



REPRESENTATIVE



OFFERING MEMORANDUM

DOLLAR GENERAL

Port Wentworth (Savannah), GA

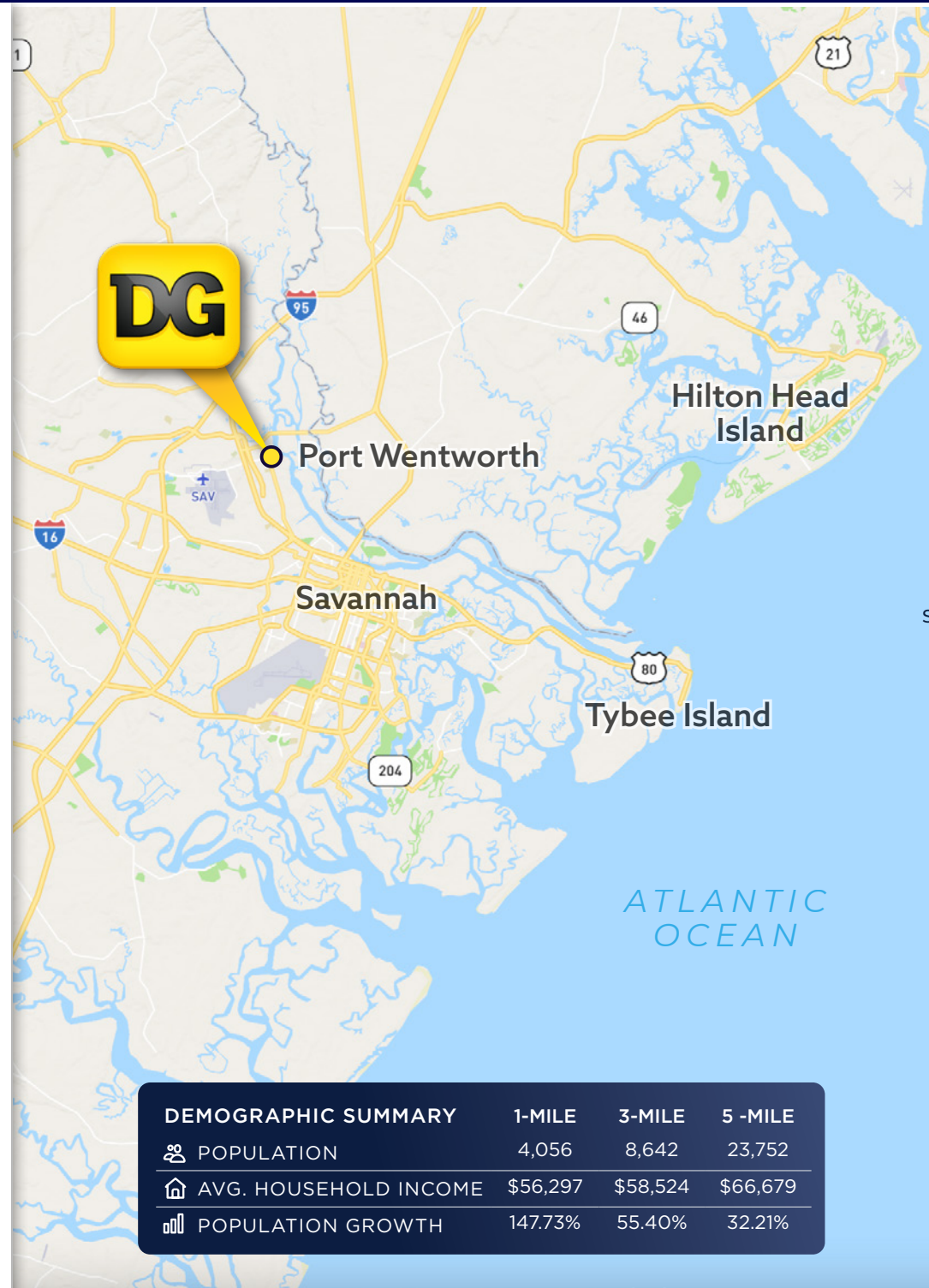
Marcus & Millichap

OFFERING SUMMARY

DOLLAR GENERAL

802 Crossgate Rd. Port Wentworth, GA 31407

PRICE	\$2,226,000		
CAP RATE	5.15%		
NOI	\$114,636		
RENTABLE SQUARE FEET	9,100		
YEAR BUILT	2020		
LOT SIZE	0.80 AC		
TENANT TRADE NAME	Dollar General		
LEASE GUARANTOR	Corporate		
LEASE TYPE	NNN		
ROOF & STRUCTURE	Tenant		
LEASE TERM	15 Years		
RENT COMMENCEMENT DATE	January 2021		
LEASE EXPIRATION DATE	January 2036		
TERM REMAINING ON LEASE	14 Years		
OPTIONS	10% Increases During Options		
INCREASES	Four, 5-Year Options		
BASE RENT	Years 1-15	\$114,636	
OPTION RENT	Years 16-20	(Option 1)	\$126,100
	Years 21-25	(Option 2)	\$138,710
	Years 26-30	(Option 3)	\$152,581
	Years 31-35	(Option 4)	\$167,839
TENANT RESPONSIBILITIES	Taxes, CAM, Insurance, Roof & Structure		
LANDLORD RESPONSIBILITIES	100% No Landlord Responsibilities		
ASSUMABLE FINANCING	CMBS Financing in Place that must be assumed (See page 3 for Details)		



DEMOGRAPHIC SUMMARY	1-MILE	3-MILE	5 -MILE
POPULATION	4,056	8,642	23,752
AVG. HOUSEHOLD INCOME	\$56,297	\$58,524	\$66,679
POPULATION GROWTH	147.73%	55.40%	32.21%

INVESTMENT HIGHLIGHTS

UPGRADED 14-YEAR NNN DOLLAR GENERAL

- The subject property is a 9,100 SF Dollar General with 2 sided upgraded construction and was built in 2020.
- This Dollar General has 14 years remaining on a 15-year corporate guaranteed NNN lease with Dollar General.
- Tenant is 100% responsible for all expenses including taxes, insurance, roof and structure.
- There are 10% rent increases in each of the four, 5-year option periods.

SAVANNAH

- Port Wentworth is located 8 miles Northwest of downtown Savannah, GA.
- Savannah is Georgia's fifth-largest city with an estimated population of 146,444 and the third largest MSA of 387,543.
- The Port of Savannah is the second largest U.S. seaport on the east coast and creates 350,000 jobs and does over \$66 billion in annual sales.
