

15 YEAR NN CORPORATE LEASE

ALL BRICK CONSTRUCTION

PERFECT FOR 1031 EXCHANGE

ADJACENT TO KROGER AND  
OTHER NATIONAL RETAILERS

DOLLAR GENERAL

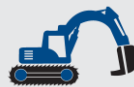
COMING SOON!

## OFFERING MEMORANDUM

\*Similar prototype shown

Over 11,400 VPD

Near Interstate 20



Upgraded Four-Sided Brick  
Construction



Long Term Corporate Lease

FOR MORE INFORMATION:

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**DOLLAR  
GENERAL**

## PROPERTY HIGHLIGHTS

4860 Ridge Road, Douglasville, GA 30131



Suburb of  
**ATLANTA, GA**

**NEW BUILD TO SUIT**  
Upgraded  
Construction



Located in  
**Douglasville, GA**

Long Term  
**CORPORATE**  
Lease



**INVESTMENT GRADE CREDIT**  
Tenant



PROPERTY GLA

**9,100 SF**



ANNUAL RENT  
**\$127,308**



PROPERTY  
ADDRESS

**4860 Ridge Road  
Douglasville, GA 30131**

**DOLLAR  
GENERAL**

**100%**  
Occupancy



YEAR BUILT  
**2020**

# EXECUTIVE SUMMARY

4860 Ridge Road, Douglasville, GA 30131

## SUMMARY

<b>ANNUAL RENT</b>	<b>\$127,308</b> (\$14.00 per building SF) (9,100 SF building)
<b>INITIAL RENT COMENCEMENT</b>	August 11, 2020
<b>INITAIL LEASE EXPIRATION</b>	August 31, 2035
<b>INITIAL LEASE TERM</b>	15-Year Net/Net
<b>RENEWAL OPTIONS</b>	Five (5) / 5— Year Renewals
<b>RENT INCREASES</b>	10% in Each Option Period
<b>TENANT RESPONSILIBILITIES</b>	RE Taxes, Insurance, Utilities, CAM (non-capital expenses), HVAC, Parking Lot maintenance
<b>LESSOR REPOSNSIBILITIES</b>	Roof, Structure, Parking Lot Capital Repairs, GL Insurance
<b>LEASE GUARANTOR</b>	Dollar General Corporation NYSE : DG

## TERMS

<b>PRICE</b>	<b>\$2,379,588</b>
<b>CAP</b>	<b>5.35%</b>

## HIGHLIGHTS:

- New Upgraded Four-Sided Brick Construction
- 15 Year NN Corporate Lease with Dollar General
- Close Proximity to Interstate 20 and Atlanta
- Located in Popular Commuter Suburb of Atlanta
- 10% Rent Increases in each of the Options
- Located on Popular Thoroughfare with Great Visibility and over 11,400 Cars Per Day
- 27,900 Residents within 3-mile Radius
- Average Household Income of \$89,000 within 1-mile Radius
- Adjacent to Kroger and Other Newly Constructed Retail
- 3.00% Annual Growth Rate from 2000-2010



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# PROPERTY DETAILS

4860 Ridge Road, Douglasville, GA 30131

	1 MILE	3 MILE	5 MILE
POPULATION	5,322	27,909	62,032
HOUSEHOLDS	1,635	8,852	20,052
HOUSEHOLD INCOME	\$89,011	\$86,259	\$80,191





