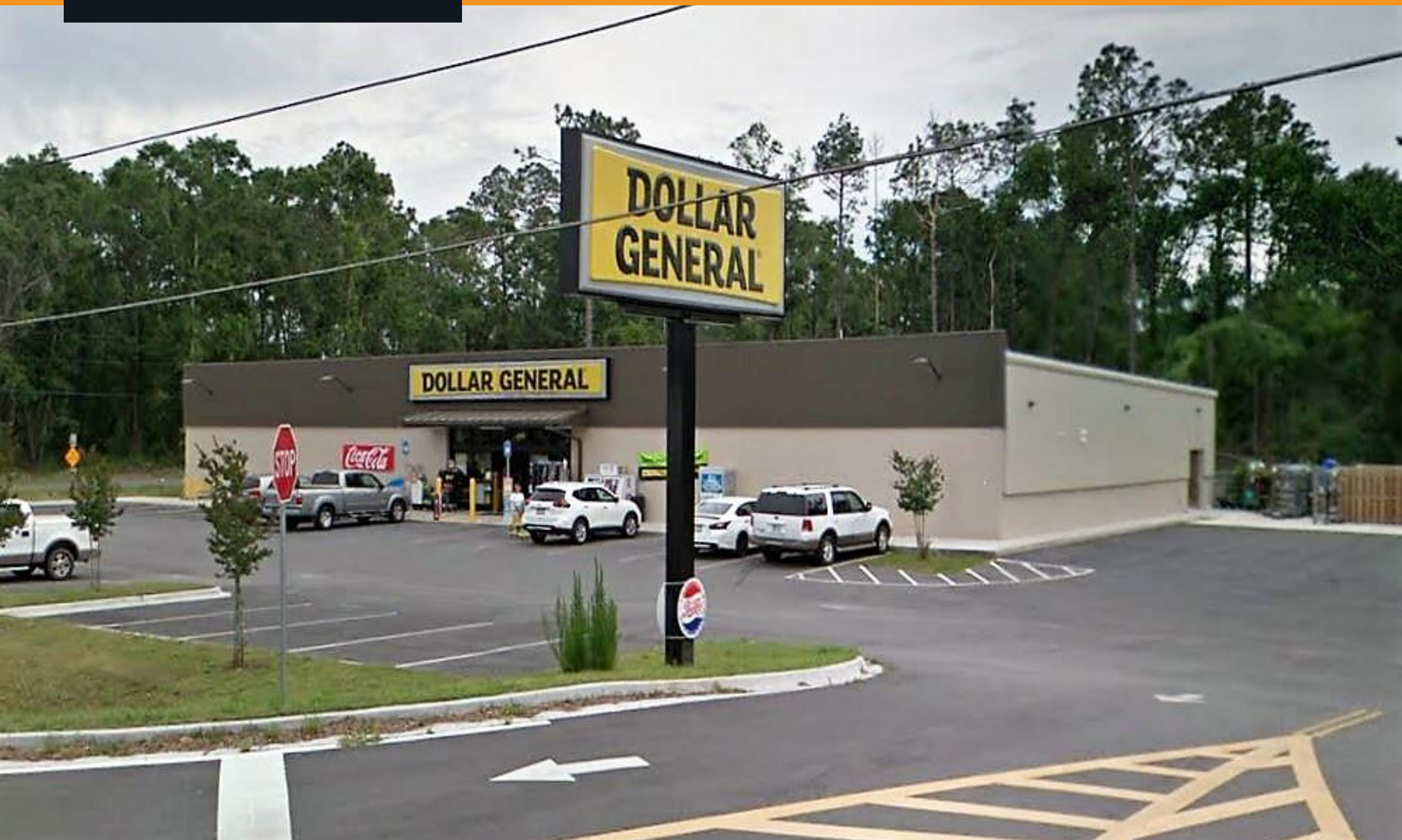


**OFFERING
MEMORANDUM**

Dollar General - 2560 Thomasville Road, Bainbridge, GA 39819



PROPERTY OVERVIEW



PROPERTY OVERVIEW:

SVN SouthLand Commercial is pleased to present this Dollar General located in Bainbridge, GA. The property has 11+ years remaining on the initial 15-year lease with Five 5-year options at the end of the lease period. This Absolute NNN property comes with zero landlord responsibilities and a corporate guarantee from Dollar General, which is rated as Investment Grade. With a population of around 15,000 and an average household income of \$46,292 within 5 miles, this property is an ideal location for Dollar General. The list price reflects a 5.15% cap rate based on an NOI of \$91,308.

