

Not Actual Property - Representative Photo



TOWNSEND DOLLAR GENERAL

7554 SHELLMAN BLUFF ROAD NE, TOWNSEND, GA 31331

Presented by:

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OFFERING
MEMORANDUM

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by 23 Realty Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

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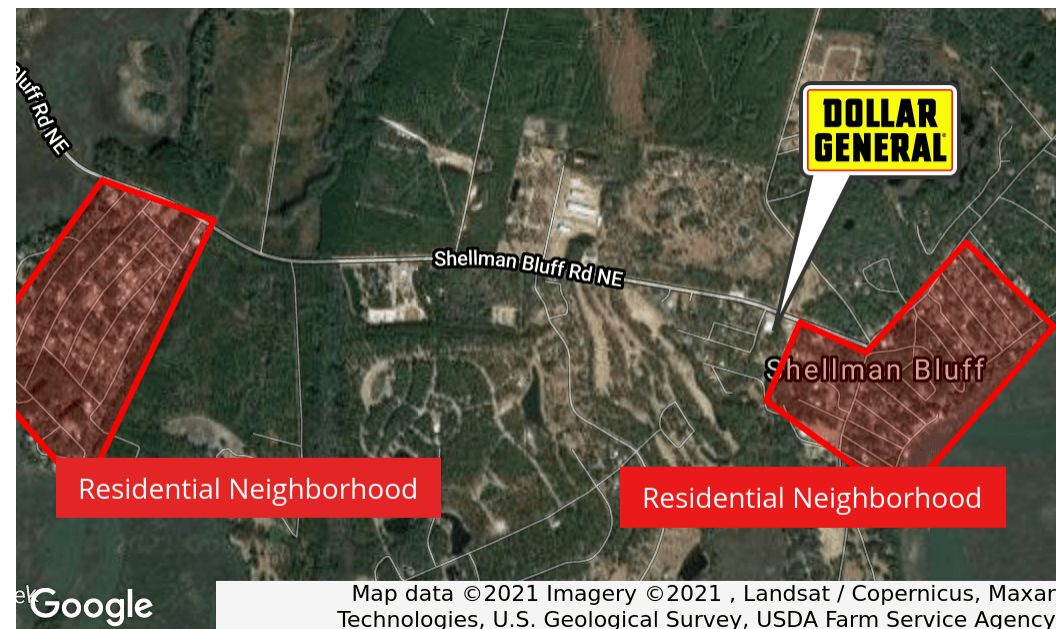
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PROPERTY INFORMATION

SECTION 1

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Sale Price

\$1,217,186

OFFERING SUMMARY

| | |
|-----------------------|-----------------|
| Building Size: | 9,026 SF |
| Lot Size: | 1.52 Acres |
| Price / SF: | \$134.85 |
| Cap Rate: | 5.65% |
| NOI: | \$68,771 |
| Year Built: | 2013 |
| Remaining Term | 7.5 years |
| Lease Expiration Date | April, 30, 2029 |

PROPERTY OVERVIEW

Dollar General store located in the town of Townsend, GA. Supplying over 7,400 residents within a 10-mile radius, this location serves as one of few discount retailers in the area. NNN lease structure with tenant responsible for taxes, insurance, repairs and maintenance. There are five (5) five (5) year options with 10% rent increases at each renewal.



LOCATION INFORMATION

| | |
|-------------------------|-----------------------------|
| Building Name | Townsend, GA Dollar General |
| Street Address | 7554 Shellman Bluff Road NE |
| City, State, Zip | Townsend, GA 31331 |
| County | McIntosh |

BUILDING INFORMATION

| | |
|----------------------|-------------|
| NOI | \$68,771.00 |
| Cap Rate | 5.65% |
| Occupancy % | 100.0% |
| Tenancy | Single |
| Year Built | 2013 |
| Free Standing | Yes |

