingsland

GEORGIA | EST. 1908

East River & Tributaries

KINGS BAY BASE



9,000 military personnel

\$1.1 Billion Impact to Local Economy

CROOKED RIVER PARK

TRIDENT LAKES

NAVAL BRANCH HEALTH CLINIC

SOUTHEAST GEORGIA HEALTH SYSTEM - CAMDEN CAMPUS

MARY LEE CLARK ES
541 STUDENTS

DG

ST. MARYS MS
1,020 STUDENTS



14,000

OSPREY COVE



ST. MARYS

Intercoastal Waterway



Cumberland Island
NATIONAL SEASHORE

COLLEGE of
COASTAL
GEORGIA
UNIVERSITY SYSTEM OF GEORGIA
4,313 STUDENTS

CAMDEN COUNTY HS
2,535 STUDENTS



18,600

10,700



DEMOGRAPHIC SUMMARY	1-MILE	3-MILE	5-MILE
POPULATION	5,730	16,973	29,149
AVG. HOUSEHOLD INCOME	\$65,106	\$70,300	\$72,732
POPULATION GROWTH	3.37%	5.36%	7.11%

[illegible]

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MARCUS & MILLICHAP REAL ESTATE INVESTMENT SERVICES, INC.

JOHN LEONARD | BROKER OF RECORD | JLEONARD@MARCUSMILLCHAP.COM | 678-808-2700

Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP

Dated:

Don McMinn
Marcus & Millichap
1100 Abernathy Road, NE, Suite 600
Atlanta, GA 30328

Phone: (678) 808-2762
Fax: (815) 550-1286
don.mcminn@marcusmillichap.com

Re: TBD Charlie Smith Sr Hwy – St. Marys, GA 31558 (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 \$50,000 earnest money deposit due within forty-eight (48) hours of the Effective Date of the Contract with an additional \$50,000 deposited at the expiration of the Inspection Period (\$100,000 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 _____