RENT ROLL:

- Commencement Date: 5/2018
- 5 5-year option periods with a 10% increase

OPTIONS TO RENEW	ANNUAL RENT
1st Option	\$100,440
2nd Option	\$110,472
3rd Option	\$121,524
4th Option	\$133,680
5th Option	\$147,048

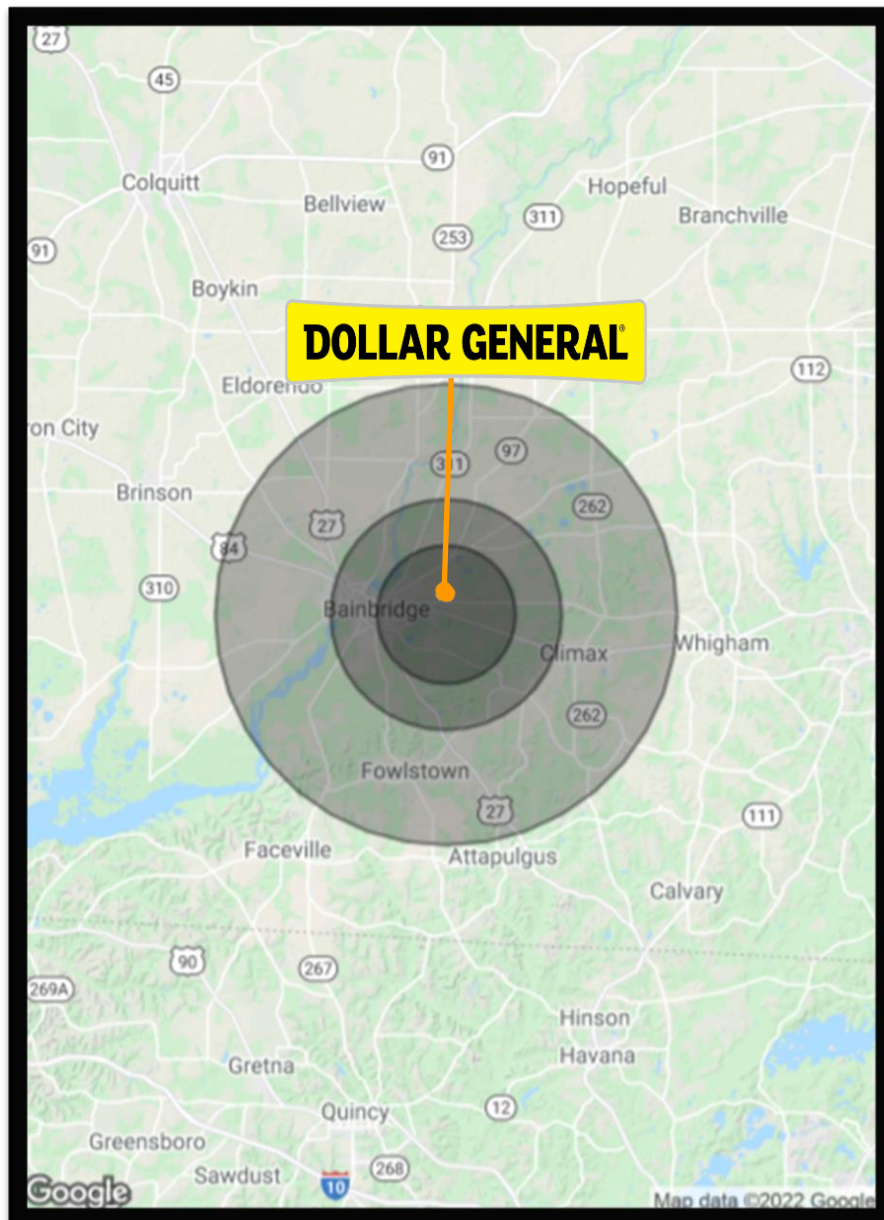
OFFERING SUMMARY

SALE PRICE:	\$1,772,970
BUILDING SIZE:	9100 SF
LEASE TYPE:	NNN
CAP RATE:*	5.15%
NOI:*	\$91,308
LEASE COMMENCEMENT:	May 2018
LEASE END:	May 2033

PROPERTY HIGHLIGHTS:

- 11+ years left on initial 15-year lease
- Absolute NNN--Zero Landlord responsibilities
- Five 5-year options with rental increases
- Corporate Guarantee from Dollar General

