

# JAMESCAPITAL



Representative Photo

DOLLAR GENERAL

9690 GOLDEN ISLE E (US HWY 341), SURRENCY, GA 31563



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CONTACT INFORMATION



**TONY ANDERSON**  
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## INVESTMENT SUMMARY

Tenant	Dollar General
Street Address	9690 Golden Isle E (US Hwy 341)
City	Surrency
State	GA
Zip	31563
GLA	7,500 SF
Lot Size	1.50 AC
Year Built	2019



**\$1,364,600**  
List Price

**\$181.95SF**  
Price / SF



**6.00%**  
Cap Rate

**7,500 SF**  
GLA



**\$81,876**  
NOI

**\$10.92**  
Rent / SF



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**Debt Quote**

Loan quote provided by James Capital Advisors based on market conditions at this time. Actual rates and terms will vary based on market conditions at closing. Please Contact:

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**Corporate Guarantee from Investment Grade Tenant** - The lease is corporately guaranteed by Dollar General Corporation (NYSE: DG), a Fortune 500 Company with over \$27 Billion in annual revenue. Furthermore, Dollar General boasts an S&P investment grade credit rating of BBB.

**Long-Term Lease** - The are 12+ years remaining on the lease, with four (4), 5-year options to extend the lease.

**Absolute Net (NNN) Lease** - The property is leased on an Absolute Net (NNN) basis, with zero landlord responsibilities. Tenant is responsible for taxes, insurance, and all repairs & maintenance at the property.

**Value-Focused Retailer with Decades of Success** - Dollar General has reported same store sales growth for the 30th consecutive year, with approximately 15,000 stores across 45 states and an annual revenue over \$23 billion.

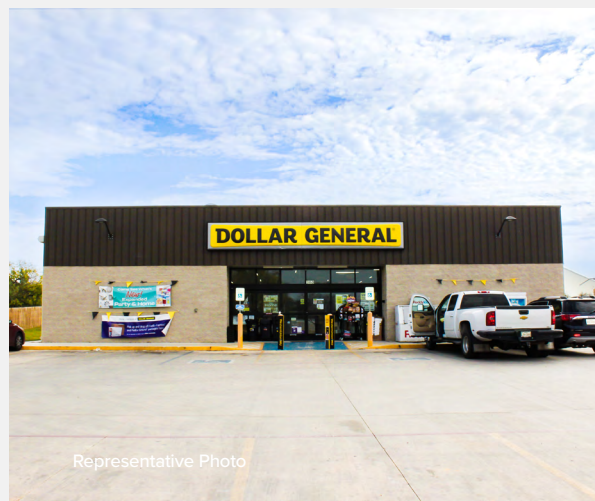
# DOLLAR GENERAL

## LEASE SUMMARY

DOLLAR GENERAL

Lease Type	Absolute Net (NNN)
Type of Ownership	Fee Simple
Original Lease Term	15 Years
Commencement Date	06/13/2019
Lease Expiration	06/12/2034
Term Remaining	12.5+ Years
Increases	10% in Each Option
Options	Four (4), 5-year

Real Estate Taxes	Tenant Reimburses
Insurance	Tenant Responsible
Roof & Structure	Tenant Responsible
Lease Guarantor	Corporate
Company Name	Public
Ownership	Dollar General Corporation
Years in Business	80
Number of Locations	17,000+



**Pandemic Proof Tenant** - Dollar General was deemed an essential retailer during the COVID-19 pandemic, not only keeping its doors open but thriving during this period. Dollar General opened 1,000 stores in 2020 and plans to open another 1,050 locations in 2021.

**Excellent Site-Level Visibility** - Ideally located off Golden Isles Pkwy (Highway 341), this property garners the attention of the targeted local consumers within the geographic area.

**E-Commerce & Recession Resistant Retailer** - Dollar General is the leader in low-price retailers and has proven to be recession resistant throughout its 80-year history thanks to its business model focused on middle America markets where incomes may be modest and population density may be less infill.

**Future Rent Growth** - There are 10% rental increases built into the lease in each of the four, 5-year option periods, providing the landlord with positive rent growth and a hedge against inflation.



