



RENDERING



OFFERING MEMORANDUM

DOLLAR GENERAL

Douglas, GA

Marcus & Millichap

OFFERING SUMMARY

DOLLAR GENERAL

106 McNeil Drive Douglas, GA 31533

PRICE	\$1,963,000		
CAP RATE	5.45%		
NOI	\$106,968		
RENTABLE SQ FT.	10,640		
YEAR BUILT	2022		
LOT SIZE	1.42 AC		
TENANT TRADE NAME	Dollar General		
LEASE GUARANTOR	Corporate		
LEASE TYPE	Absolute Net		
ROOF & STRUCTURE	Tenant		
RENT COMMENCEMENT DATE	August 2022		
LEASE EXPIRATION DATE	August 2037		
TERM REMAINING ON LEASE	15 Years		
INCREASES	10% Increases During Options		
OPTIONS	Five, 5-Year Options		
BASE RENT	Years 1-15	\$106,968	
OPTION RENT	Years 16-20	(Option 1)	\$117,664
	Years 21-25	(Option 2)	\$129,430
	Years 26-30	(Option 3)	\$142,373
	Years 31-35	(Option 4)	\$156,610
	Years 36-40	(Option 5)	\$172,271
TENANT RESPONSIBILITIES	Taxes, Insurance, CAM, Roof & Structure		
LANDLORD RESPONSIBILITIES	100% No Landlord Responsibilities		



INVESTMENT HIGHLIGHTS

NEW UPGRADED CONSTRUCTION DOLLAR GENERAL

- Brand new 10,640 SF upgraded construction Dollar General located in Douglas, GA
- This Store opened in August 2022.

LOCATED ON NATIONAL RETAIL CORRIDOR

- This Dollar General is located at the signalized intersection of Highway 441 (12,100 VPD) and McNeil Drive (3,090 VPD).
- Nearby national retailers include Lowe's Home Improvement, Chick fil A, Tractor Supply, Burger King and more
- The five mile population for this Dollar General is 21,321.
- South Georgia College (3,000 Students) is located 2 miles from the subject property and contributes more than \$46 million annually to the economy of Coffee County.
- The subject property is located 2 miles from the Coffee Regional Medical Center, which employs over 300 employees and provides 98 beds.

DOUGLAS, GA

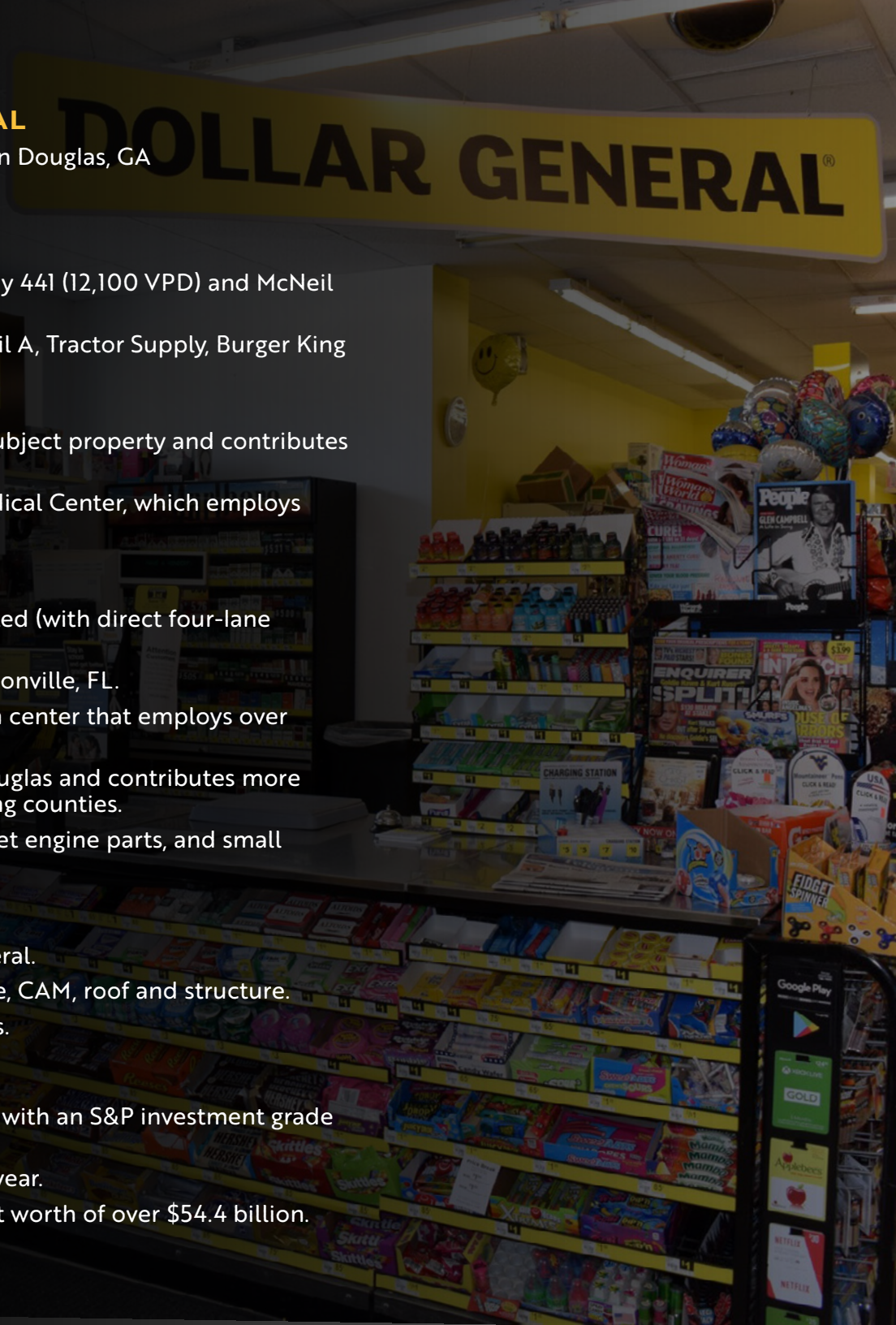
- Douglas is located in the heart of South Georgia and is centrally located (with direct four-lane highway connectivity) between I-75, I-16, I-95 and I-10.
- Nearby cities include Savannah, Valdosta, and Albany, as well as Jacksonville, FL.
- Wal-Mart is the major employer in Douglas, including the distribution center that employs over 1,600 people.
- South Georgia College (3,000 Students) is located on 190 acres in Douglas and contributes more than \$46 million annually to the economies of Coffee and surrounding counties.
- Major industries include poultry processing, manufactured housing, jet engine parts, and small engines.