- Savannah is the oldest city and the top tourist destination in Georgia with over 12.1 million tourists annually.
- Home to Hunter Army Airfield which services Fort Stewart (11,205 Military Personnel) and Savannah College of Art & Design (13,000 Students) & Georgia Southern University–Armstrong Campus (5,278 Students)
- Savannah is the county seat of Chatham County.

ADJACENT TO SAVANNAH PORT & AIRPORT

- Located on GA 25 (5,220 VPD), less than a mile East of GA 21 (32,100 VPD) and 5 miles East of I-95 (92,400 VPD)
- This store is located less than 2 miles West of the Port of Savannah which creates 350,000 jobs and does over \$66 billion in annual sales.
- The property is located 4 miles East of Savannah/Hilton Head International Airport which is GA's second largest airport with 3,021,077 commercial passengers annually.
- Nearby national retailers include Food Lion, CVS, McDonald's, Walgreens, O'Reilly's and more.
- 5 mile population has experienced a 32.21% population growth and has an average house hold income of \$66,679.

INVESTMENT GRADE TENANT

- Dollar General is a publicly traded (NYSE: DG) Fortune 500 company with an S&P investment grade credit rating of BBB.
- Currently over 18,000 locations and expanding by 1,000 stores each year.
- Dollar General has been in business for 80 years and has a current net worth of over \$6.2 billion.

ASSUMABLE FINANCING

- This Dollar General has attractive CMBS financing in place that will need to be assumed.
(see page 3 for details)

A photograph of the interior of a Dollar General store. The image shows a yellow sign with the "DOLLAR GENERAL" logo in large, bold, black letters. Below the sign, there are shelves stocked with various products, including bags of snacks like Doritos and Ruffles, and a display of magazines. A yellow smiley face balloon is visible on the right side of the image. The store has bright lighting and a clean, organized appearance.