PROPERTY HIGHLIGHTS

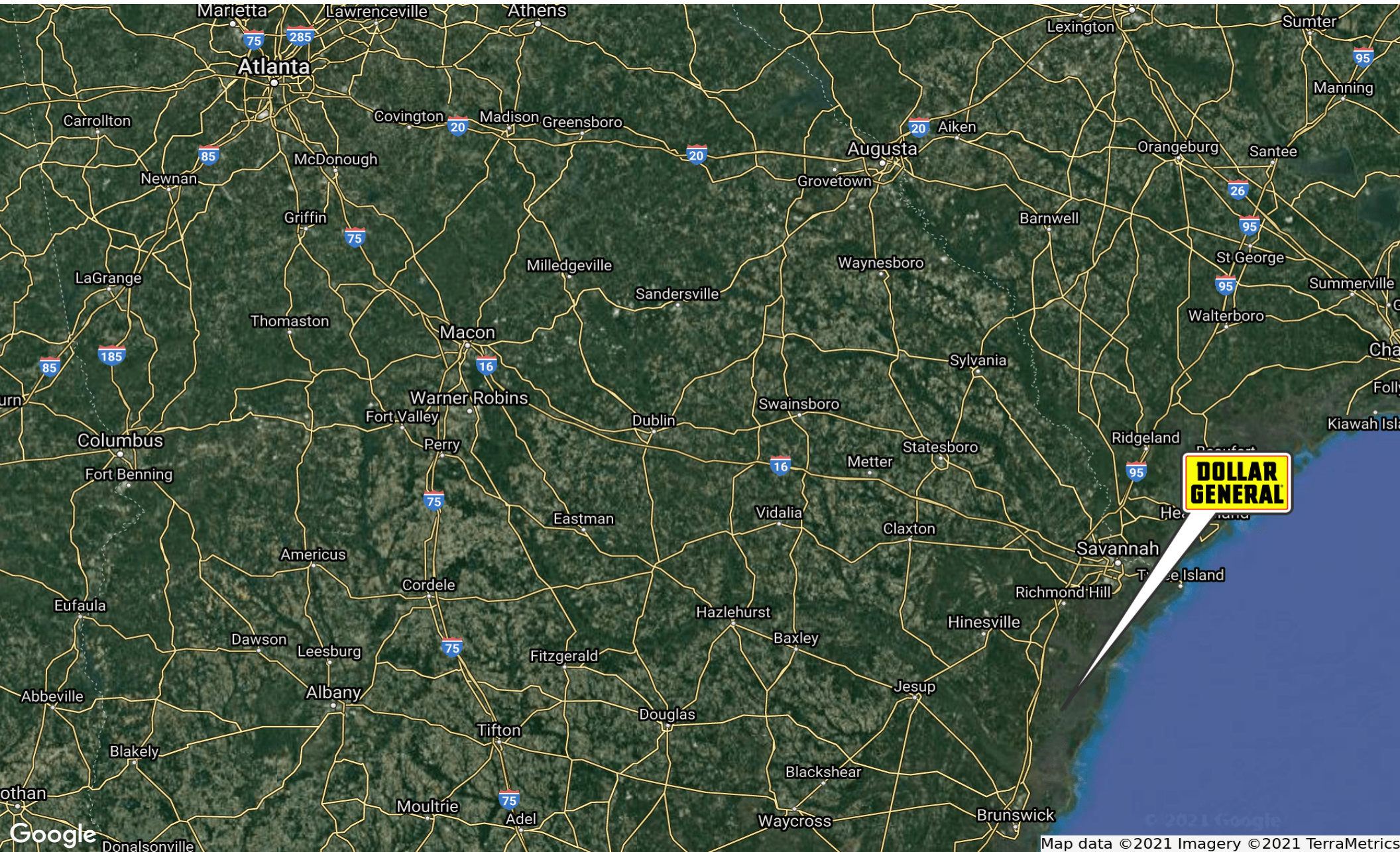
- Lease Commencement April 13, 2014
- Lease Expiration: April 30, 2029
- Five (5) Five (5) Year Extensions With 10% Increases
- Absolute NNN