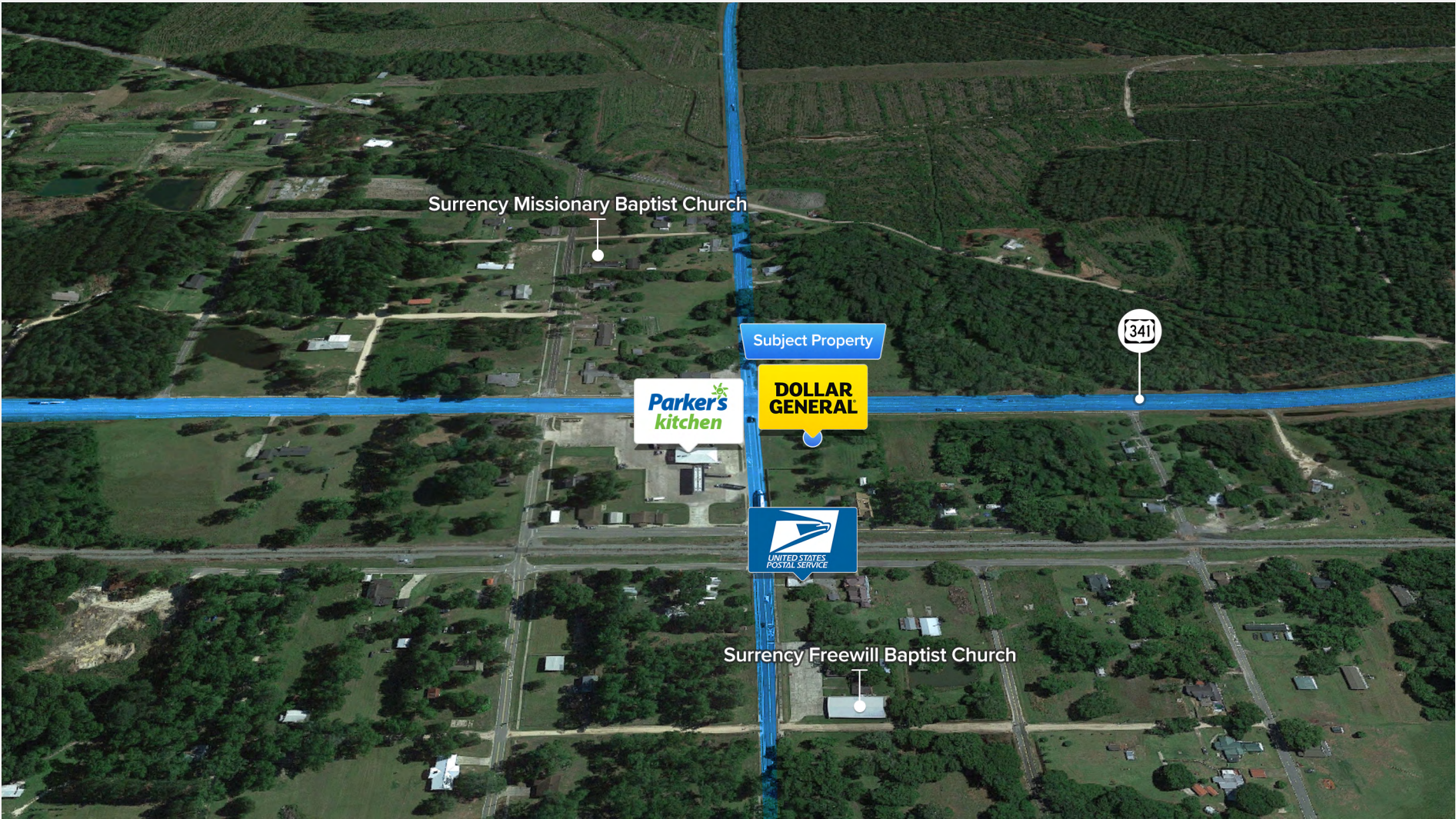
DOLLAR GENERAL  
RENT SCHEDULE

DOLLAR GENERAL

Period	Term	Annual Rent	Monthly Rent	Increase	CAP Rate
Current - 06/12/2034	Base Term	\$81,876.00	\$6,823.00	-	6.00%
06/13/2034 - 06/12/2039	1st Option	\$90,063.60	\$7,505.30	10%	6.60%
06/13/2039 - 06/12/2044	2nd Option	\$99,069.96	\$8,255.83	10%	7.26%
06/13/2044 - 06/12/2049	3rd Option	\$108,976.96	\$9,081.41	10%	7.99%
06/13/2049 - 06/12/2054	4th Option	\$119,874.65	\$9,989.55	10%	8.78%









ABOUT THE BRAND

Dollar General

Dollar General’s value-focused approach of providing customers with household necessities at a price 20-40% lower than competitors has allowed the company to excel in low-income markets. The stores generally feature a low-cost, no frills building with limited maintenance capital, low operating costs, and focused merchandise.



