



# RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED



## DOLLAR GENERAL - SAVANNAH, GA (PRESIDENT ST)

**FOR SALE // \$1,776,226 // 5.75% CAP RATE //**

RETAIL PROPERTY

PRESENTED BY //

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# DISCLAIMER



## CONFIDENTIALITY & DISCLAIMER

The information provided within this Offering Memorandum has been obtained from sources that are believed to be reliable, but Randall Commercial Group, LLC has not verified the information and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. The information may be estimated or generalized and is prepared to provide a summary of highlights and only a preliminary level of information regarding the project. Any interested party must independently investigate the subject property, particularly from a physical, financial, tenant, and overall development standpoint. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. This information is not intended to provide full due diligence on the subject property, as it is the responsibility of the interested buyer to conduct full due diligence with their advisors. The data contained within this offering memorandum is for information purposes only and is not sufficient for evaluation of Property for potential purchase.

Randall Commercial Group, LLC has not performed due diligence pertaining to the physical state of the property nor the property's current or future financial performance. Furthermore, no due diligence has been performed regarding the financial condition or future plans for this location. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This information may have changed and there may be omissions of material data as this is not intended to provide complete due diligence.

Past, expected or projected performance does not guarantee future performance. Property owners and/or buyers bear the full risk and exposure of all business, events, tenant, credit, and liability associated with such properties. The acreage, size, and square footage of the property and improvements are estimated and should be independently verified. Inherent risk and concentrated exposure are associated with single tenant occupied properties and prospective buyer should fully investigate tenant, lease, market, and all relevant aspects of this property, tenant, and transaction. Unless a fully executed purchase and sale agreement has been executed, seller and Randall Commercial Group, LLC expressly reserves the right, at their sole discretion, to reject any and all expressions and/or interests or offers to purchase the property and to terminate negotiations and discussions with any person or entity reviewing this offering memorandum or making an offer on property unless a purchase and sale agreement of property has been executed and delivered.

In no event shall prospective purchaser or its agent have any claims against Seller or Randall Commercial Group, LLC or any of its affiliates, directors, offices, owners, agents, or licensees for any damages, liability, or any cause of action relating to this solicitation process, the marketing material, marketing process, or sale of property. By reviewing the material contained herein, you are agreeing to the terms and limitations of its use provided herein.



# INVESTMENT SUMMARY



## INVESTMENT SUMMARY

OFFERING PRICE:	\$1,776,226
NET OPERATING INCOME:	\$102,132
OFFERING CAP RATE:	5.75%
YEAR BUILT:	2012
BUILDING SIZE:	9,026 SF
LOT SIZE:	1.45 Acres
PROPERTY ADDRESS	1920 E. President Street
CITY, STATE, ZIP:	Savannah, GA 31404
3 MILE POPULATION:	53,810

## PROPERTY DESCRIPTION

Randall Commercial Group, LLC is pleased to present for sale this freestanding NN Dollar General investment property in Savannah, GA. The subject property is located between Harry S Truman Pkwy and Highway 80, next to Midtown in Savannah, GA and only a +/- 13.1 mile drive to the Savannah/Hilton Head International Airport. This property features a NN lease with approximately 6.2 years remaining on the initial 15-year term and three (3) five (5) year options. The lease features a 3% rent increase in August 2022. Dollar General is an investment grade tenant with a Standard & Poor "BBB" credit rating and is considered one of the strongest tenants in the nation.

## PROPERTY HIGHLIGHTS

- NN Single Tenant Investment Opportunity
- Located in the heart of Savannah, GA
- Three-Sided Brick Construction
- 3% Increase in Year 11, 10% in Each Options
- Corporate Guarantee by Dolgencorp, LLC

## LEASE SUMMARY

TENANT:	Dolgencorp, LLC d/b/a Dollar General
LEASE TYPE:	NN
PRIMARY LEASE TERM:	15 Years
ANNUAL RENT:	\$102,132.96
RENT PSF:	\$11.32/SF
RENT COMM. DATE:	July 2012
RENEWAL OPTIONS:	Three (3) Five (5) Year Options
RENT BUMPS:	3% Increase in Year 11, 10% in Options
LEASE GUARANTOR:	Dollar General Corporation



