

DOLLAR GENERAL

OFFERING MEMORANDUM

3565 Highway 138 Fairburn, Georgia 30213



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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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PRESENTED BY

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Broker of Record
Lic #252904

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TENANT OVERVIEW

MARKET CAP

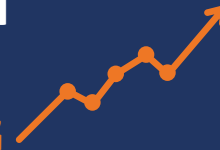
\$48B



TRADED ON

NYSE

TICKER: **DG**



DOLLAR GENERAL®

NET SALES FOR 2020

\$33.7B



S&P RATING

BBB

REVENUE

\$7.8B



**1000+ NEW
STORES TO
OPEN IN 2021**



Marcus & Millichap

PROPERTY OVERVIEW

The subject property is a 9,026 square foot building located at 3565 Jonesboro Road in Fairburn, Georgia. There are currently over just under 9 years remaining on the original 15 year lease term. Dollar General has five, five year renewal options with 10 percent rental increases every five years.

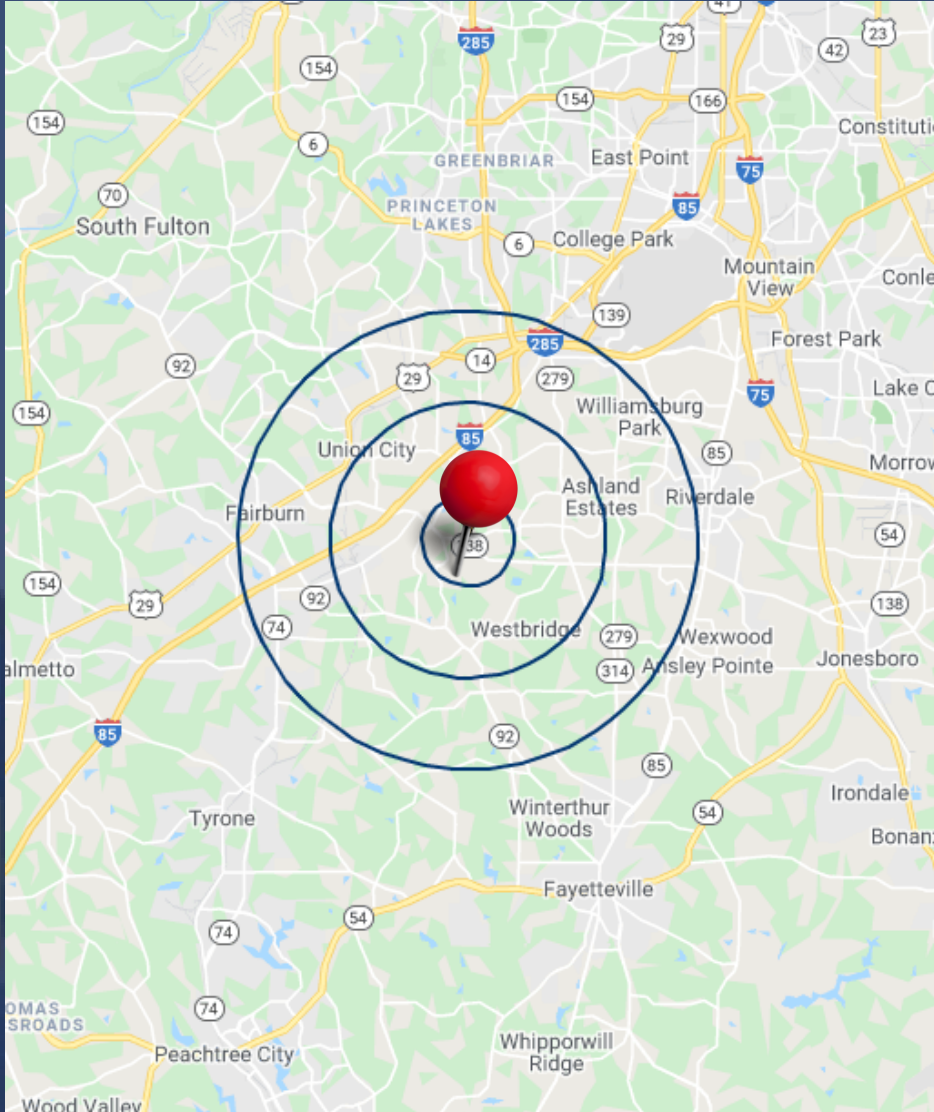
The all brick building was built to suit for Dollar General in 2015 and located on approximately 1.54 acres. The site is encompassed by an absolute triple net lease agreement, leaving no landlord responsibilities. The tenant is responsible for repairs, maintenance, insurance and reimbursement of real estate taxes .

Fairburn is located in Fulton County, Georgia, which is just 20 miles southwest of downtown Atlanta. The local population has been experiencing steady population growth since 2000 and is projected to continue this trend by .7% annually through 2026. There are currently over 115,000 residents, with an average household income of \$68k, living within a five mile radius of the Dollar General. This location benefits from traffic counts in excess of 27,900 vehicles passing the site daily.