NEW 15-YEAR CORPORATE NNN LEASE

- Brand new 15-year corporate guaranteed NNN lease with Dollar General.
- Tenant is 100% responsible for all expenses including taxes, insurance, CAM, roof and structure.
- There are 10% rent increases in each of the five, 5-year option periods.

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 18,200 locations and expanding by 1,000 stores each year.
- Dollar General has been in business for 83 years and has a current net worth of over \$54.4 billion.



TENANT SUMMARY

FORTUNE
500

PROVEN MOMENTUM.
ESSENTIAL RETAILER.



BBB

S&P CREDIT RANKING
INVESTMENT GRADE

DG

PUBLICALLY
TRADED

\$54.4 B

TOTAL NET
WORTH

83

YEARS IN
BUSINESS

18,200+

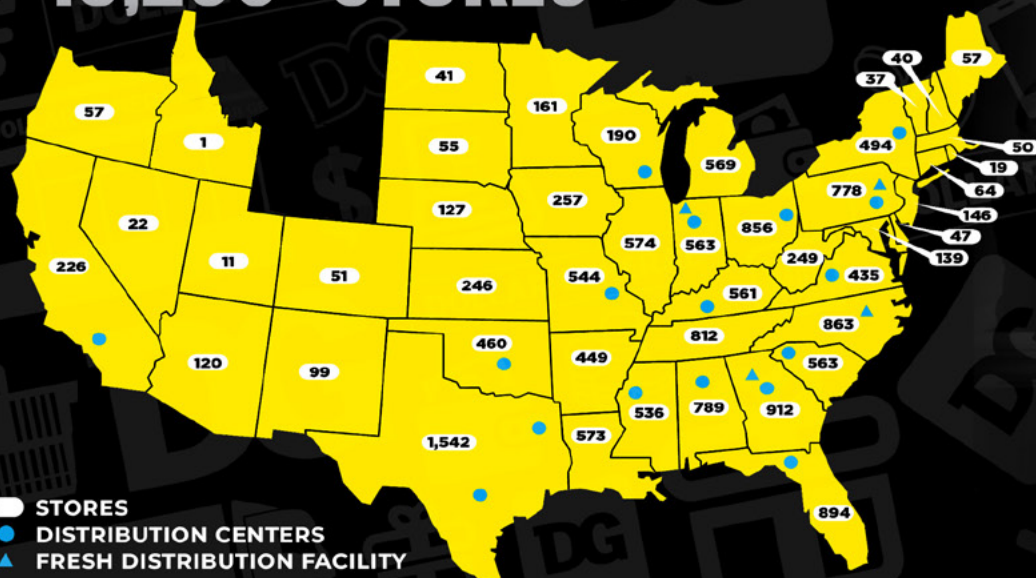
STORES IN
47 STATES

1,050

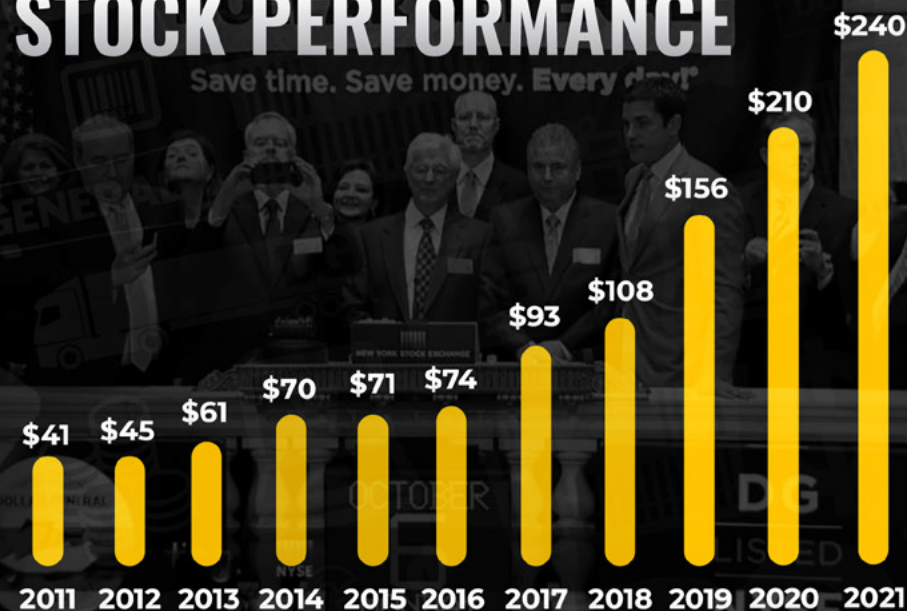
NEW STORES
PLANNED FOR 2022

REPRESENTATIVE

18,200+ STORES IN 47 STATES



STOCK PERFORMANCE



City of Douglas Georgia

Est. 1895

Premium Waters, Inc.
bottled water solutions

Southwire

BUICK
GMC

Walmart
Distribution Center

PCC Airfoils, LLC

IGA Badcock
HOME FURNITURE & more
SHERWIN WILLIAMS ACE Hardware K