**17,000+**  
Number of Locations



**BBB**  
Credit Rating



**\$27.8 BILLION**  
Annual Revenue



**91**  
Forbes Ranking



Dollar General Announces Q2 Results

Net sales were \$8.7 billion in Q2 of '21 compared to \$8.7 billion in Q2 of '20.  
[Read More >](#)



Dollar General Continues Hiring Efforts

The company reached it's goal of hiring 50,000 by labor day and eyes for more.  
[Read More >](#)



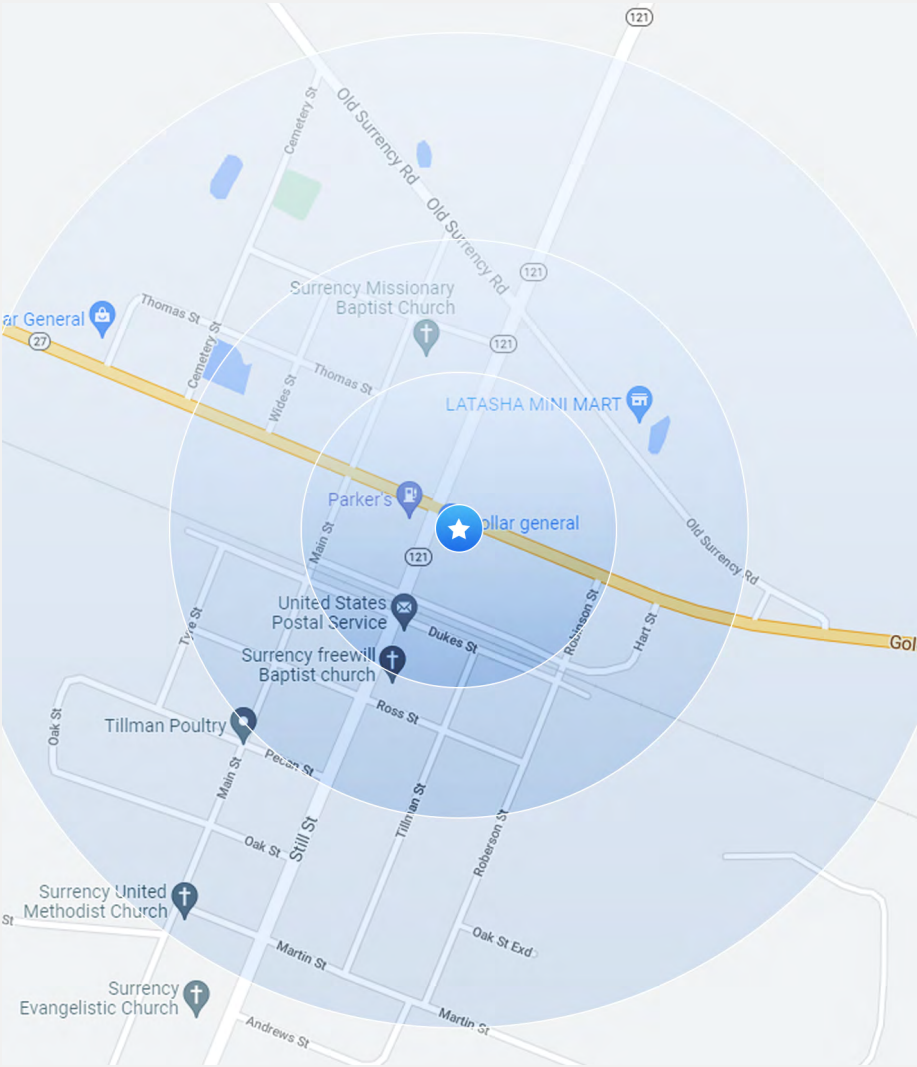
Dollar General to Repeat Great 2020

Loop Capital is confident there is plenty of fuel to keep the stock heading higher.  
[Read More >](#)



Dollar General Announces Milestone

The company announces the milestone opening of its 17,000 store.  
[Read More >](#)



POPULATION	1-Mile	3-Mile	5-Mile
2021 Estimate	265	331	479

HOUSEHOLDS	1-Mile	3-Mile	5-Mile
2026 Projection	106	132	192
Average Income	\$38,882	\$41,663	\$44,387
Median Income	\$33,461	\$33,749	\$35,625

Surrency, GA

Surrency is located in southeast Georgia. Surrency is part of Appling County. Surrency has 0.77 square miles of land area. Surrency was settled in the 1850s by Allen Powell Surrency. The town itself was chartered in 1904. Business was booming at this time. Surrency was known as the railroad crosstie center of the world. It is considered a tiny town.

Appling County

Appling County is a county located in the southeastern part of the U.S. state of Georgia. As of the 2020 census, the population was 18,444. The county seat is Baxley. The southern two-thirds of Appling County, south of a line from Graham to Baxley, then running due east from Baxley, is located in the Little Satilla River sub-basin of the St. Marys River-Satilla River basin. The northern third of the county is located in the Altamaha River sub-basin of the basin by the same name



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