

NEW Dollar General "Plus"

Rockmart, Georgia



NET LEASE INVESTMENT OFFERING



Dollar General “Plus”

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COMPANY OVERVIEW:

Cypress Real Estate Partners, LLC d/b/a Cypress Commercial & Investment Real Estate is an investment real estate brokerage firm that exclusively represents buyers and sellers of single-tenant income producing properties and shopping centers in the Carolinas and southeastern United States. With over 80 years of investment real estate experience, Cypress has emerged as one of the top boutique investment real estate firms. Cypress’ brokerage team prides itself on delivering superior client service while offering the most current and advanced marketing techniques in today’s marketplace. Cypress has sold over \$1 billion in investment properties throughout the Carolinas and eastern half of the United States, representing both buyers and sellers in both metropolitan and rural marketplaces.

DISCLAIMER:

It is the prospective purchaser’s responsibility to conduct its own due diligence. The information contained in this brochure does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. Additional information and an opportunity to inspect the property will be made available to interested, qualified prospective purchasers. Owner and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of this information, and no legal commitments or obligations shall rise by reason of the contents herein. Cypress Real Estate Partners d/b/a Cypress Commercial & Investment Real Estate represents the Seller in this transaction.

The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest by any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing this information or making an offer to purchase subject property unless and until a written agreement for the purchase of the property has been fully executed, delivered and approved by the owner.

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Investment Overview | Property Highlights

INVESTMENT HIGHLIGHTS:

- NEW 15 YR NNN Dollar General Lease with Corporate Guaranty by Dolgencorp, LLC
- Excellent location Relo "Plus" store
- Upgraded Brick Construction
- Dollar General has over 17,200 locations in 46 states
- S&P BBB Investment Grade Credit
- Relocation of an existing old DG store accross the street showing their commitment to the area
- Located on main thoroughfare thru town
- Perfect 1031 exchange property or all cash buyer

PROPERTY HIGHLIGHTS:

Location:	S. Piedmont Avenue, Rockmart, Georgia 30153
Building:	10,640+/- SF
Land Area:	1.16+/- Acres
Parking Spaces:	35 Spaces
Zoning:	General Commercial Retail
Construction:	2021 upgraded construction; All brick with double door front entry w/ standing seam metal roof
Information:	This Dollar General relo "Plus" store is located on the corner of S. Piedmont Ave. & Fairview Rd. The former Dollar General store was located just accross the street. The new store is on one of the main arteries into town, close to the elementary school and in the heart of downtown Rockmart. Rockmart is only 47 miles to Atlanta, GA.

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Sales Summary | Lease Information