PROPERTY HIGHLIGHTS

- Absolute NNN lease with 9 years remaining
 - 9,026 square foot prototype design
 - Highly desirable all brick construction
- Five, five year renewal options with 10 percent rent increases
 - Passive lease structure with no landlord responsibilities
- Corporate guaranteed lease with BBB credit rating (S&P)
 - Robust demographics and strong traffic counts

DEMOGRAPHICS

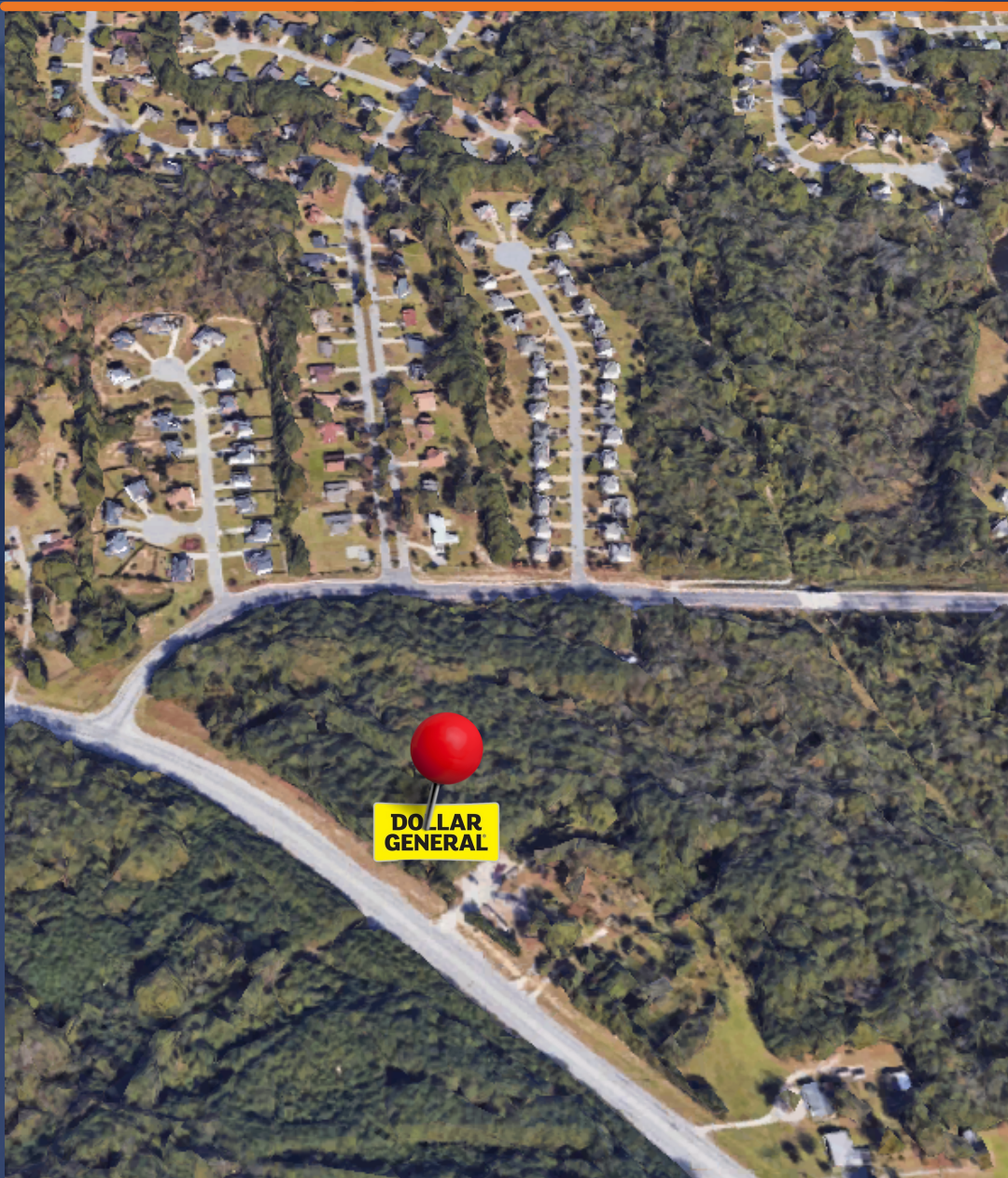


	1 MILE	3 MILE	5 MILE
2010	5,020	38,766	104,723
2021	5,248	40,421	114,239
2026	5,435	41,848	119,366

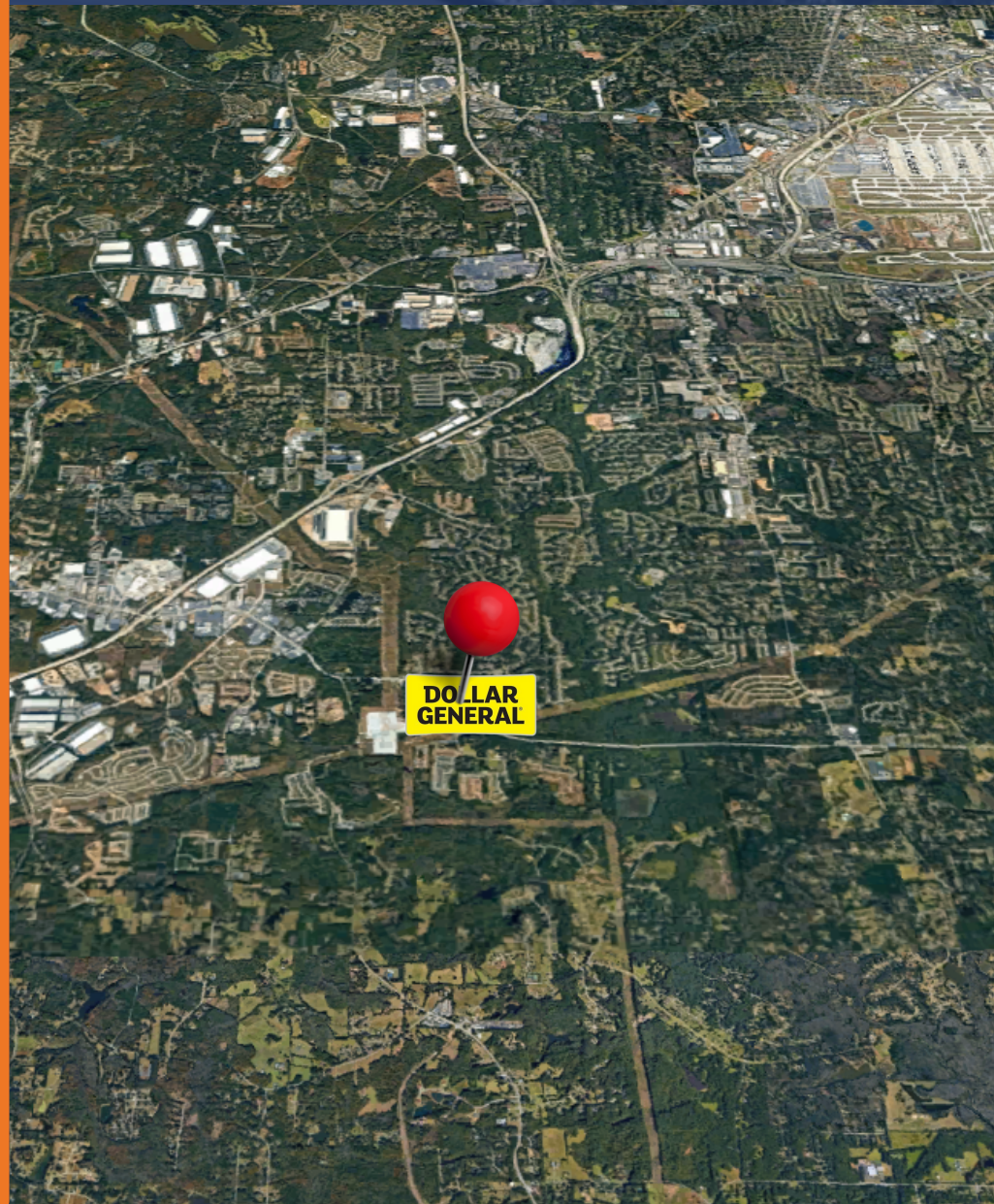
	1 MILE	3 MILE	5 MILE
AVERAGE HHI	\$64K	\$67K	\$68K
MEDIAN HOME VALUE	\$143K	\$155K	\$160K
CONSUMER SPENDING	\$51M	\$400M	\$1.10B

LOCATION OVERVIEW

LOCAL AERIAL MAP



REGIONAL MAP



FINANCIAL ANALYSIS

THE OFFERING

Price	\$1,725,309
Capitalization Rate	5.65%
Price Per Square Foot	\$191

PROPERTY DESCRIPTION

Year Built / Renovated	2015
Gross Leasable Area	9,026 SF
Type of Ownership	Fee Simple