# COMPLETE HIGHLIGHTS



## LOCATION INFORMATION

BUILDING NAME	Dollar General - Savannah, GA (President St)
STREET ADDRESS	1920 E. President Street
CITY, STATE, ZIP	Savannah, GA 31404
COUNTY	Chatham
SIGNAL INTERSECTION	Yes

## BUILDING INFORMATION

NOI	\$102,132.96
CAP RATE	5.75
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	2012
CONSTRUCTION STATUS	Existing
ROOF	Standing Seam Metal Roof
FREE STANDING	Yes
FOUNDATION	Slab on Grade
EXTERIOR WALLS	3-Sided Brick



# SAVANNAH, GA MARKET PROFILE



## SAVANNAH ECONOMY

- Located just inland of the Georgia coast, Savannah is the state's oldest and 5th largest city with a population of roughly 146,000 and an MSA of 387,500 - [seda.org](http://seda.org)
- No. 1 Top Metro by projects per capita for 2020 - *Site Selection*
- Savannah's population growth in the last 10 years is more than double the US average at 13% - *US Census Bureau 2019*
- No. 3 fastest growing port in the nation, and the largest single-terminal container facility in North America - [seda.org](http://seda.org)
- Nearly 30 Fortune 500 companies have locations in Chatham County - [seda.org](http://seda.org)
- No. 1 City for Creative Professionals - *SmartAsset*
- No. 1 aerospace manufacturer in the southeast, Gulfstream Aerospace, is headquartered in Savannah - [seda.org](http://seda.org)
- Savannah has a cost of living 12% lower than the US average - *C2ER, Q4 2020*

## LARGEST EMPLOYERS IN SAVANNAH

EMPLOYER	# OF EMPLOYEES
GULFSTREAM AEROSPACE	11,391
SAVANNAH-CHATHAM BOARD OF EDUCATION	5,700
ST. JOSEPH'S CANDLER	4,071
FT. STEWART/HUNTER ARMY AIRFIELD	3,299
GEORGIA SOUTHERN UNIVERSITY	2,901
CITY OF SAVANNAH	2,205
CHATHAM COUNTY	2,136
SAVANNAH COLLEGE OF ART & DESIGN	1,814
WALMART % WALMART DIS. CENTER	1,197-4,999
MEMORIAL UNIVERSITY MEDICAL CENTER	1,000-4,999





# LOCATION MAP



Map data ©2021 Imagery ©2021 , CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