SALES SUMMARY

Purchase Price	\$2,026,254
CAP Rate	5.5%
Price PSF	\$190

LEASE INFORMATION

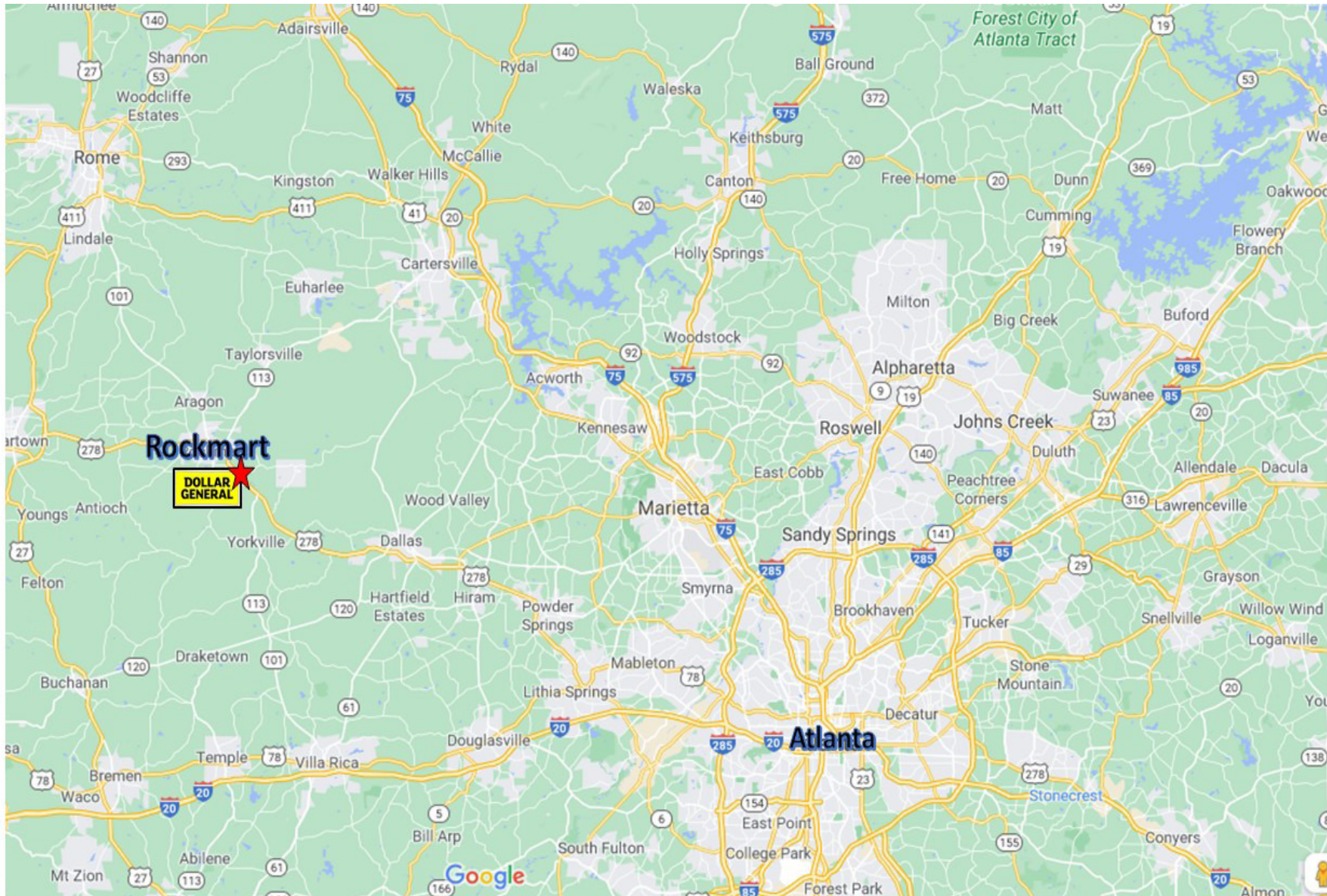
Tenant	Dolgencorp, LLC w/ Dollar General Corporate Guaranty
Annual Rental	\$111,444
Rent Start Date	Expected June 3, 2021
Lease Expiration Date	May 31, 2036
Original Lease Term	Fifteen (15) Years
Renewal Options	Five (5), Five (5) Yr Options With 10% Increases
Lease Type	NNN
Landlord Responsibilities	None (Taxes reimbursed upon paid tax receipt)



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Regional Map



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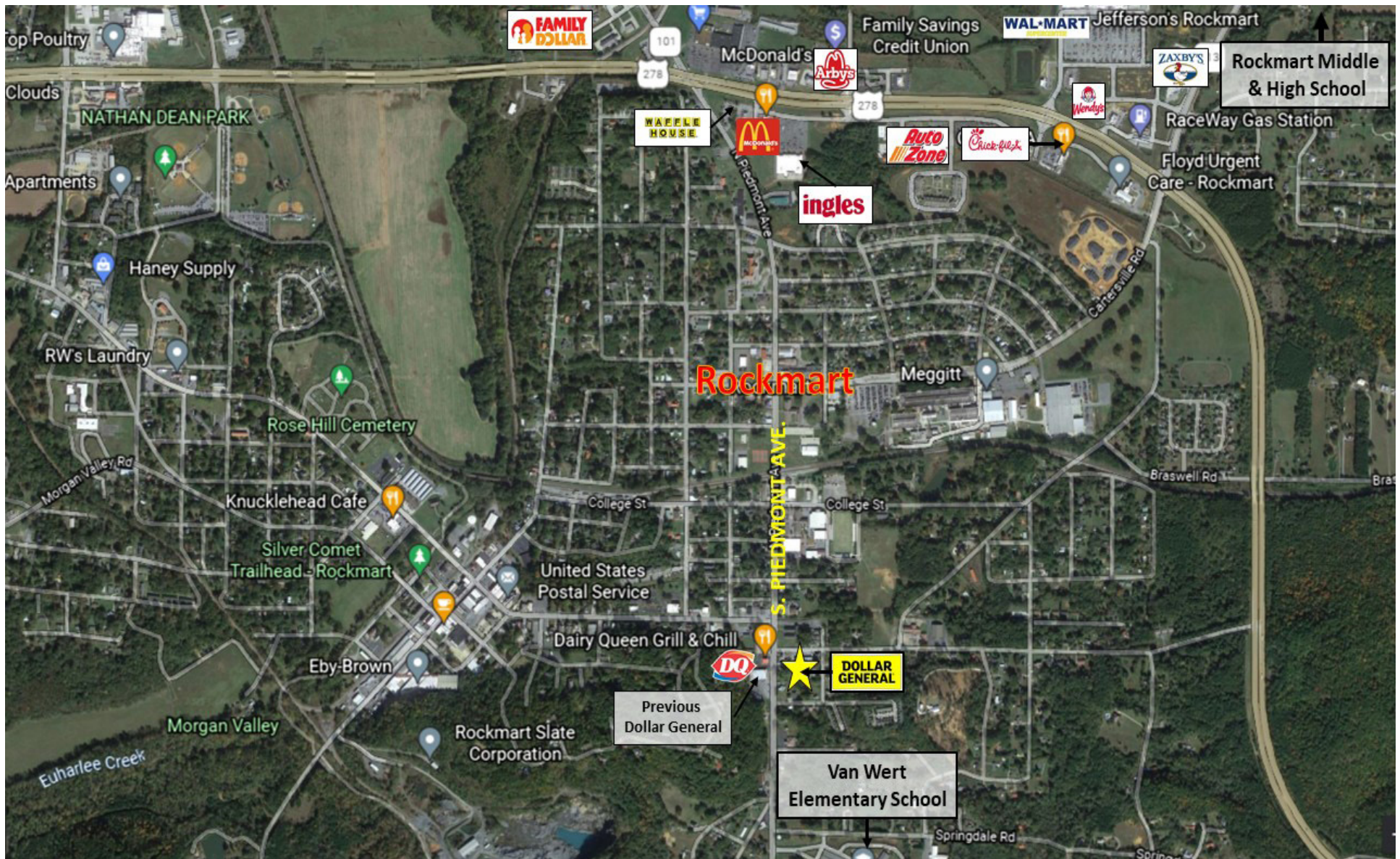
Regional Aerial



