



Dollar General

16427 SW Dermont Road, Clarksville, FL 32430

Price: \$1,925,000 | Cap: 5.17% | NOI: \$99,600



- New Upgraded Construction Store
- Emerald Coast Location
- Florida has no state income tax
- Long term corporate NNN lease
- Investment grade tenant

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PROPERTY OVERVIEW:

1. New Upgraded Construction Store

2. Emerald Coast Location

- The Emerald Coast is an unofficial name for the coastal area in Florida on the Gulf of Mexico that stretches about 100 miles through five counties from Pensacola to Panama City.
- Tourism is the Number One economic driver in Florida and across the Panhandle’s Emerald Coast, drawing 116.5 million visitors in 2017 who contributed \$112 billion to the State economy.
- This part of Florida is also home to several military bases, with installations including Naval Air Station Pensacola (home of the Navy’s Blue Angels), Hurlburt Field, Eglin Air Force Base (one of the largest military bases in America), Tyndall Air Force Base, Coastal Systems Station-Naval Surface Warfare Center, and Corry Station Naval Technical Training Center.
- In addition to military bases and related civilian contractors, tourism, fishing and hospitality industries are also major employers in the area.

3. Florida Has No State Income Tax

- Florida is one of only seven states that has no state income tax.

INVESTMENT SUMMARY

Price: \$1,925,000

Cap Rate: 5.17%

NOI: \$99,600

Rentable

Sq Ft: 9,100

Price/SF: \$131

Year Built: 2019

Lot Size: 2.83 Acres

Tenant: Dollar General

Lease

Guarantor: Corporate

Lease Type: NNN

Roof

Structure: Tenant

Lease Term: 15 Years

PROPERTY OVERVIEW:

- Tenant 100% responsible for all expenses, which include taxes, CAM, insurance, roof and structure.
- 10% rent increase in each of the four, 5-year option periods.

5. Investment Grade Tenant

- Dollar General is a publicly traded (NYSE: DG) Fortune 500 company and is BBB investment grade rated.
- Currently over 15,500 locations in 44 states with 975 new locations expected to be opened this year.
- Dollar General has been in business for 80 years and has a current net worth of over \$6.2 billion.

LEASE OVERVIEW:

Lease Term: 15 Years

Options: Four, 5-Year Options

Rent Commencement Date: October 2019

Tenant Responsibilities: Taxes, CAM, Insurance, Roof & Structure

Lease Expiration Date: October 2034

Landlord Responsibilities: 100% No Landlord

Term Remaining on Lease: 13 Years

Responsibilities

Rate Increases: 10% Increase Each Option

RENT OPTIONS		
Base Rent	Years 1-15	\$99,600
Options 1	Year 16-20	\$109,560
Options 2	Years 21-25	\$120,516
Options 3	Year 26-30	\$132,568
Options 4	Years 31-35	\$145,824

