

ATLANTA MSA INVESTMENT OFFERING

DOLLAR GENERAL®

9301 GA HWY 212 WEST | MONTICELLO, GA 31064



PRESENTED BY:

JASON STUART PONGSRIKUL

Managing Principal

Direct: 619.297.0055 x302

jp@pharmapropertygroup.com

CA DRE Lic. 01918332

BRIAN BROCKMAN, CCIM

Broker of Record

Direct: 513.898.1551

brian@bangrealty.com

GA DRE Broker Lic. 378952

PHARMA PROPERTY GROUP | 5322 Banks Street | San Diego, CA 92110 | 619.297.0055 | www.pharmapropertygroup.com

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Investment Highlights

STABLE INCOME

The lease income is guaranteed by Dollar General parent corporation, with a rating of S&P BBB investment grade with over 17,600 in 46 states.

10 YEARS LEFT ON ABSOLUTE NET LEASE

The lease is on an absolute net basis with no landlord responsibilities. There is currently 10 years remaining on the initial term and 5 (5-year) options.

TOP TEN ATLANTA MSA LOCATION

The subject property is located in Jasper County which is part of the Atlanta Metropolitan Statistical Area, the largest in the state of Georgia and the ninth largest in the United States with over 6.5 million residents.

10% INCREASES IN THE OPTIONS

The lease in place allows for 10% rental increases in each of the five options.

ONLY DOLLAR GENERAL IN A 3 MI RADIUS

The subject property is the only Dollar General store within a 3-mile radius. The next closest Dollar General is 3.49 miles northwest.

LOCATED NEAR THE MONTICELLO CROSSROADS SCENIC BYWAY

Dollar General is located along State Highway 212 which runs parallel to State Highway 11, the west branch of the 29-mile Monticello Crossroads Scenic Byway. Highway 212 runs through Alcovy Shores over Jackson Lake in Jasper County and leads into Downtown Atlanta northwest from Monticello.

Offering Summary

LIST PRICE	\$2,051,269
CAP RATE	5.75%
PRICE PER SF	\$225.41
LEASE TERM REMAINING	10 Years
OPTIONS	5 (5-Year)
LEASE TYPE	Absolute Net
ANNUAL RENT (NOI)	\$117,948
MONTHLY RENT	\$9,829
BUILDING SIZE (SF)	±9,100*
LOT SIZE (SF)	±116,305*
YEAR BUILT	2016

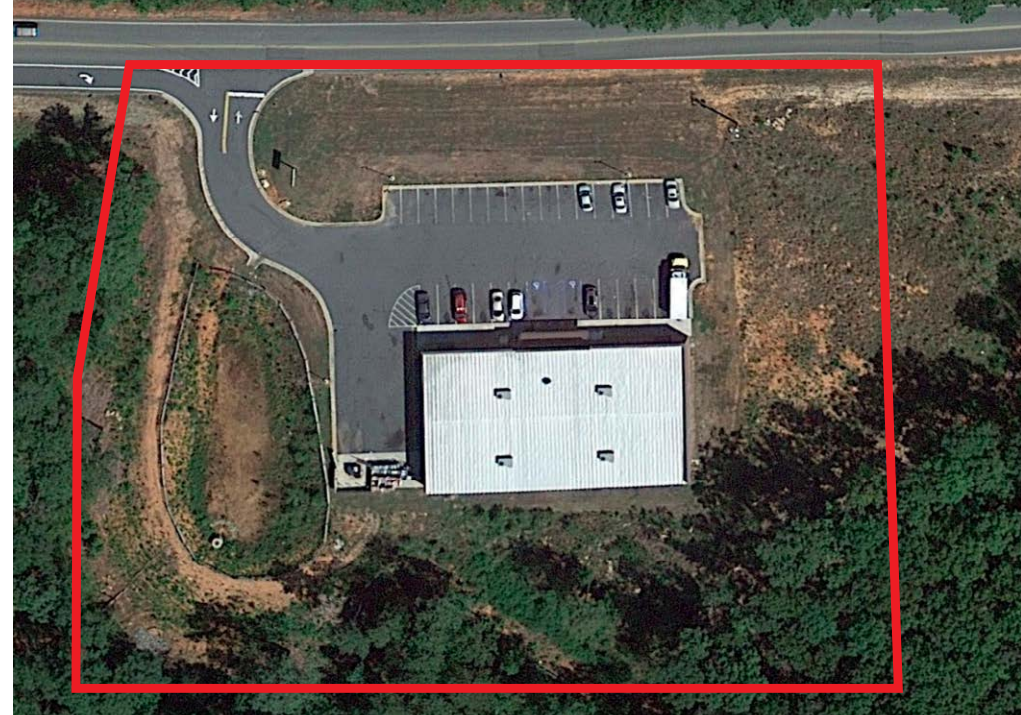
*Buyer to confirm building and parcel sizes during due diligence period.