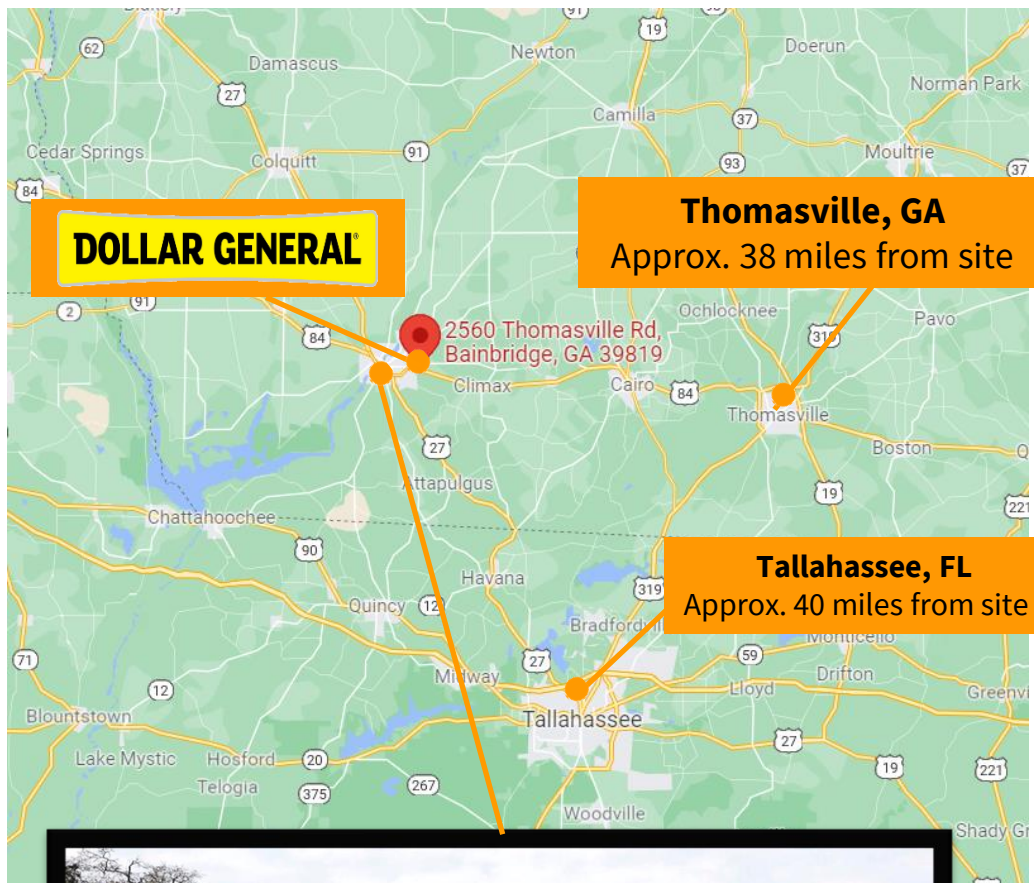
DEMOGRAPHICS MAP



SUMMARY	3 MILE	5 MILES	10 MILES
Population	8,121	14,212	25,124
Households	3,388	5,638	9,292
Median Age	36.3	35.7	35.6
Avg HH Income	\$44,518	\$46,292	\$46.836



ABOUT THE AREA



ABOUT THE AREA:

Southwest Georgia is home to many picturesque regions and captivating communities, but none so enchanting as Bainbridge and Decatur County. Generations of southerners have witnessed the evolution of this magnificent landscape - rich with Indian lore, scarred by battle, and blessed with beautifully preserved monuments that honor these life changes.

Known for our tree-lined streets and elegant old antebellum and Victorian homes, the town continues to revolve around its central square, Willis Park, which is beautifully maintained. The high clock tower of the Victorian-era Decatur County Courthouse rises above one corner and the surrounding blocks are lined with historic buildings, the majority of them over 100 years old.

Whether you enjoy attending festivals, exploring nature, experiencing the arts, listening to live music, playing sports, or hunting, there is enough to fill up just about every weekend of the year. Both the Flint River and Lake Seminole offer abundant fishing and water sports, attracting thousands of amateur and professional fishermen with many top bass tournaments throughout the year.

Located just 70 miles from Florida beaches, Bainbridge provides easy access to vacation spots and resorts, yet still have plenty to do while in the relaxed environment of a thriving small town in the South.

Source: <https://www.bainbridgecity.com/community>



PROPERTY CONTACTS:



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