Lot Size	1.54 Acres

LEASE SUMMARY

Tenant	Dollar General
Rent Increases	In Options
Guarantor	Dolgen. Corp
Lease Type	NNN
Lease Commencement	7/2/2015
Lease Expiration	7/31/2030
Renewal Options	Five, Five Year
Term Remaining on Lease	8.9 Years
Landlord Responsibility	None
Tenant Responsibility	CAM, Taxes & Insurance

RENT SCHEDULE

Year	Annual Rent	Monthly Rent	Rent/SF	Cap Rate
Current	\$97,479.96	\$8,123.33	\$10.79	Current
Option 1	107,226.96	\$8,935.58	\$11.88	Option 1
Option 2	\$117,950.05	\$9,829.17	\$13.07	Option 2
Option 3	\$129,744.96	\$10,812.08	\$14.37	Option 3
Option 4	\$142,719.96	\$11,893.33	\$15.81	Option 4
Option 5	\$156,992.04	\$13,082.67	\$17.39	Option 5

ANNUALIZED OPERATION INFORMATION

INCOME

Dollar Amount

Base Rental Income	\$97,479.96
Operating Expense Reimbursement	-
Gross Income	-
Operating Expenses	-
Net Operating Income	\$97,479.96

OPERATING EXPENSES

Taxes	Reimbursed by Tenant
CAM	N/A
Insurance	National Insurance Program