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Local Aerial



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Site Aerial



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ROCKMART, GEORGIA

Rockmart is a city in Polk County, Georgia. The community was incorporated in 1872, and was named from abundant deposits of slate in the area. The Rockmart Downtown Historic District is listed on the National Register of Historic Places. Beginning in the mid-1990s, Rockmart experienced a period of economic expansion. Growth in the form of new restaurants and casual dining, as well as retail shopping, came about as residential building increased. Rockmart is located 47 miles Northwest of Atlanta, GA.

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Dollar General is a 80+ year old company and is the nation’s largest small-box discount retailer with more than 17,266 stores located in 46 states with 16 Distribution Centers and 157,000 plus employees. Dollar General helps shoppers Save Time. Save Money. Every Day. ® by offering national branded items that are frequently used and replenished such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, house wares and seasonal items at everyday low prices in convenient neighborhood stores. Dollar General is among the largest retailers of top-quality products made by America’s most trusted manufacturers such as Procter and Gamble, Kimberly Clark, Unilever, Kellogg’s, General Mills, Nabisco, and Fruit of the Loom. On October 15, 2015, Standard & Poor’s rating services upgraded its rating of DG from BBB- to BBB. In June 2016, Moody’s upgrades DG to Baa2. For more detailed information, see the company’s web site at www.dollargeneral.com.

2020 FAST FACTS:

- \$33.7 billion in sales in fiscal 2020 an increase of 21.6% over 2019
- Same store sales grew 16.3% over previous year
- Net income grew to \$2.7 billion and diluted earnings per share increased 59.9% to \$10.62
- Cash flow from operations were \$3.9 billion and increase of 73.2%
- Remodeled 1,024 and relocated 100 locations
- 17,266 retail stores as of February 2021
- 17 distribution centers throughout United States
- Ranked #112 on the Fortune 500 list as of May 2020
- Awarded Mass Market Retailer’s Retailer of the Year award in January 2020

Tenant Summary



Representative photo



Representative photo



Representative photo

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Demographics

POPULATION	1 mile	3 miles	5 miles
2025 Projection	3,328	9,579	15,048
2020 Population	3,314	9,433	14,728
2010 Population	3,309	9,131	14,034
2000 Population	3,281	8,325	12,380
Growth Rate 2000-2010	0.09%	0.93%	1.26%
Growth Rate 2010-2020	0.01%	0.32%	0.47%
Growth Rate 2020-2025	0.08%	0.31%	0.43%

HOUSEHOLDS			
2020 Total Households	1,324	3,612	5,503
2025 Projected Total Households	1,331	3,669	5,624
2000-2010 Annual Rate	0.08%	0.84%	1.13%
2010-2020 Annual Rate	0.02%	0.34%	0.50%
2020-2025 Annual Rate	0.11%	0.31%	0.44%

2020 Median Household Income	\$35,843	\$43,731	\$46,635
2020 Average Household Income	\$53,737	\$61,770	\$63,959



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