

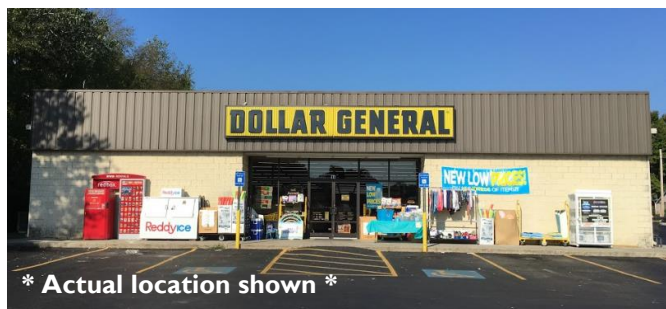
DOLLAR GENERAL 10-Year / Net-Lease Tennga, GA



* Actual location shown *

- Early Lease Extension to 2029
- NN - Minimal Landlord Responsibilities
- Average HHI at 5-Mile Radius: \$54K+
- Limited Competition in Immediate Vicinity

❖ The above information has been secured by sources deemed to be reliable, Tri-Oak Consulting Group makes no representations or warranties expressed or implied as to the accuracy of the above information. References to square footage or age are approximate. Purchaser must verify the accuracy of the above information and bears all risks for any inaccuracies. Above information is subject to



14 Pine Street - Tenna, GA 30711

Building Size:	9,014 Square Feet
Land Size:	Approx. 0.99 Acres
Parking:	Adequate
Area Tenants:	U.S. Post Office, Tenna Baptist Church, Sutton Brothers Lumber Co.

DOLLAR GENERAL — NN LEASE

PURCHASE PRICE: \$729,289

(CAP RATE 7.17%)



Current Annual Rent:	\$52,290 (\$5.80 per building SF)
Initial Rent Commencement:	October 1, 2004
Lease Expiration:	September 30, 2029
Initial Lease Term:	10-Year - Net-Lease
Renewal Options:	Three (3) / 5 Year Renewals
Rent Increases:	10% in Renewal Options

Demographics:	1-MILE	3-MILE	5-MILE
Population:	215	1,787	5,249
Median Income:	\$40,065	\$39,203	\$41,260
Average Income:	\$51,984	\$52,213	\$54,600

Tenant Responsibility:	Minor repairs to heating, lighting, plumbing and air conditioning (Anything less than \$500 per occurrence) Parking lot maintenance: \$270 / Mos.
Lessor Responsibility:	Roof, Structure, Parking Lot, Major CAM (more than \$500 per occurrence).
Lease Guarantor:	Dollar General Corporation NYSE: DG

CONTACT INFORMATION

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Aerial View with Area Tenants