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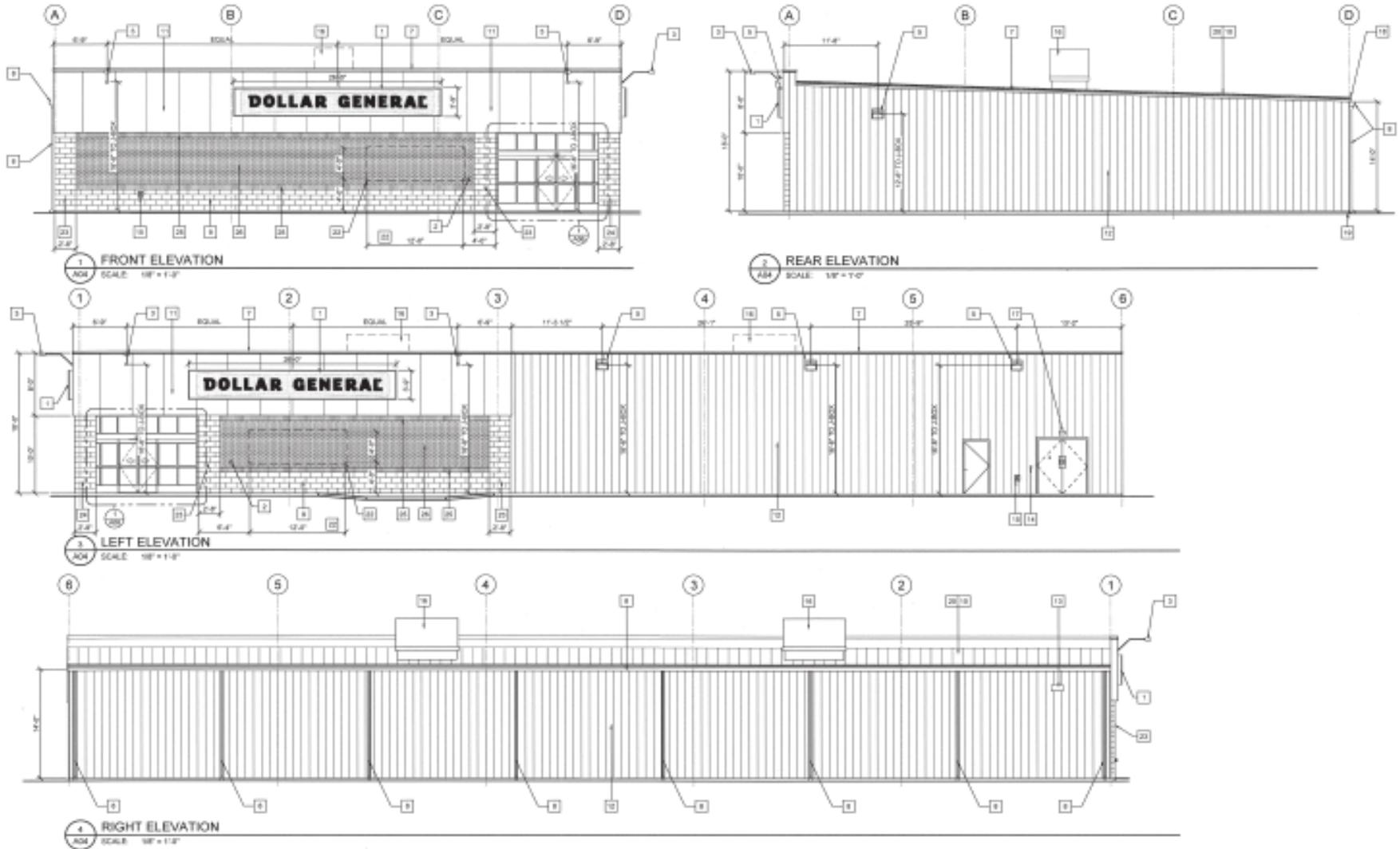
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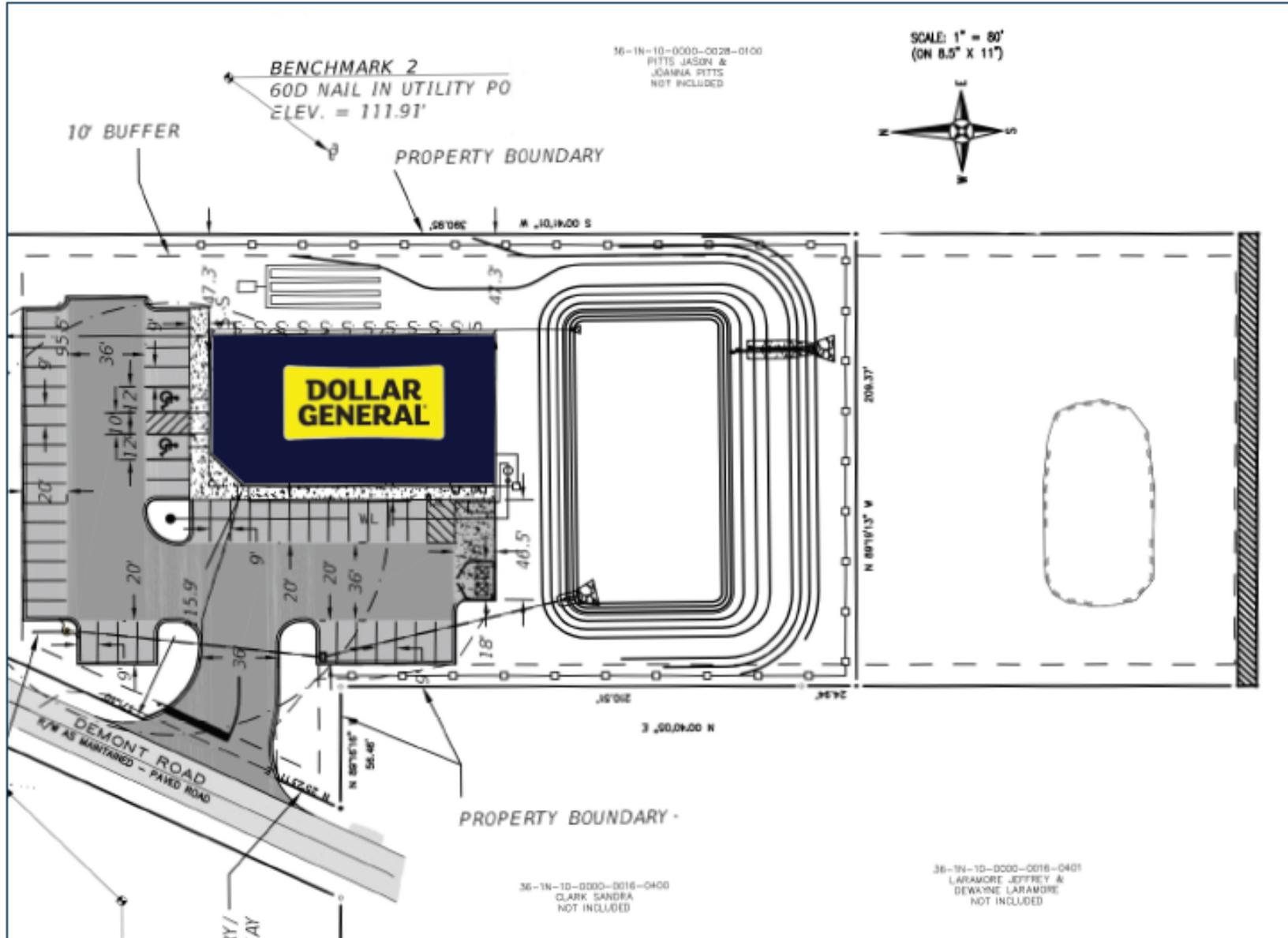
Roof