ASSUMABLE FINANCING

LOAN TYPE	CMBS
LENDER	Wells Fargo
LOAN AMOUNT	\$1,200,000
DOWN PAYMENT	\$1,026,000
LOAN-TO-VALUE	65%
TERM	10 Years
RATE	4.51%
INTEREST ONLY	5 Years (ends March 2026)
AMORTIZATION	30 Years
NON-RECOURSE	Yes
ASSUMPTION FEE	1% (Seller will Pay)
DEFEASANCE COSTS	APPROX \$300,000 (14%)

LOAN TERM	DEBT	CASH FLOW	CASH ON CASH
2022	\$54,120	\$60,516	5.90%
2023	\$54,120	\$60,516	5.90%
2024	\$54,120	\$60,516	5.90%
2025	\$54,120	\$60,516	5.90%
2026	\$73,048	\$41,588	4.05%
2027	\$73,048	\$41,588	4.05%
2028	\$73,048	\$41,588	4.05%
2029	\$73,048	\$41,588	4.05%
2030	\$73,048	\$41,588	4.05%
AVERAGE	\$64,636	\$50,000	4.87%



TENANT SUMMARY

FORTUNE[®]
500

PROVEN MOMENTUM.
ESSENTIAL RETAILER.



BBB

S&P CREDIT RANKING
INVESTMENT GRADE

DG

PUBLICALLY
TRADED

\$6.2+ B

TOTAL NET
WORTH

80

YEARS IN
BUSINESS

18,000+

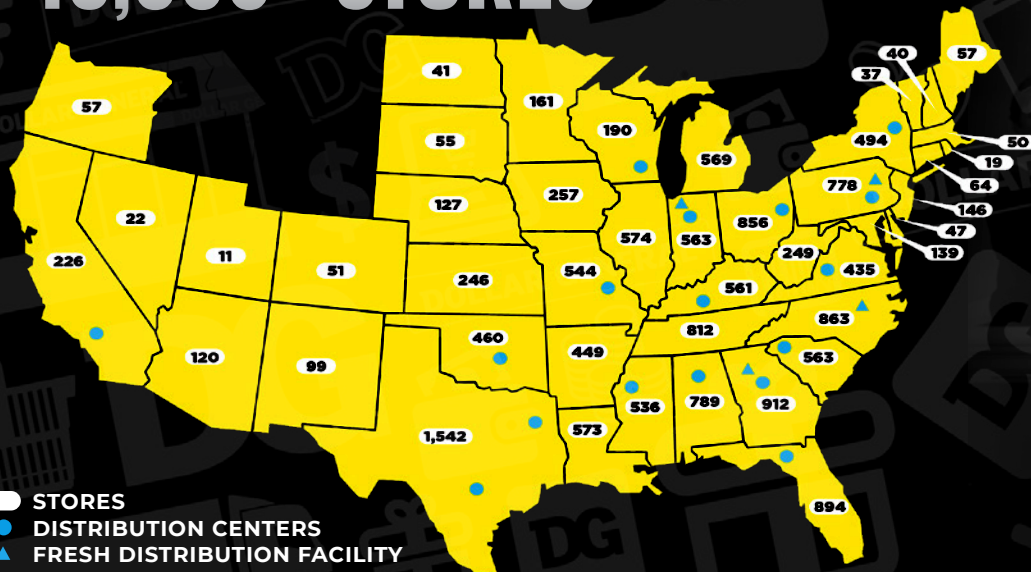
STORES IN
46 STATES

1,050

NEW STORES
PLANNED FOR 2021

REPRESENTATIVE

18,000+ STORES IN 47 STATES



STOCK PERFORMANCE

10-YEAR TRAILING





Walmart
TJ-MAXX
ALDI
Home Depot
PETSMART
Michaels

DG

Georgia Tech Savannah
1,000+ students

SAVANNAH
savannahga.gov

92,400

Port Wentworth Elementary
620 students

Savannah/Hilton Head
International Airport

32,100

PORT OF SAVANNAH
\$112 BILLION
ECONOMIC IMPACT
10% of National
Container Traffic Passes
Through Port

SAVANNAH COLLEGE OF ART & DESIGN
13,000 students

Red Bluff Plantation

Publix
at home
Sam's Club
Dick's Sporting Goods
HomeGoods
HOBBY LOBBY
CHEVROLET
ULTA
H&M
NIKE
five BELOW

Groves HS
689 students

CVS pharmacy

17,300

The Club at Savannah Harbor

Kinder Morgan Inc

Southern LNG Company LLC

53,100

Roses
DOLLAR TREE
Auto Zone
SUBWAY
CITITRENDS

Kroger
TARGET
STAPLES

Walmart
Publix
CATO
CVS pharmacy

HUNTER ARMY AIRFIELD
UNITED STATES ARMY
GEORGIA
11,205 PERSONNEL

SAVANNAH TECHNICAL COLLEGE
3,817 students

Oatland Island Wildlife Center

Whitmarsh Preserve

Memorial Health University Medical Center

Candler Hospital

SAVANNAH STATE UNIVERSITY
3,700 students

GEORGIA SOUTHERN UNIVERSITY
ARMSTRONG CAMPUS • SAVANNAH
5,278 students

Hunter Army Airfield

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SITE PLAN



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MARCUS & MILLICHAP REAL ESTATE INVESTMENT SERVICES, INC.
BROKER OF RECORD | JOHN LEONARD | LIC #: 252904 | (678) 808-2700