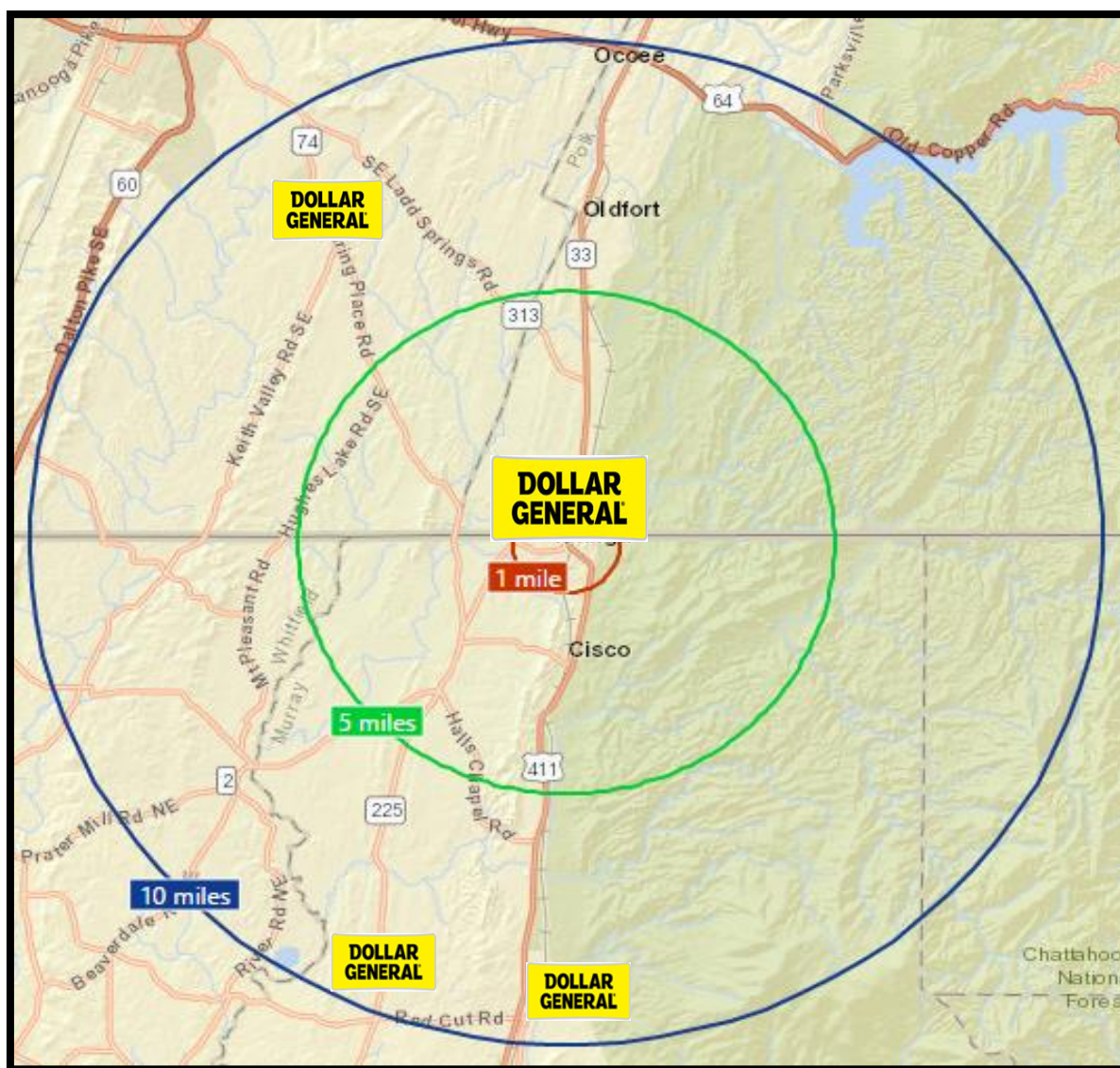
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DOLLAR GENERAL — NN LEASE

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National Retailers Within 10-Mile Radius