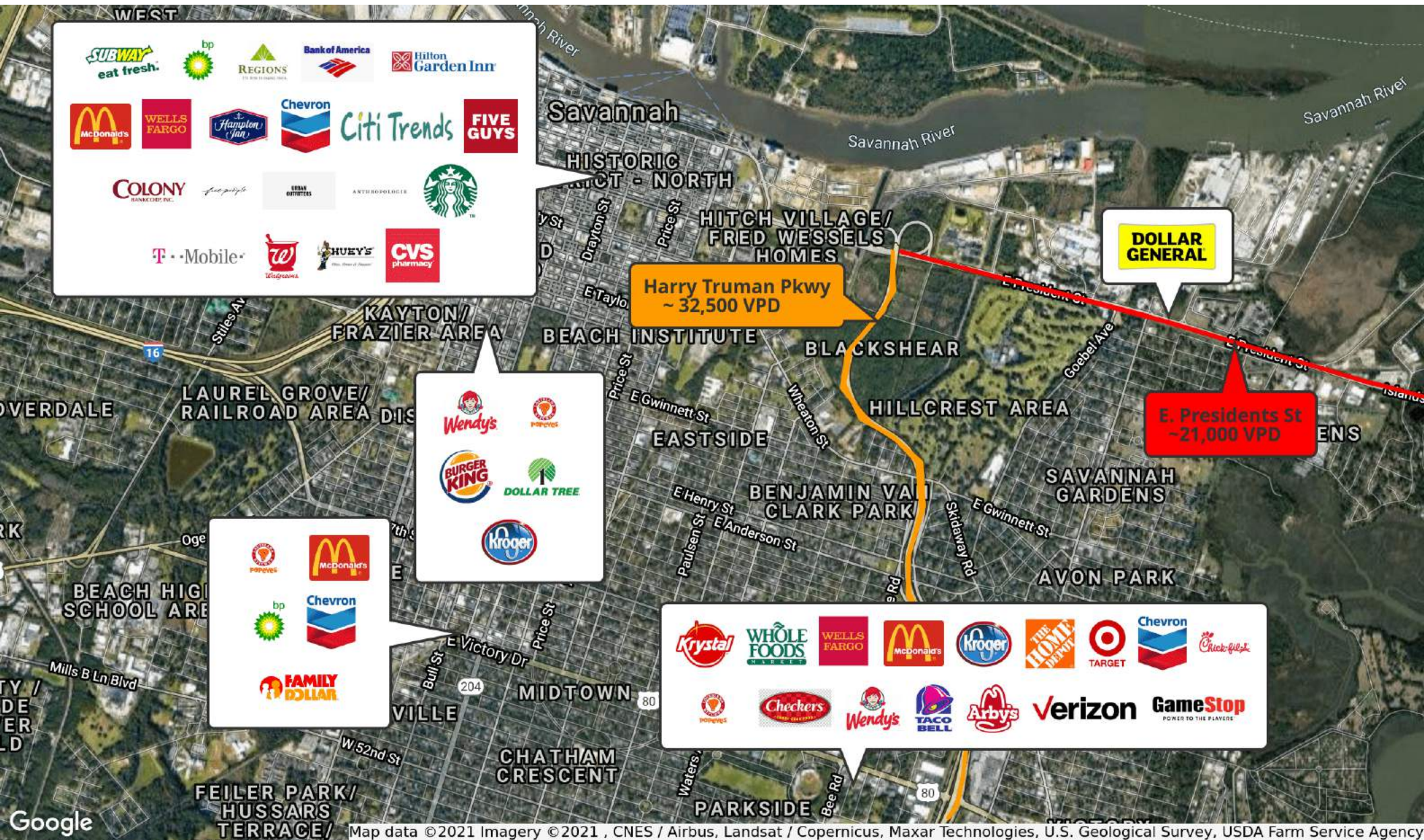
FOR SALE // RETAIL PROPERTY

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# AERIAL MAP





# DEMOGRAPHICS



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	4,546	53,810	105,088
AVERAGE AGE	36.4	33.4	34.4



## Household Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,733	21,573	40,090
TOTAL PERSONS PER HH	2.62	2.34	2.41
AVERAGE HH INCOME	\$54,806	\$63,146	\$67,059