Marcus & Millichap
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RETAIL GROUP

Dated:

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Re: 802 Crossgate Rd. – Port Wentworth, GA 31407 (Dollar General)

Dear:

Please accept this offer to purchase the above referenced Property. This letter expresses Purchaser's interest in purchasing the Property under the following terms and conditions:

Purchaser _____

**Purchaser's
Address** _____

**Purchaser's
Phone/Fax** _____

**Purchaser's
Email Address** _____

Offer Price _____

Earnest Money \$50,000 earnest money deposit due within forty-eight (48) hours of the Effective Date of the Contract with an additional \$50,000 deposited at the expiration of the Inspection Period (\$100,000 Total). The Earnest Money shall become non-refundable barring any other listed contingencies at the expiration of the Inspection Period.

Inspection Period 21 Calendar Days from the Effective Date, which shall mean the date on which the latter of the parties executes a Contract. All available Due Diligence Documents ("Documents") will be forwarded immediately upon the Effective Date of the Contract.

Purchaser's Initials _____ Seller's Initials _____

Financing Period	Purchaser shall have seven (7) days from the Effective Date of the Contract to initiate the loan assumption process. Purchaser shall have 60 calendar days from the effective date of the contract to complete loan assumption process with additional 30 calendar day extension if needed by the lender.
Closing Date	Within 10 Calendar Days after the expiration of the Inspection Period and Loan Assumption Approval.
Closing Costs	Seller shall pay for the transfer tax. Buyer shall pay for Title. Purchaser and Seller shall each bear its own attorneys expenses. All other Closing Costs shall be split 50-50 between Buyer and Seller.
Property Condition	Property is being sold "AS IS" with Seller making representations or warranties concerning the property.
Contract within 10 days:	Within Ten (10) Calendar Days of the Effective Date of this Letter of Intent, Purchaser and Seller shall enter into a binding Contract (the "Contract"). Seller will Draft the Contract and Failure to reach an agreement will allow the Seller to consider this agreement void and accept offers from other parties.
Broker Commission	Purchaser acknowledges that Purchaser has employed _____, ("Purchaser's Brokers") to represent them in this transaction. Any commissions due the Purchaser's broker (if applicable) shall be paid by the Seller directly.
1031 Exchange	Purchaser <input type="checkbox"/> is / <input type="checkbox"/> is not (check one) completing an IRS 1031 Tax Deferred Exchange, to which the Seller agrees to cooperate providing there is no cost or expense to Seller. Purchaser has \$_____ in an exchange account from a transaction which closed escrow on _____. Purchaser will provide Seller, upon request, proof of such funds.
Confidentiality	Purchaser and Purchaser's agents and representatives hereby covenant with Seller that Purchaser and Purchaser's agents and representatives shall not, without the prior written consent of Seller (which consent may be withheld in Seller's sole and absolute discretion), disclose to any other person (other than Purchaser's accountants and attorneys) or entity by any means whatsoever: (i) any information pertaining to the Documents; (ii) any information pertaining to the Contract; or (iii) any information or documentation (written or oral) provided by Seller or Seller's agents and representatives concerning Seller, Seller's business, Tenant, Tenant's business or the Property.

Purchaser's Initials _____ Seller's Initials _____

This Letter of Intent is contingent upon the prospective Purchaser's willingness to execute Seller's standard Purchase Agreement as well as review and approval of the details of the transaction proposed above by the appropriate principal parties of the Seller.

It is understood and agreed that the foregoing constitutes a *Letter of Intent* setting forth the major business points from our discussions. It is further understood that neither party intends to create any contractual rights or obligations as a result of entering into this *Letter of Intent*. No binding agreement or rights or obligations shall arise as the result of executing this letter or with respect to the proposed transactions, unless and until we execute definitive documentation incorporating the above provisions and other appropriate terms.

If the foregoing accurately reflects our discussions, please acknowledge same by returning a signed copy of this letter. Execution of this Letter of Intent by the undersigned agent in no way binds or obligates the Seller or any of its principals.

Agreed and Accepted | Purchaser

By: _____

Printed: _____

Dated: _____

Agreed and Accepted | Seller

By: _____

Printed: _____

Dated: _____