Red: 1 Mile Radius
Green: 5 Mile Radius
Blue: 10 Mile Radius



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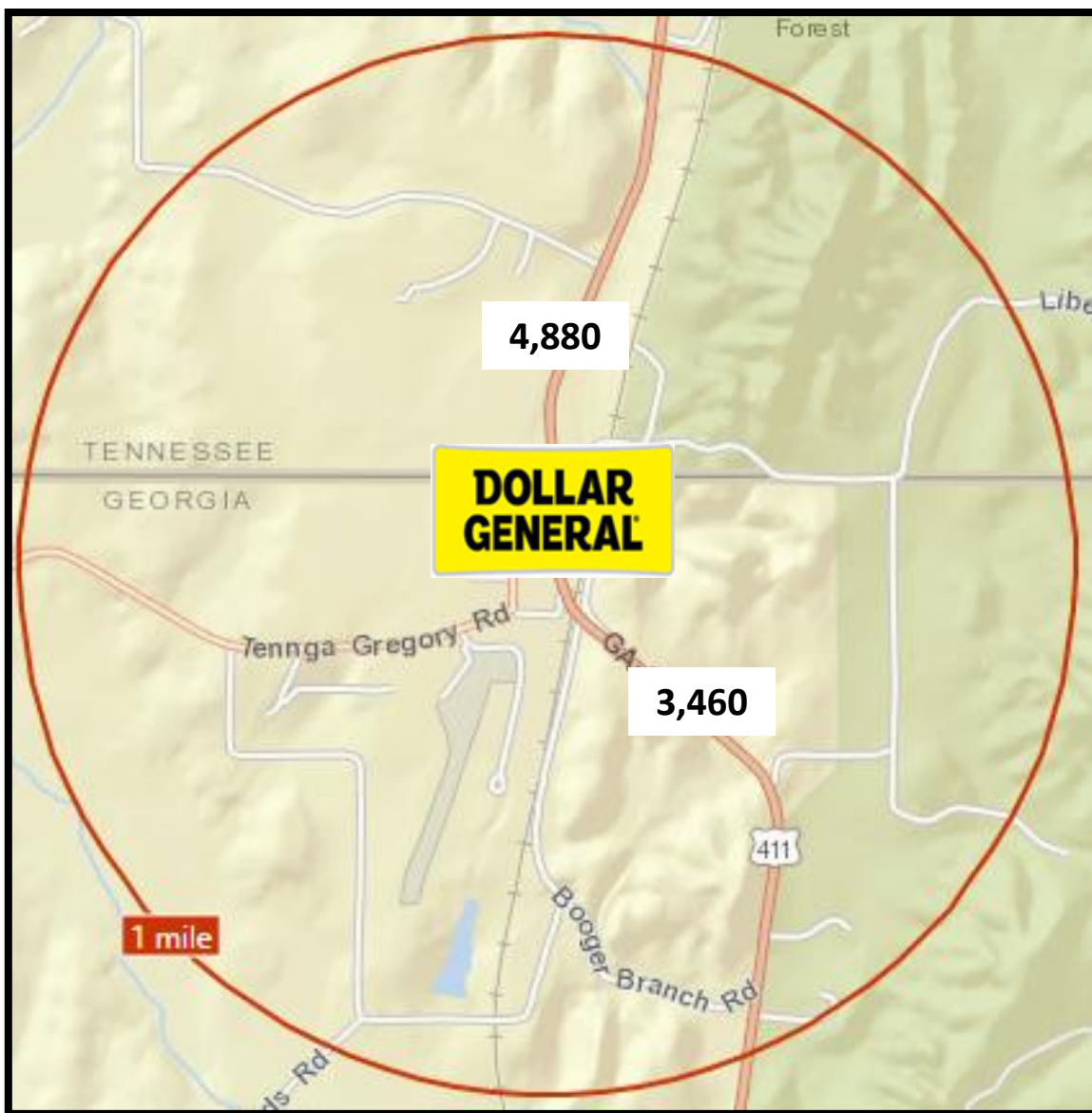
Traffic Counts

Data from: 2005