*\*Demographic data derived from 2020 ESRI Data*



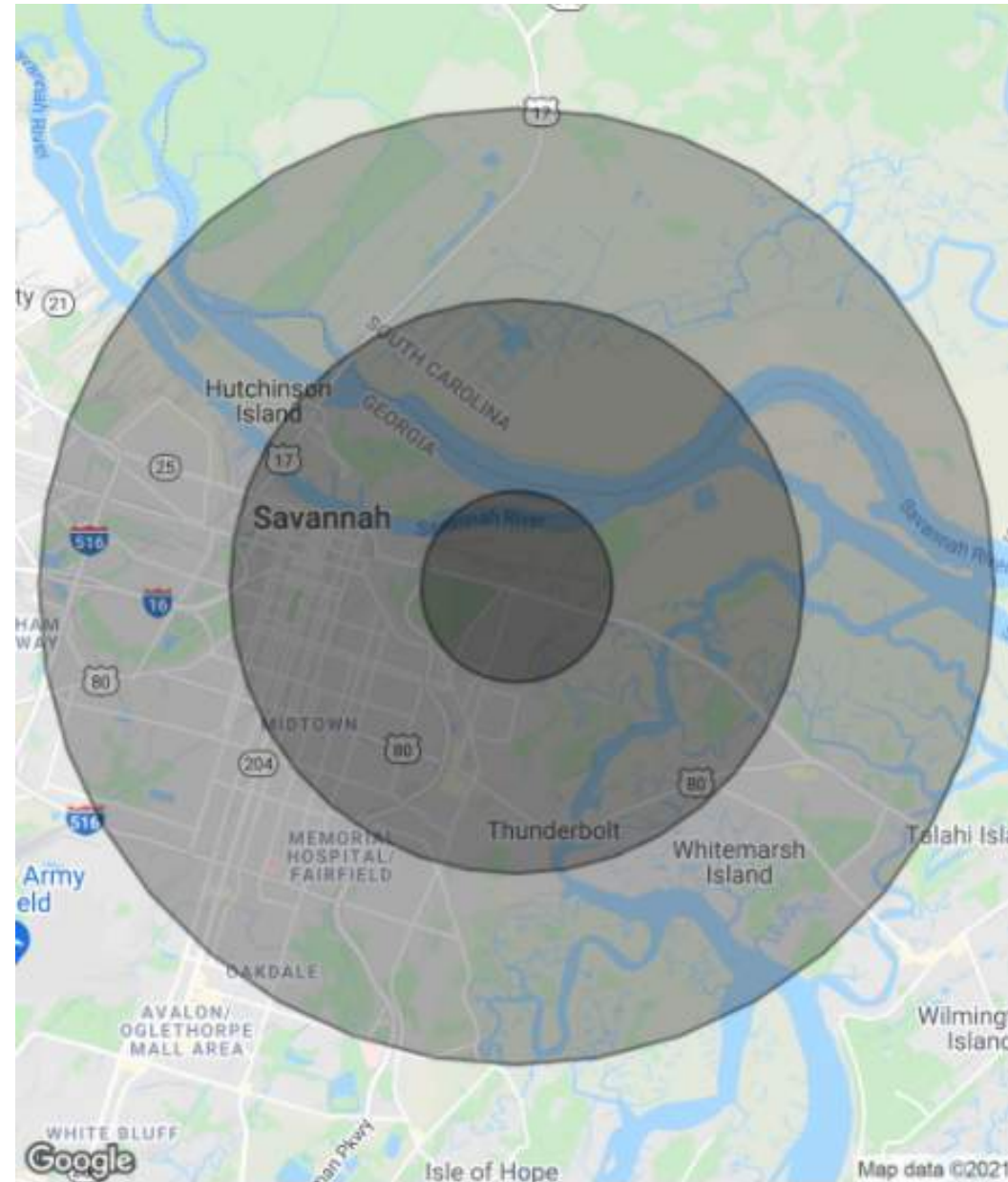
**105K**

population  
(5 miles)



**67K**

avg. HH income  
(5 mile)





# TENANT PROFILE



**Dollar General Corporation** has been delivering value to shoppers for 80 years. Headquartered in Goodlettsville, TN, the BBB S&P rated, company 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 operates over 17,000+ stores as of January 2021. 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.

<https://www.dollargeneral.com/>

## Highlights of 2020

1. Net sales *increased* 21.6% to \$33.7 billion, and same-store sales increased 16.3%
2. Operating profit *increased* 54.4% to 3.6 billion
3. Net income *grew* to \$2.7 billion, and diluted earnings per share increased 59.9% to \$10.62
4. Cash flows from operations were \$3.9 billion, an *increase* of 73.2%



**17,000+ STORES ACROSS 46 STATES**



**12.2% Increase**  
Same Store Sales Q4



**\$33.7 Billion**  
In Sales



**1,050**  
Stores to Open in

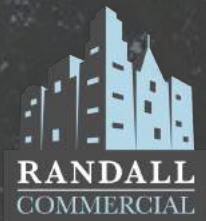


**81**  
Years in Business



**32 Quarters**  
Same Store Growth





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## ABOUT RANDALL COMMERCIAL GROUP, LLC

Randall Commercial Group, LLC is a boutique commercial real estate investment brokerage and consulting firm focused on properties and development opportunities in the southeastern United States for clients located throughout the country. Through a myriad of brokerage services, we serve institutional and individual investors as well as end users, tenant, and developers on deals ranging up to \$50 million in estimated market value.

Our proprietary research, continual education, creativity, and perseverance allow us to focus on creating client wealth by optimizing real estate strategies for businesses and investors while building meaningful, long-term relationships. The majority of our business results from expanding our client relationships and referrals from clients and peers. We believe the reward for hard work well done is the opportunity to do more of it; for this, we thank you for your trust and belief in our methodology.

Our corporate strategy is simple: client first. We do not desire to be all things to all clients, but we are singularly focused on being all things investment real estate.