**DOLLAR  
GENERAL®**

## PROPERTY DETAILS

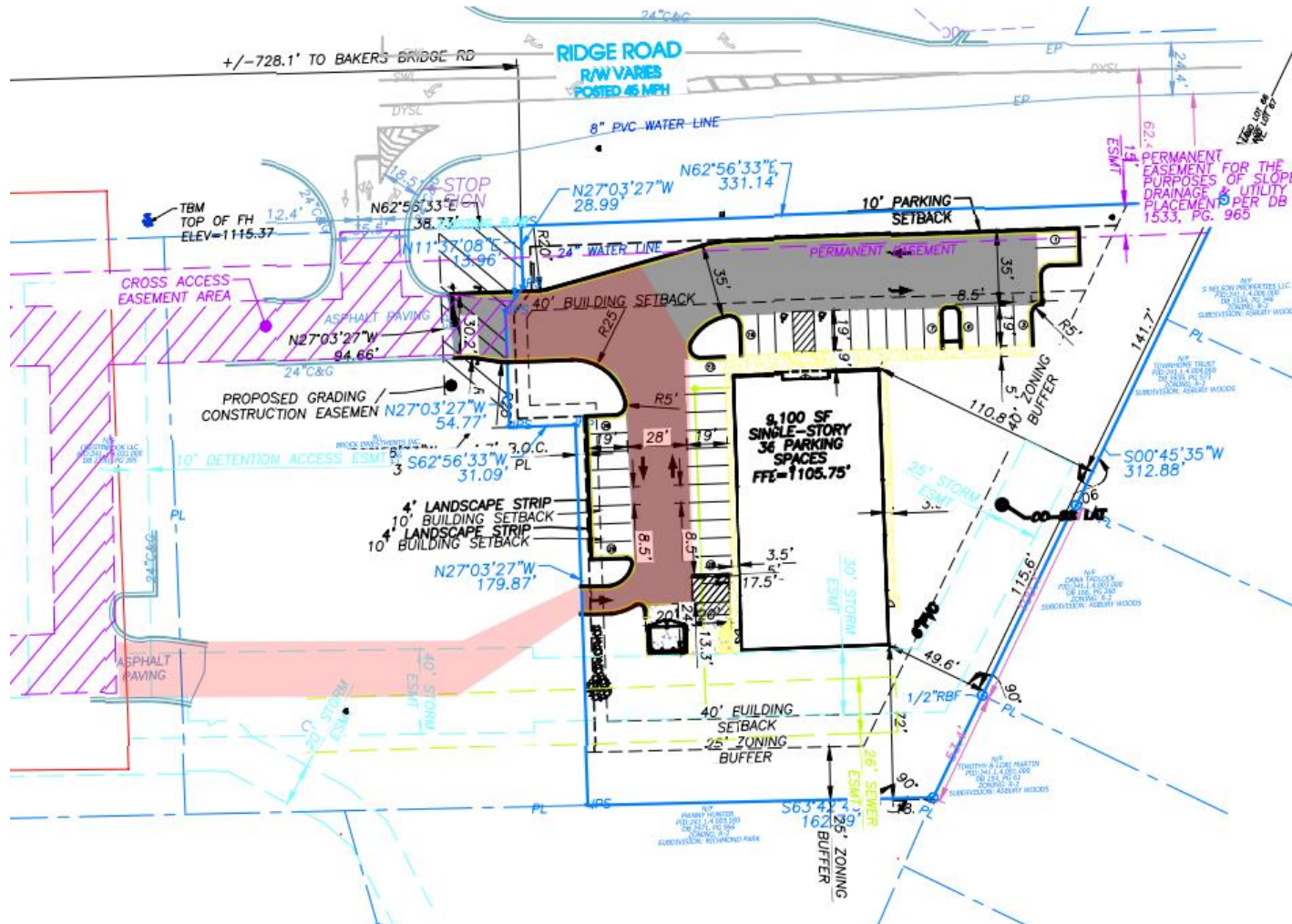
4860 Ridge Road, Douglasville, GA 30131





# SITE PLAN

4860 Ridge Road, Douglasville, GA 30131



**DOLLAR  
GENERAL**

## ACTUAL STORE LOCATION

4860 Ridge Road, Douglasville, GA 30131





# TENANT INFORMATION

## PROFILE

<b>TENANT</b>	Dollar General Corp (NYSE: DG)
<b>S&amp;P CREDIT RATING</b>	BBB
<b>2018 REVENUE (BIL)</b>	\$25.6
<b>2018 NET INCOME (BIL)</b>	\$1.59
<b>U. S. LOCATIONS (2018)</b>	15,261+
<b>EMPLOYEES (2018)</b>	150,400+

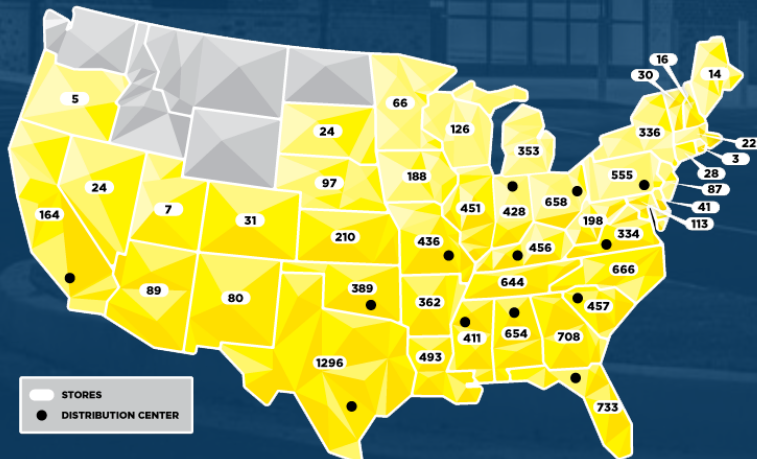
Dollar General Corp. is a U.S. chain of variety stores headquartered in Goodlettsville, Tennessee. The stores were founded in 1939 by Cal Turner in Scottsville, Kentucky as J.L. Turner & Son, Inc. In 1968 the business changed its name to Dollar General Corporation. In 2007 the company was acquired by the private equity firm Kohlberg Kravis Roberts & Co. (KKR), which took the company public in 2009, and in December 2013 the entity controlled by investment funds affiliated with KKR sold its remaining shares of Dollar General common stock.

Dollar General is the nation's largest small-box discount retailer, offering a carefully edited assortment of the most popular brands at low everyday prices in small, convenient locations. Dollar General has more stores than any other dollar store in the country and is currently the largest dollar store chain. In the 6+ years since going public in late 2009, the Dollar General stock price has more than quadrupled (from \$21 to \$90). In fiscal 2015, Dollar General achieved its 26<sup>th</sup> consecutive year of same-store sales growth.

Dollar General offers merchandise at everyday low prices (typically \$10 or less) through our convenient small-box locations, with selling space averaging approximately 7,400 square feet. Approximately 70% of its stores are located in towns of 20,000 or fewer people. The company competes in the discount retail format with national chains Family Dollar and Dollar Tree, regional chains such as Fred's in the southeast, and numerous independently owned stores.

Dollar General's credit is BBB and the company's credit rating has been raised five times since 2009, most recently in October, 2015. Dollar General has a better credit rating than both Family Dollar and Dollar Tree.

Website: <http://www.dollargeneral.com/>







THANK YOU

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