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This information has been obtained from sources deemed reliable, however HMX Realty Advisors does not guarantee, warranty or represent its accuracy. It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained herein.

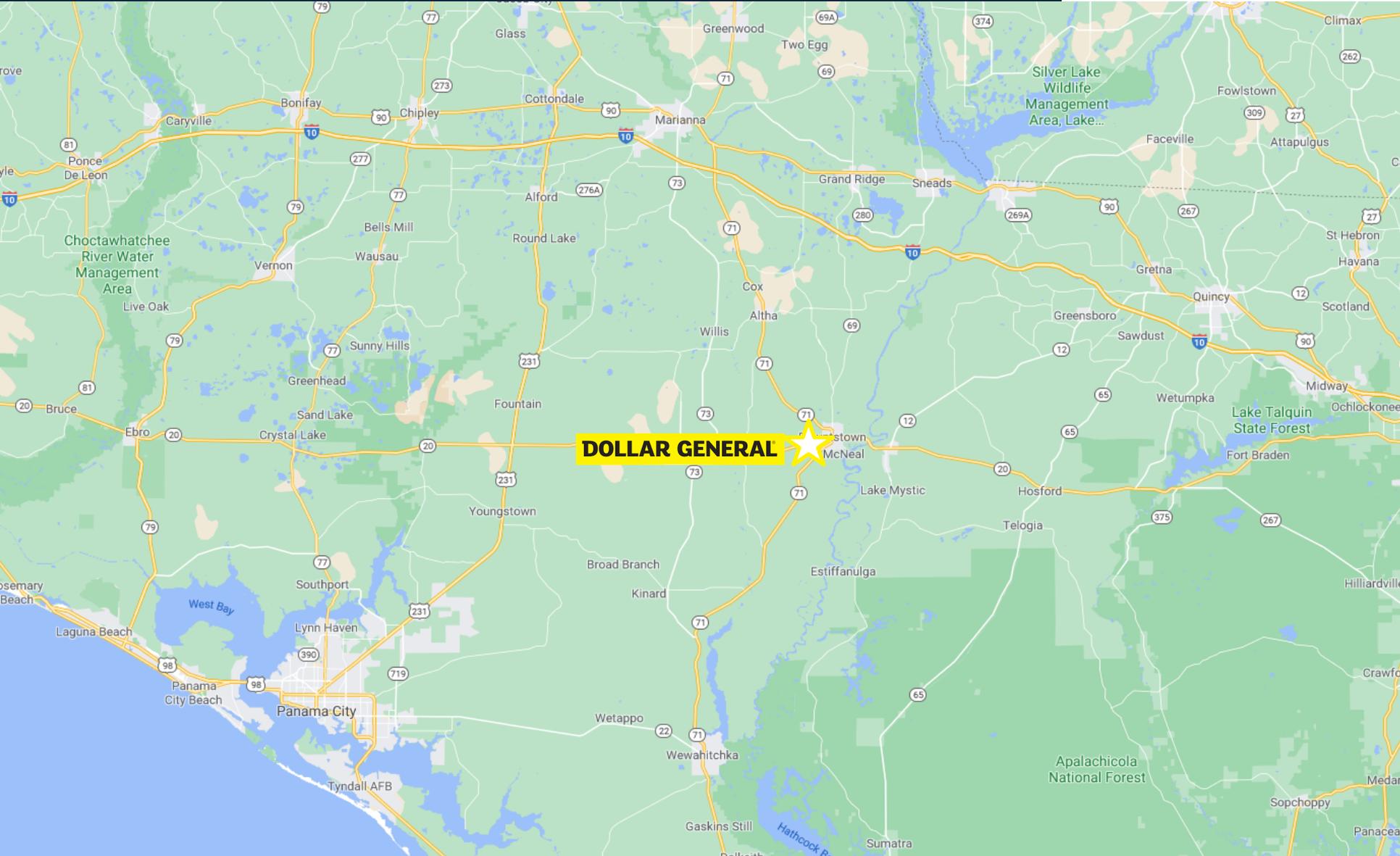


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Dollar General – Clarksville, FL Aerial



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DOLLAR GENERAL



BBB

S&P CREDIT RANKING
INVESTMENT GRADE



DG

PUBLICLY
TRADED COMPANY



\$6.2 B

NET
WORTH



80

YEARS
IN BUSINESS



15,500+

STORES IN
44 STATES



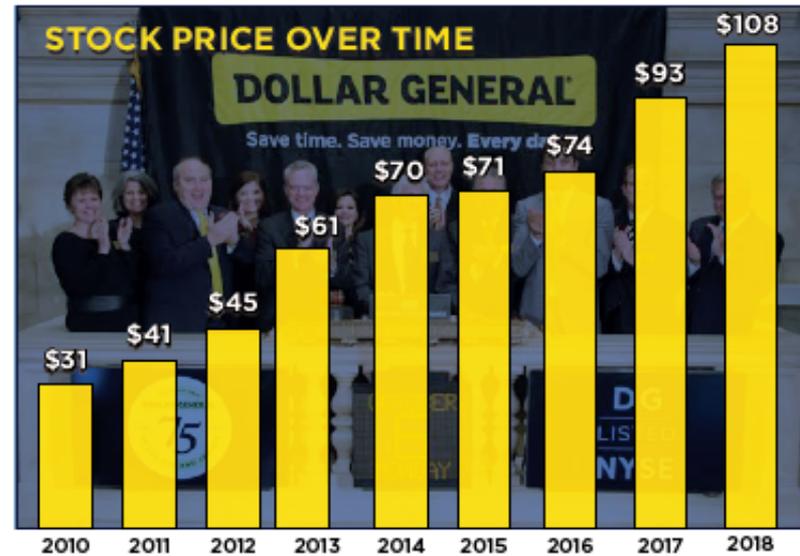
975

NEW STORES
BY YEAR END

15,597 STORES

IN 44 STATES
AS OF MAY 3, 2019

● STORES
● DISTRIBUTION CENTER



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Clarksville is an unincorporated community in Calhoun County, Florida, United States. The community is located at the intersection of Florida State Road 20 and Florida State Road 73 8.4 miles (13.5 km) west of Blountstown. Clarksville has a post office with ZIP code 32430.

Calhoun county originally was located between St. Joseph Bay and the Apalachicola River, with the county seat at St. Joseph (which was abandoned by 1844). The county was later expanded to the north with territory