



## OFFERING MEMORANDUM

UPGRADED CONSTRUCTION "PLUS" DOLLAR GENERAL - RELOCATION STORE

5118 DANIELSVILLE ST, ILA, GA 30647

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**DOLLAR  
GENERAL**

ILA, GA

**\$2,399,020 | 4.9% CAP**

- Upgraded Brick Construction "Plus" Size Absolute NNN Dollar General With Over 11 Years Remaining on Current Term
- "Plus" Size 10,640 SF Dollar General - Relocated From Down the Street
- Limited Local Retail Competition - Closest Dollar Store Over 4 Miles Away
- Rapid Population Growth of Over 8% From 2010-2021 Within 1-Mile Radius
- 16 Miles From Athens. the 6th Largest City in Georgia & Home to the University of Georgia (40,000+ Students Enrolled)
- Corporately Guaranteed by Dollar General is an Investment Grade Tenant With an S&P Credit Rating of BBB (the Same as Walgreens)

## EXCLUSIVELY MARKETING BY:

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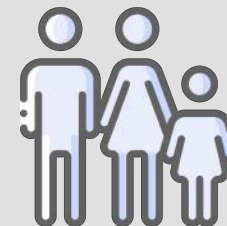
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## INVESTMENT OVERVIEW:

Base Annual Rent:	\$117,552
Rent Per SF:	\$11.05
Rent Commencement Date:	7/29/2018
Lease Expiration Date:	7/31/2033
Lease Term Remaining:	11+ Years
Lease Type:	Absolute NNN
Type of Ownership:	Fee Simple



In 2021, Dollar General Plans to Continue Expansion by Opening 1,050 Stores & Remodeling 1,750 Stores



Dollar General, an Essential Business, is located within 5 Minutes of 75% of the US Population



As a Recession Proof Tenant, Dollar General is #119 on the Fortune 500 List Operating 17,000+ Stores

## PROPERTY DETAILS:

Building Area:	10,640 SF
Land Area:	1.34 AC
Year Built:	2017
Guarantor:	Dollar General Corporation (NYSE: DG)
Price Per SF:	\$225.47

# LEASE ABSTRACT

5118 DANIELSVILLE ST | ILA, GA

## DOLLAR GENERAL #9683 | ILA, GA

### ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	7/29/2018-7/31/2033	\$117,552	\$11.05	4.90%
Five (5), 5-Year Options, 10% Increase	8/1/2033-7/31/2038	\$129,307	\$12.15	5.39%
	8/1/2038-7/31/2043	\$142,238	\$13.37	5.93%
	8/1/2043-7/31/2048	\$156,462	\$14.71	6.52%
	8/1/2048-7/31/2053	\$172,108	\$16.18	7.17%
	8/1/2053-7/31/2058	\$189,319	\$17.79	7.89%

### ASSUMABLE DEBT TERMS

Loan Amount	Term	Interest	Amortization	Cash Flow	Loan Date
\$1,232,493.43	10 Year Fixed*	4.00%	30 Year	\$45,060	11/25/2020

\*Loan has option to reset term (upon notifying lender) for an additional 5 years with a ceiling of 4.50% interest.

## RESPONSIBILITIES BREAKDOWN

### TAXES

#### PAID BY TENANT

Tenant shall reimburse Landlord for the ad valorem taxes payable with respect to the Demised Premises within forty-five (45) days after receipt of Landlord's paid receipt...

### INSURANCE

#### PAID BY TENANT

Tenant further agrees to maintain a "special cause of loss" policy (formerly an "all risk" policy) insuring all improvements on the Demised Premises (the "Property Insurance").