Lease Summary

ADDRESS	9301 GA HWY 212 West Monticello, GA 31064
TENANT	Dollar General
LEASE COMMENCEMENT	September 28, 2016
LEASE EXPIRATION	September 30, 2031
TERM REMAINING	10 Years
OPTIONS	5 (5-Year)
LEASE TYPE	Absolute Net
ANNUAL RENT	\$117,948
MONTHLY RENT	\$9,829
RENT PER SQUARE FOOT	\$12.96
RENTAL INCREASES	10% in the Options
LANDLORD RESPONSIBILITIES	None

Rent Schedule

TERM	YEARS	DATES	MONTHLY RENT	ANNUAL RENT
Initial Term	Years 1 - 15	9/28/2016 - 9/30/2031	\$9,829	\$117,948
Option 1	Years 16 - 20	10/1/2031 - 9/30/2035	\$10,812	\$129,744
Option 2	Years 21 - 25	10/1/2036 - 9/30/2040	\$11,893	\$142,716
Option 3	Years 26 - 30	10/1/2041 - 9/30/2045	\$13,082	\$156,984
Option 4	Years 31 - 35	10/1/2046 - 9/30/2050	\$14,390	\$172,680
Option 5	Years 36 - 40	10/1/2051 - 9/30/2056	\$15,829	\$189,948



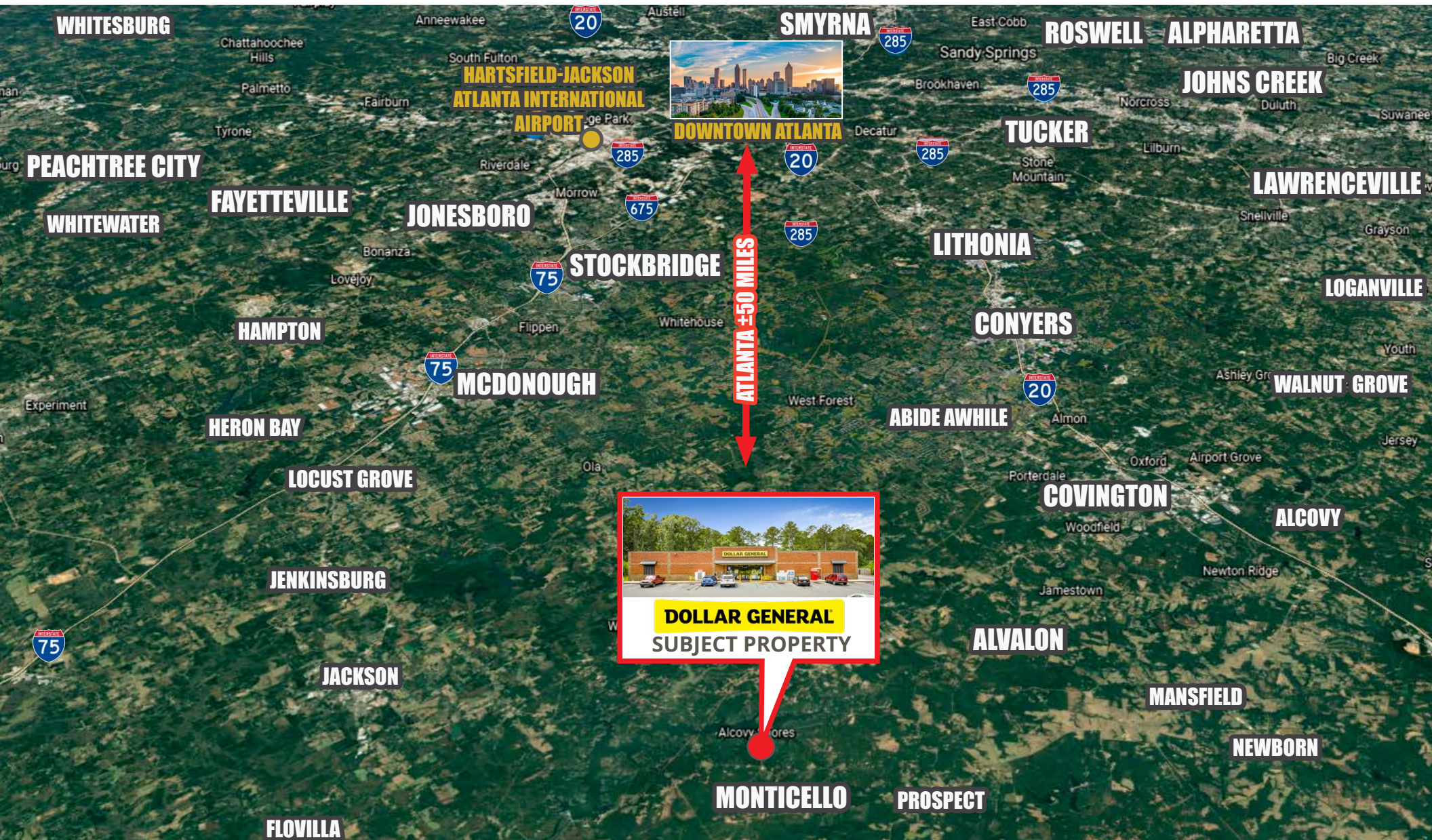
Building Photos



Building Photos



Location Aerial



Location Overview and Demographics

Monticello, located in central Georgia, is part of Jasper County and is the county seat of Jasper County. The city of Monticello is approximately 35 miles north of Macon and 50 miles southeast of Atlanta, Georgia. Atlanta is the largest MSA in the state of Georgia and the ninth largest in the United States with over 6.5 million residents.



Total Population

3 MILE	6,090
5 MILES	14,074
10 MILES	36,284



Average Household Income

3 MILE	\$63,190
5 MILES	\$66,851
10 MILES	\$70,798



Total Households

3 MILE	2,196
5 MILES	5,058
10 MILES	12,801



Average Age

3 MILE	39.4
5 MILES	38.9
10 MILES	38.4



Traffic Counts Vehicles/Day

HWY 212	5,160
I-20	33,800
I-75	80,700

Disclaimer: This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, distances, lot size, store opening dates, demographic information, aerial information, tenant information & store operating information are approximate. By accepting this package, buyer and their representatives must verify the information and bears all risk for any inaccuracies.

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