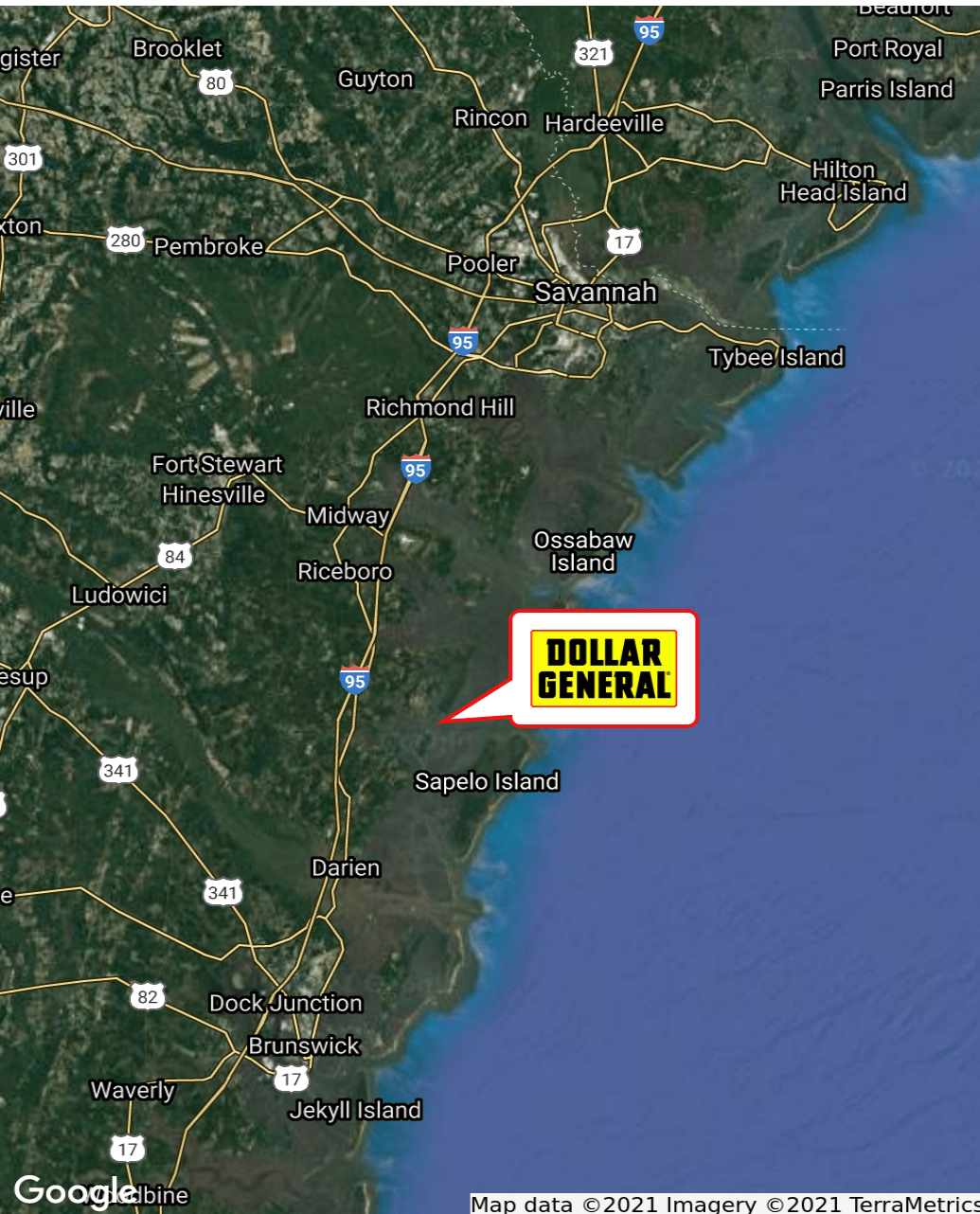
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LOCATION INFORMATION

