

DOLLAR GENERAL



959 NORTH MAIN STREET | STATESBORO, GA 30458

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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.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

INVESTMENT SUMMARY

959 NORTH MAIN STREET, STATESBORO, GA 30458

\$2,524,000 | 4.50% Cap Rate



NOI
\$113,556



YEAR BUILT
APRIL 2022



BUILDING SIZE
10,640 SF



LOT SIZE
3.24 ACRES



LEASE TERM
15 YEARS



LEASE TYPE
ABSOLUTE NET

HIGHLIGHTS

- > One of a Kind Upgraded Construction | Dollar General's Newest 10,640 SF prototype | Anticipated store opening in April 2022
- > Excellent Demographics with over 41,000 people within 5-Miles of the site | Statesboro is the county seat of Bulloch
- > Statesboro is home to Georgia Southern University with over 26,000 students
- > Tenant is the Nation's Largest Discount Retailer with Over 17,200 Locations in 46 States | Ranked 91 on the 2021 Fortune 500 List
- > Investment Grade Tenant | Standard & Poor's "BBB" Rating | In business since 1939
- > Net sales in 2020 were 33.75 billion | 22% increase over 2019 | Recession Proof Tenant

FINANCIAL ANALYSIS

ANNUALIZED OPERATING DATA

Base Lease Years	Annual	Monthly	Increases
Year 1-15	\$113,556.00	\$9,463.00	
Option 1 (Year 16-20)	\$124,911.60	\$10,409.30	10%
Option 2 (Year 21-25)	\$137,402.76	\$11,450.23	10%
Option 3 (Year 26-30)	\$151,143.04	\$12,595.25	10%
Option 4 (Year 31-35)	\$166,257.34	\$13,854.78	10%

FINANCING OPTIONS

Approximate Rate	3.70%
Loan to Value	up to 60%
Fixed Term	5 + 5 Years
Amortization	up to 30 Years
MMCC Fee	1.00%
Lender Fee	0.50%

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TENANT SUMMARY

DOLLAR GENERAL®

Dollar General (NYSE: DG) is a chain of more than 17,200 discount stores in 46 states, and 143,000 employees, located primarily in the South, East, Midwest, and Southwest, offering basic household items, such as cleaning supplies, health, and beauty aids, apparel, and food. The target is low, middle, and fixed-income shoppers. One of Dollar General's main advantages is that it offers prices as low or lower than Walmart but in more convenient locations. Fortune 500 recognized Dollar General in 1999 and in 2020 reached #112. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$33.75 billion in 2020.

Dollar General also has 17 distribution centers in 16 states. Since 2017, DG has opened stores in North Dakota, Wyoming and Washington. As of early 2020, DG does not have stores in four states: Alaska, Hawaii, Idaho and Montana. By the end of its 2019 fiscal year, Dollar General offered its produce assortments in more than 650 stores, with plans to expand its produce offerings to an additional 400 stores in FY 2020.



Revenue:
\$33.75B (2020)



of Locations:
17,200+



Headquarters:
Goodlettsville, TN



DEMOGRAPHIC PROFILE

DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
2010 Population	1,698	15,569	36,442
2021 Population	1,805	16,837	41,226
2026 Population	1,840	17,458	43,097
2000 Households	653	5,569	11,432
2010 Households	695	6,043	13,024
2021 Households	731	6,604	14,455
2026 Households	747	6,870	15,147
2021 Average HH Size	2.4824	2.3851	2.4003
Median HH Income	\$59,202	\$41,882	\$36,529
Per Capita Income	\$30,569	\$23,274	\$21,942
Average HH Income	\$70,105	\$57,326	\$56,576

Income

In 2021, the median household income for your selected geography is \$36,529, compare this to the Entire US average which is currently \$65,694. The median household income for your area has changed by 47.77% since 2000. It is estimated that the median household income in your area will be \$38,195 five years from now, which represents a change of 4.56% from the current year. The current year per capita income in your area is \$21,942, compare this to the Entire US average, which is \$36,445. The current year average household income in your area is \$56,576, compare this to the Entire US average which is \$94,822.

Education

The highest level of 2021 educational attainment in your selected area is as follows: 13.69% percent graduate degree, 16.84% percent bachelor's degree, 6.78% percent associate degree, 23.02% percent some college, 27.45% percent high-school graduate, 8.54% percent some high school and 3.68% percent elementary. The U.S. averages are 12.05% percent graduate degree, 19.52% percent bachelor's degree, 8.35% percent associate degree, 20.53% percent some college, 27.23% percent high-school graduate, 7.09% percent some high school and 5.24% percent elementary.

Employment

In 2021, there are 19,580 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 59.07% of employees are employed in white-collar occupations in this geography, and 41.25% are employed in blue-collar occupations. In 2021, unemployment in this area is 7.49%. In 2000, the average time traveled to work was 20.0 minutes.

AREA OVERVIEW

Statesboro is the largest city and county seat of Bulloch County, Georgia, and is located in the southeastern part of the state. Statesboro is part of the Savannah–Hinesville–Statesboro Combined Statistical Area. In 2017, Statesboro was selected in the top three of the national America's Best Communities competition and was named one of nine Georgia "live, work, play" cities by the Georgia Municipal Association.