PURCHASE PRICE: \$729,289

(CAP RATE 7.17%)

Red: 1 Mile Radius



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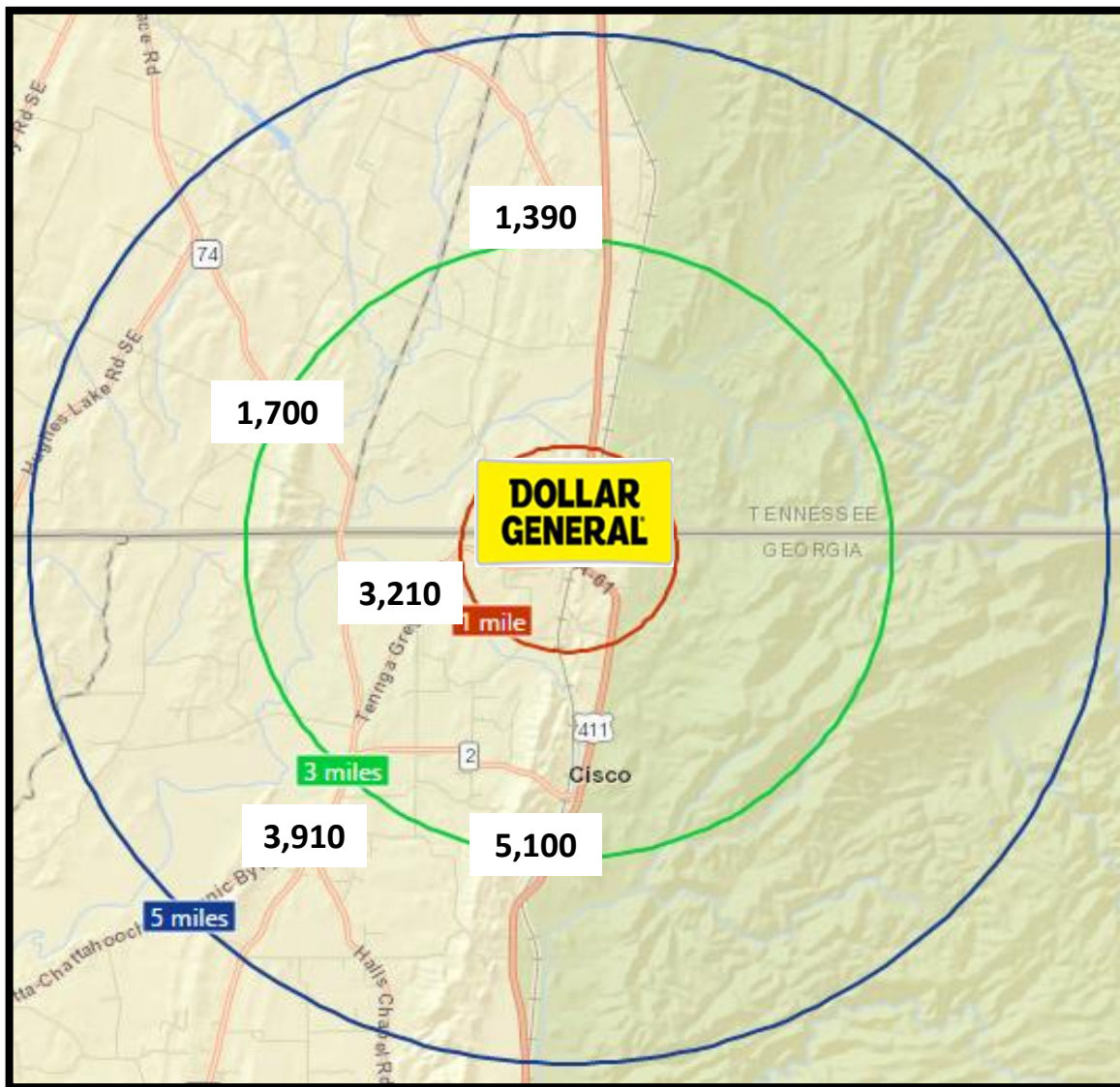
DOLLAR GENERAL — NN LEASE