SECTION 2

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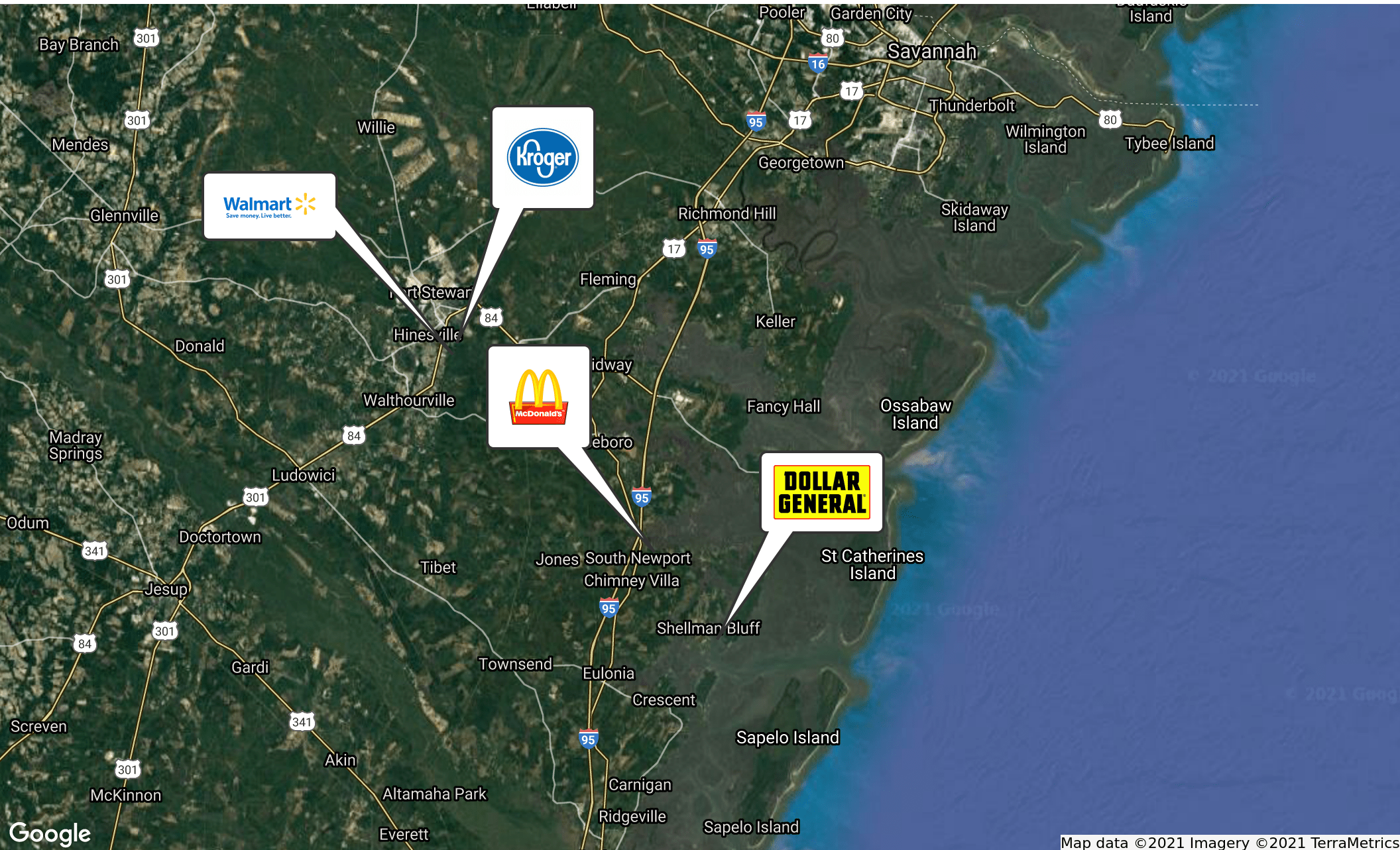




LOCATION OVERVIEW

Subject property is located on the eastern edge of Townsend, GA, a town of $\pm 6,800$ residents, situated roughly 50 miles South of heavily populated Savannah, Georgia. Townsend, Georgia resides in McIntosh county, which had a 2019 population of over 14,300. The subject property is located directly along Shellman Bluff Road NE and is minutes away from the heavily trafficked Interstate 95.

