

DOLLAR GENERAL®

317 1st St | Uvalda, GA 30473



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

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INVESTMENT HIGHLIGHTS

- Bite-size deal at a purchase price of \$696,760
- Extremely attractive 7.10% return on a stabilized investment
- Corporate guaranty from Dollar General Corporation
- Dollar General has been operating at this location since 2005 and recently extended their lease by another 5 years in June of 2020
- NN lease structure with minimal landlord responsibilities
- Only dollar store location in the town of Uvalda and the only dollar store within a 15-mile drive in any direction
- Dollar General is an “essential retailer” and has proven to be one of the most profitable companies throughout the COVID pandemic
- Dollar General has an investment grade credit rating of BBB (S&P)
- Dollar General just recently jumped 21 spots into the top 100 on the Fortune 500 list (Ranked #91)

DOLLAR GENERAL®

INVESTMENT SUMMARY

TENANT SUMMARY

TENANT TRADE NAME	Dollar General
TYPE OF OWNERSHIP	Fee Simple
LEASE TYPE	Corporate
LEASE GUARANTOR	NN
ROOF & STRUCTURE	Landlord Responsible
ORIGINAL LEASE TERM	10 Years
RENT COMMENCEMENT	10/1/2005
LEASE EXPIRATION DATE	9/30/2025
TERM REMAINING	±4 Years
INCREASES	5% Every 5 Years
OPTIONS	Three, 5-Year Options



\$696,760
LIST PRICE



7.10%
CAP RATE



\$49,470
ANNUAL RENT



±9,014 SF
GLA



2005
YEAR BUILT

ANNUALIZED OPERATING DATA

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	RENT/SF	CAP
Current	\$ 4,122.50	\$ 49,470.00	\$ 5.49	7.10%
Option 1	\$ 4,334.38	\$ 52,012.56	\$ 5.77	7.30%
Option 2	\$ 4,556.34	\$ 54,676.08	\$ 6.07	7.50%
Option 3	\$ 4,788.91	\$ 57,466.92	\$ 6.38	7.75%

Please contact a Matthews™ Capital Markets agent for financing options:

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TENANT OVERVIEW

COMPANY NAME

Dollar General

OWNERSHIP

Public

YEAR FOUNDED

1939

INDUSTRY

Discount Retail

HEADQUARTERS

Goodlettsville, TN

NO. OF LOCATION

±17,500

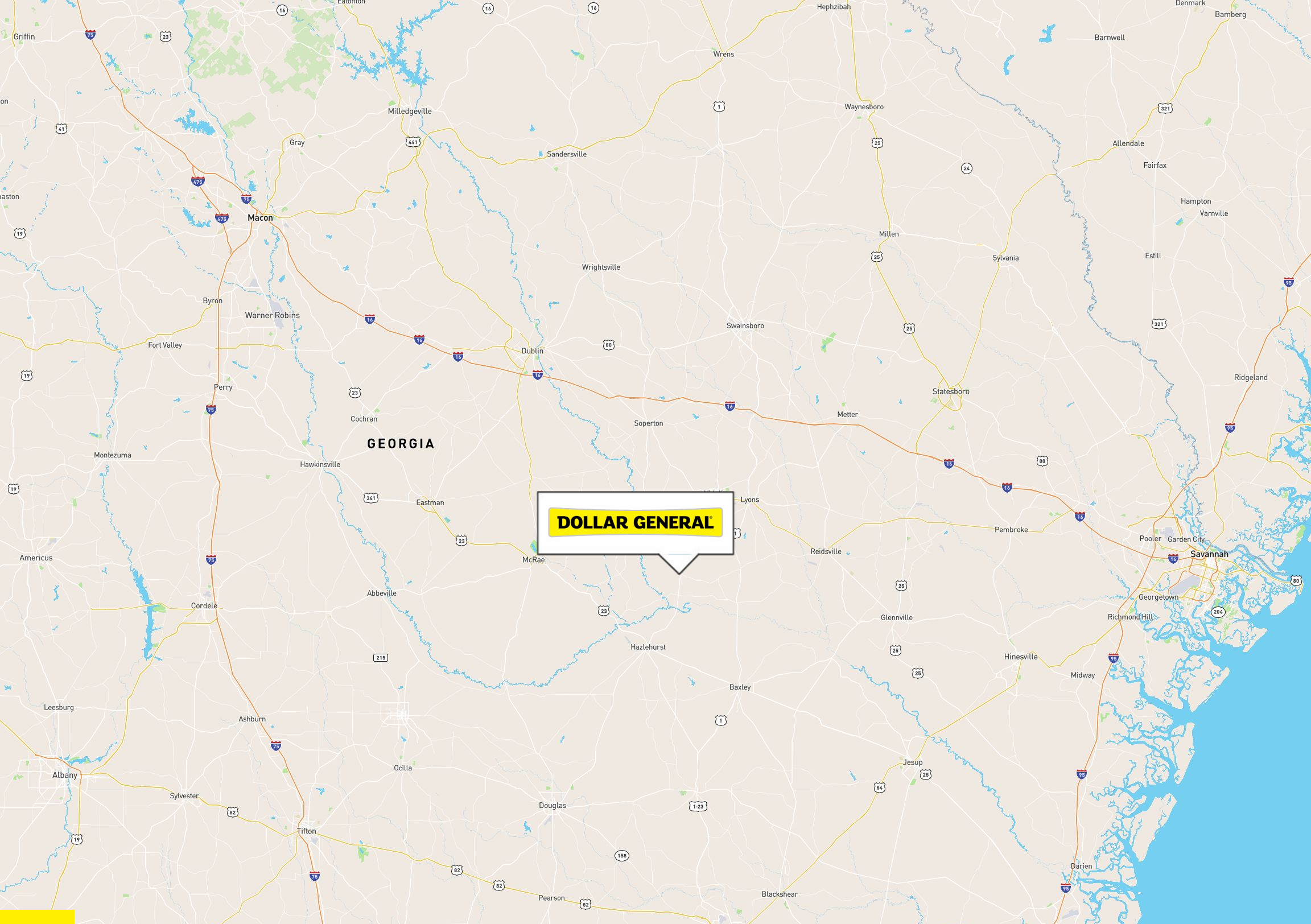
NO. OF EMPLOYEES

±115,000

DOLLAR GENERAL®

Dollar General is the fastest-growing retailer which currently boasts roughly 17,500 neighborhood general stores in 46 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 75% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others. Over the past few years, Dollar General has started to introduce alcohol and tobacco products such as cigarettes into their product mix, which has further driven revenue and increased profitability.

With its small-box store model typically measuring ± 9,100 sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value-conscious has paid off big, both during and after the recession. The discount retailer boasted its expectation of 29 consecutive years of same-store sales growth in December 2018, attributable to its value and convenience proposition, along with strong consumables and seasonal goods sales.





Uvalda United Methodist Church

UNITED STATES POSTAL SERVICE

MAIN ST

Uvalda City Hall

Uvalda First Baptist Church

ALTAMAHA Bank & Trust

Johnson & Johnson Transport, LLC

1ST STREET ± 4,027

FAMILY DOLLAR

MAIN ST

Uvalda Church of God

GARCIA'S MEXICAN RESTAURANT

QuikStop

OAK ST

CHOP'S BBQ

DOLLAR GENERAL

1ST STREET ± 4,027



UVALDA, GA

Uvalda is a small town located in the southeast portion of Montgomery county, GA. This small town has less than 1,000 residents with the majority of the population being of retirement age. Those in the workforce tend to travel to neighboring towns and cities for employment. Uvalda is located at the intersection of State Route 135 & U.S. Route 221. Dollar General serves as a busy everyday store for those traveling through town as well as those local to the area for basic necessities and groceries.

Uvalda is more family-centric than the surrounding county, as they have more households containing married families with children. Located 13.5 miles north of Hazlehurst, GA and 15 miles South of Vidalia, GA is Uvalda, GA. Those local to the area consider Uvalda to be a quiet place to work, live, and play.

REGIONAL MAP



DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Five Year Projection	1,221	8,464	2,199
Current Year Estimate	1,228	8,504	2,217
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Five Year Projection	493	3,258	891
Current Year Estimate	485	3,257	880
Growth Current Year-Five Year	1.76%	0.04%	1.15%
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$58,978	\$52,583	\$58,657

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General** located at **317 S, 1st St | Uvalda, GA 30473** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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