from Jackson and Washington counties. In 1913 part of Calhoun County was transferred to the new Bay County. In 1925 the southern part of Calhoun County was separated as the new Gulf County, which included the territory that had formed the original Calhoun County.

Calhoun County is not served by any Interstate or U.S. Highways; the nearest access to the Interstate Highway System is Interstate 10 in Sneads in neighboring Jackson County and to the U.S. Highway System is U.S. Route 231 in northeastern Bay County.

2020 Summary	3 Mile	5 Miles	10 Miles
Population	1,621	3,828	12,169
Households	655	1,496	4,012
Families	445	1,021	2,707
Average Household Size	2.45	2.52	2.57
Owner Occupied Housing Units	587	1,304	3,364
Renter Occupied Housing Units	68	192	649
Median Age	43.9	42.4	40.3
Median Household Income	\$39,396	\$36,594	\$35,860
Average Household Income	\$48,692	\$47,968	\$48,653

2025 Summary	3 Mile	5 Miles	10 Miles
Population	1,666	3,906	12,358
Households	670	1,521	4,074
Families	454	1,035	2,740
Average Household Size	2.47	2.53	2.58
Owner Occupied Housing Units	601	1,327	3,418
Renter Occupied Housing Units	69	194	656
Median Age	45.8	44.2	41.5
Median Household Income	\$39,632	\$37,426	\$37,190
Average Household Income	\$51,201	\$51,161	\$52,270

Contact Us

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