Statesboro is home to the flagship campus of Georgia Southern University, a public research university. The institution offers over 140 different academic majors in a comprehensive array of baccalaureate, masters, and doctoral programs. The university has a combined enrollment of approximately 26,000 students from all 50 states and approximately 85 nations. Two community colleges are also located in Statesboro - East Georgia State College and Technical College System of Georgia.



Population:
33,438

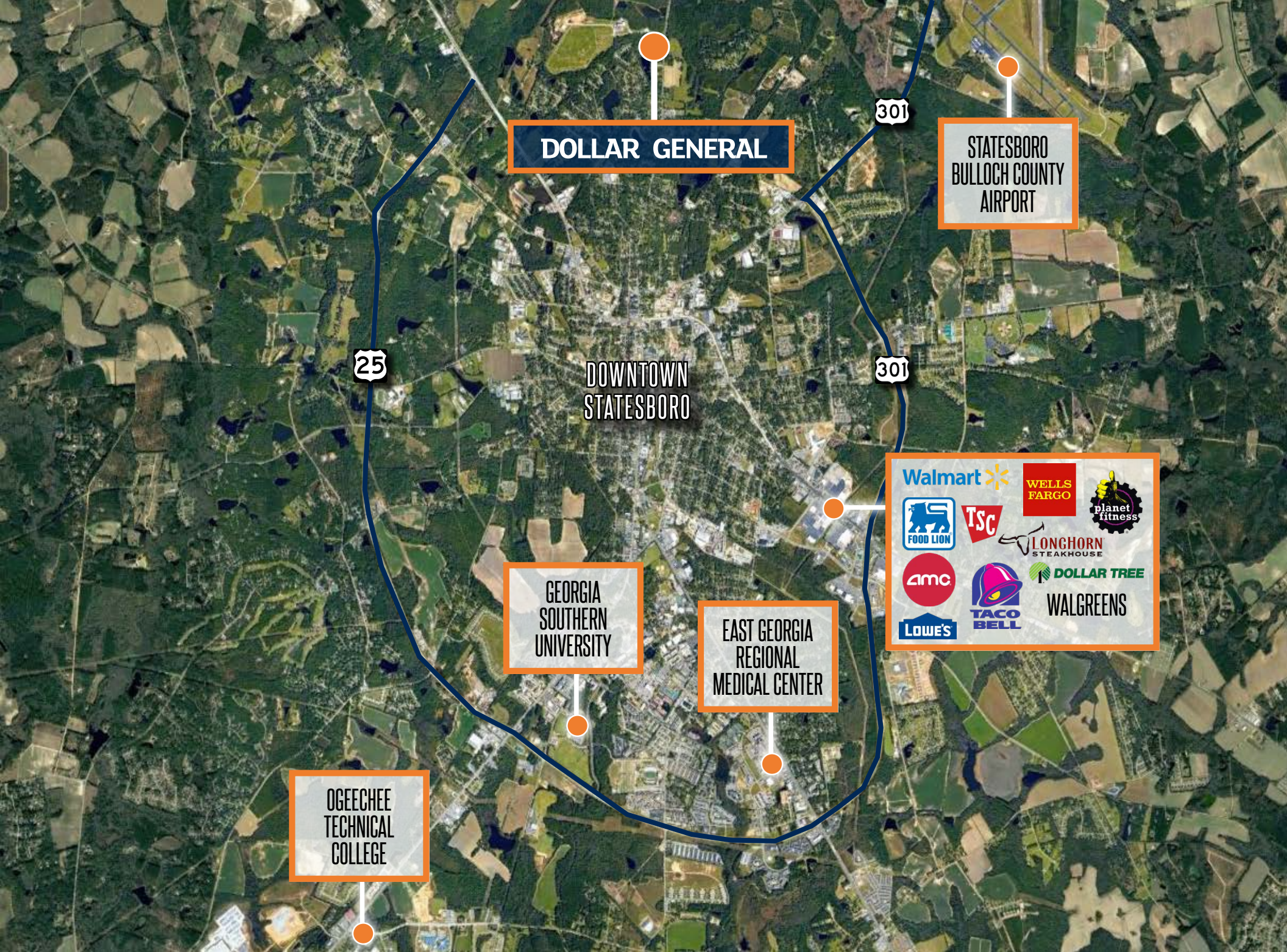


Average HH
Income:
\$70,105



Median Sale Price:
\$207,500







AUGUSTA, GA

Augusta is a consolidated city-county on the central eastern border of Georgia. Internationally, Augusta is best known for hosting The Masters golf tournament each spring. The Masters brings over 200,000 visitors from around the world to the Augusta National Golf Club.

DOLLAR GENERAL

CHARLESTON, SC

Charleston is the largest city in South Carolina. Charleston is a popular tourist destination and a notable art destination, named a top-25 arts destination by AmericanStyle magazine. Commercial shipping is important to the economy. The city has two shipping terminals, of a total of five terminals owned and operated by the South Carolina Ports Authority in the Charleston metropolitan area, which are part of the fourth-largest container seaport on the East Coast and the seventh-largest container seaport in the United States.

SAVANNAH, GA

Savannah is the oldest city in Georgia. Each year Savannah attracts millions of visitors to its cobblestone streets, parks, and notable historic buildings. Savannah's downtown area is one of the largest National Historic Landmark Districts in the United States. Between 2009 and 2017, Savannah was North America's fourth-largest port for shipping container traffic. In 2019, the port continues to see record growth with a reported 4.5 million, 20-foot equivalent container units being moved in the fiscal year.



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