### PARKING LOT

#### PAID BY TENANT

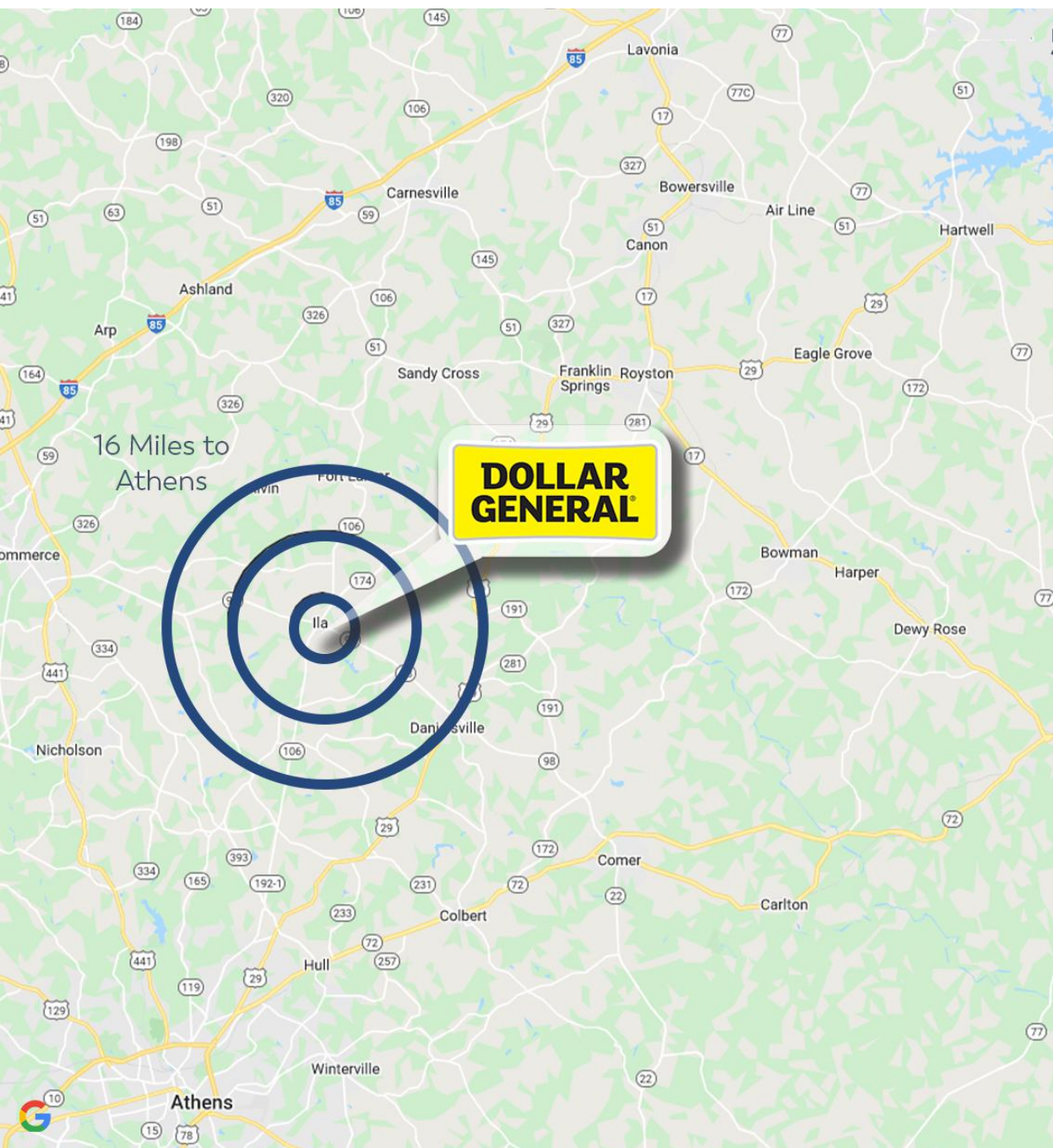
...Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.

### HVAC / ROOF & STRUCT.

#### PAID BY TENANT

...Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.





## 5 MILE RADIUS OF SUBJECT PROPERTY

### TOTAL POPULATION

		1 Mile	3 Mile	5 Mile
	2010 Census	446	2,532	7,276
	2021 Estimated	484	2,749	7,906
	2026 Projected	479	2,823	8,121

### POPULATION GROWTH

		1 Mile	3 Mile	5 Mile
	2010 - 2021	8.52%	8.57%	8.66%
	2021 - 2026	(1.03%)	2.69%	2.72%

### HOUSEHOLD INCOME

		1 Mile	3 Mile	5 Mile
	Median	\$39,564	\$45,987	\$50,211
	Average	\$53,239	\$55,886	\$60,527

Demographic data provided by CoStar



# ATHENS

Athens is the 6th largest city in Georgia and is located 60 miles northeast of Atlanta. It is home to the University of Georgia, one of the largest public universities in the US, with almost 40,000 students. Athens is known for its edgy college town and is filled with creative energy. The Georgia Bulldogs have an energetic fanbase and have won 11 SEC Eastern Division championships in Football. Athens has a population of 130,080 and the city brings in more than \$350 million annually from tourism.

0.82% Annually  
2022 Population Growth



130,081  
2022 Total Population



\$59,118  
2022 Median Household Income











Actual Property







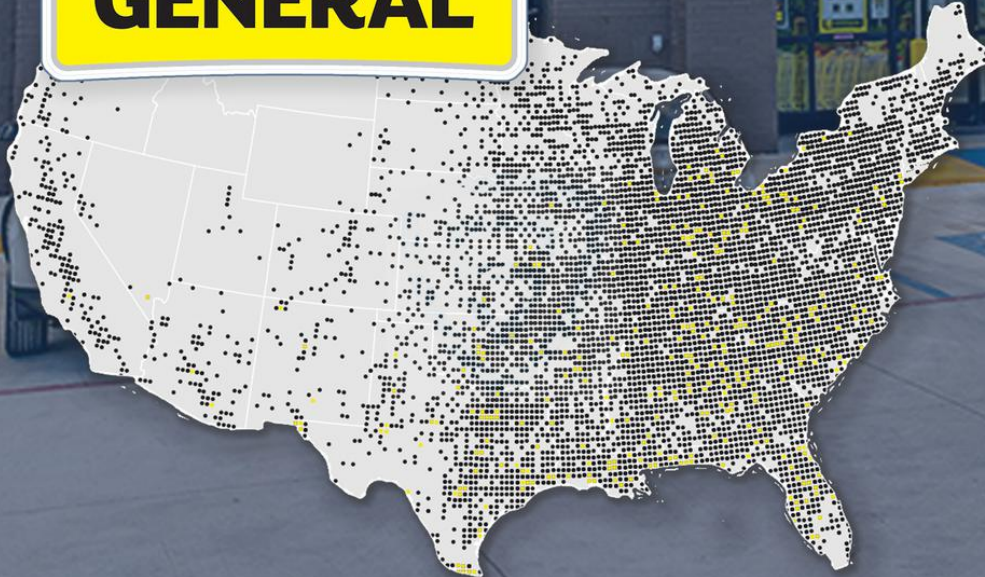


Actual Property





**DOLLAR  
GENERAL®**



**82 Years**  
of Success



**Publicly  
Traded Co.**  
NYSE: DG



**BBB**  
S&P Rated



**\$49B**  
Market Cap



**17,500+**  
Locations



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**BROKER OF RECORD**

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