Townsend is home to the United States Marine Corps' Townsend Bombing Range. A 34,000 acre area used for combat training by the US military branches' pilots. Interstate 95 serves as an North-South thoroughfare along the East Coast serving areas from the Florida to Canada.



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FINANCIAL ANALYSIS

SECTION 3

23

INCOME SUMMARY

| | |
|--------------|----------|
| GROSS INCOME | \$68,771 |
|--------------|----------|

EXPENSE SUMMARY

| | |
|----------------|---|
| GROSS EXPENSES | - |
|----------------|---|

| | |
|----------------------|----------|
| NET OPERATING INCOME | \$68,771 |
|----------------------|----------|

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DEMOGRAPHICS

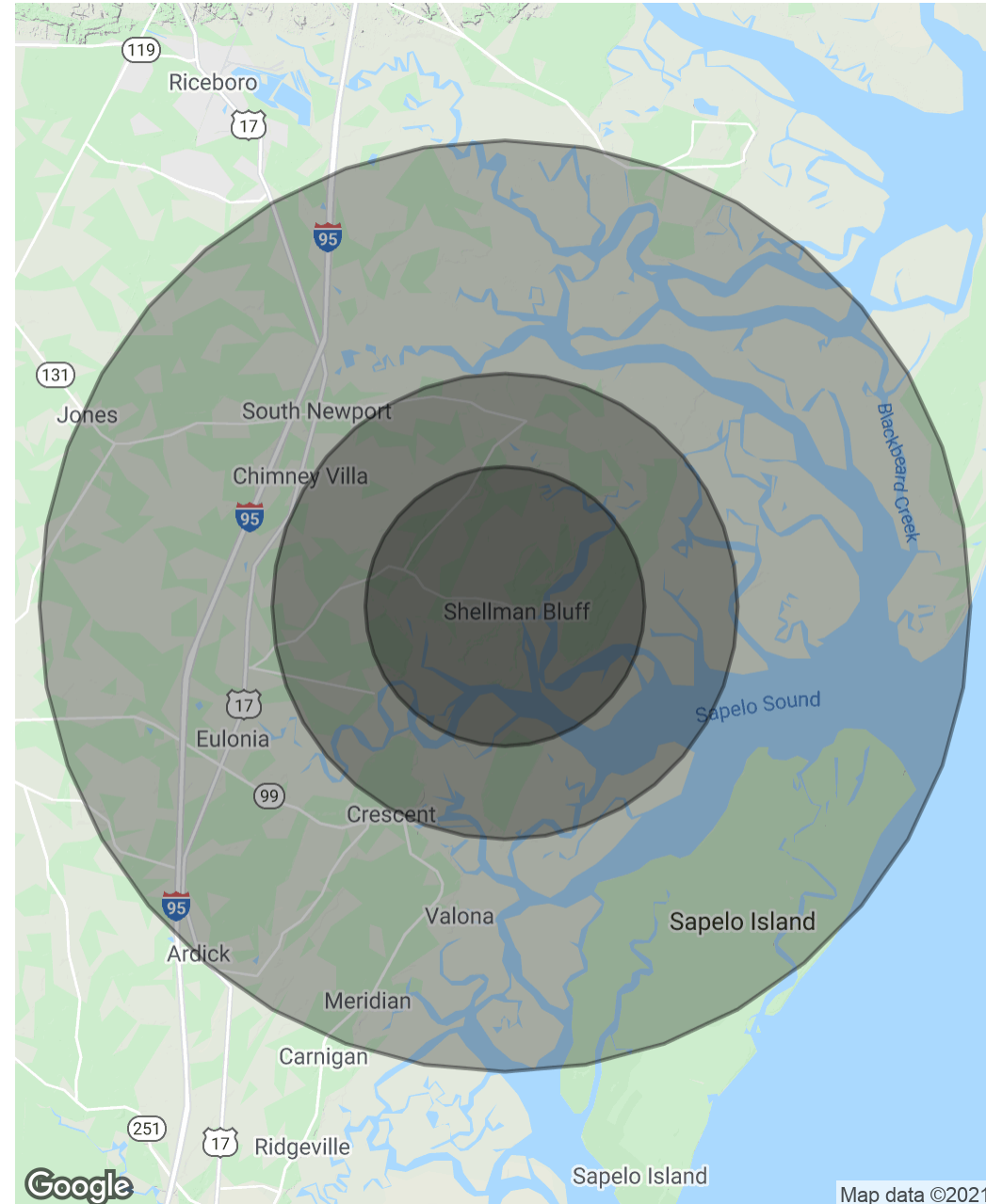
SECTION 4

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| POPULATION | 3 MILES | 5 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population | 584 | 1,776 | 7,496 |
| Average age | 48.1 | 45.9 | 43.0 |
| Average age (Male) | 45.2 | 42.3 | 37.8 |
| Average age (Female) | 51.7 | 49.5 | 46.5 |

| HOUSEHOLDS & INCOME | 3 MILES | 5 MILES | 10 MILES |
|---------------------|----------|----------|-----------|
| Total households | 269 | 786 | 3,071 |
| # of persons per HH | 2.2 | 2.3 | 2.4 |
| Average HH income | \$54,796 | \$53,543 | \$52,304 |
| Average house value | | | \$205,472 |

* Demographic data derived from 2010 US Census



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ADVISOR BIOS

SECTION 5

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QUINN STRAUCH

Retail Investment Sales Broker

qstrauch@23advisors.com

Direct: 970.331.2545

CO # FA100087191

PROFESSIONAL BACKGROUND