Traffic Counts

Data from: 2005

PURCHASE PRICE: \$729,289
(CAP RATE 7.17%)

Red: 1 Mile Radius
Green: 3 Mile Radius
Blue: 5 Mile Radius



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DOLLAR GENERAL — NET LEASE

PURCHASE PRICE: \$729,289
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STORE PHOTOS

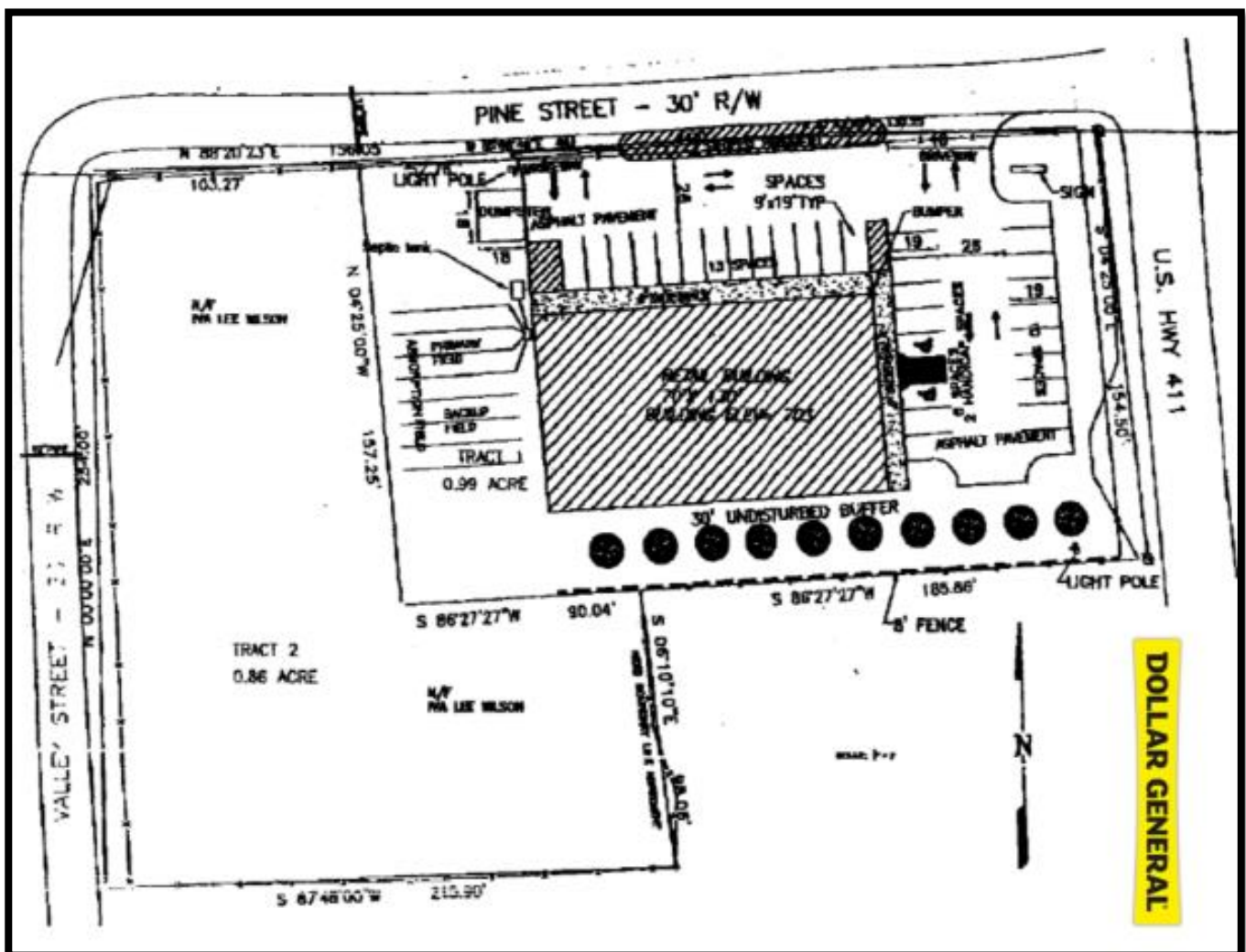


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SITE PLAN



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DOLLAR GENERAL®



Corporate information

Corporate Office
100 Mission Ridge
Goodlettsville, TN 37072
(615) 855-4000

Sector: **Consumer Defensive**
Industry: **Discount Stores**
Full Time Employees: **143,000**

Source: <https://investor.dollargeneral.com/websites/dollargeneral/English/0/investor-relations.html>
<https://finance.yahoo.com/quote/DG?p=DG>

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DOLLAR GENERAL

Company Profile

Dollar General Corporation has been delivering value to shoppers for more than 80 years. Dollar General 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 operated **16,368 stores** in 45 states as of February 28, 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. Learn more about Dollar General at www.dollargeneral.com.

Dollar General Corporation (DG)

NYSE - Nasdaq Real Time Price. Currency in USD

☆ Add to watchlist

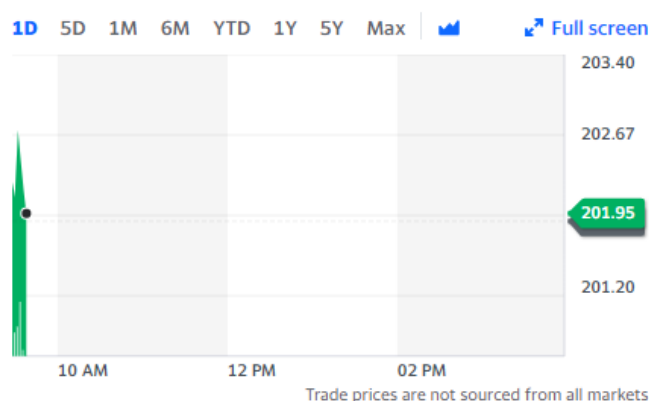
Visitors trend 2W ↓ 10W ↑ 9M ↑

202.19 +0.31 (+0.15%)

As of 9:40AM EDT. Market open.

Summary Company Outlook  Chart Conversations Statistics Historical Data Profile Financials Analysis Options

Previous Close	201.88	Market Cap	50.293B
Open	200.93	Beta (5Y Monthly)	0.51
Bid	201.50 x 800	PE Ratio (TTM)	21.98
Ask	205.90 x 800	EPS (TTM)	9.19
Day's Range	201.55 - 203.08	Earnings Date	Aug 27, 2020
52 Week Range	125.00 - 206.98	Forward Dividend & Yield	1.44 (0.71%)
Volume	106,864	Ex-Dividend Date	Oct 05, 2020
Avg. Volume	2,090,326	1y Target Est	222.36



As of: 09/01/2020 - Source: <https://investor.dollargeneral.com/websites/dollargeneral/English/0/investor-relations.html>
<https://finance.yahoo.com/quote/DG?p=DG>

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