Quinn Strauch is a retail investment sales broker in the Net Lease Group of 23 Realty Advisors based out of Vail, Colorado. His emphasis is on the sale of net leased, investment-quality, single-tenant properties occupied by credit-rated national tenants. Quinn brings a dynamic energy and unwavering discipline to each of his transactions. Quinn has extensive experience in the guest service industry and knows what it means to put the client's needs first. Having joined the firm at the ripe old age of 19, Quinn has had the rare opportunity to come into the business at a below-average age, allowing him to build a firm foundation in Real Estate practices and processes.

Quinn is an accomplished whitewater kayaker and also enjoys a wide variety of additional outdoor activities including skiing, snowmobiling, and rafting.

EDUCATION

University of Colorado, Boulder. Leeds School of Business

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KORY PRYOR

Managing Broker

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PROFESSIONAL BACKGROUND

Kory is the managing broker and founder of 23 Realty Advisors. Prior to starting 23 Realty Advisors, Kory worked as a commercial real estate attorney focusing on multifamily and retail development, acquisitions, dispositions, financing and operations, having worked on over \$25BN of transactional volume. Kory is a highly experienced commercial real estate broker that provides a thoughtful and hands on approach bringing an unparalleled level of transactional experience and knowledge to the table for his clients. Kory currently resides in Vail, Colorado where he spends his free time snowboarding, mountain biking and hiking with his dogs, Asha and Ted.

EDUCATION

University of Florida, Bachelor of Arts, Cum Laude
Emory University School of Law, Juris Doctor

MEMBERSHIPS

Real Property Law Association
Americian Apartment Owners Association
Mortgage Bankers Association
State of Georgia Bar Association

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