SHOE SHOW KFC Aaron's
H&R BLOCK

WIREGRASS
GEORGIA TECHNICAL COLLEGE
4,773 students

Coffee Regional Medical Center

General Coffee
State Park
More than 100,000
visitors a year

Douglas Municipal Gene
Chambers Airport

SOUTH GEORGIA
STATE COLLEGE
2,500 students

DG

Coffee High School
1,337 students

Hwy 441
12,100 VPD

Collins Cardiology

McNeil Drive
3,090 VPD

pilgrim's

HARVEYS
supermarket
Trading Since 1924

FARMERS
home
FURNITURE

Checkers
BURGERS • FRIES • COLAS

FAMILY
DOLLAR

Save
a lot

ABC
APPLIANCE REPAIR

UNITED STATES
POSTAL SERVICE

ZAXBY'S

Krystal

DAIRY
QUEEN

NAPA AUTO PARTS

McDonald's Burger King Walgreens Wells Fargo

Eastside ES
445 students

Coffee
Middle School
1,775 students

Douglas Golf &
Country Club

Walmart LOWE'S belk
MODERN. SOUTHERN. STYLE.

TSC TRACTOR SUPPLY CO bealls OUTLET DOLLAR TREE HOBBY LOBBY

CITITRENDS ANYTIME FITNESS GOODWILL 9

O'Reilly AUTO PARTS Auto Zone Hampton Inn BU Best Western AT&T

Fairfield BY HARRIOTT Holiday Inn AN IHG HOTEL Little Caesars Chick-fil-A

STARBUCKS COFFEE Pizza Hut Captain D's SEAFOOD Arby's Wendy's TACO BELL

32

DEMOGRAPHIC SUMMARY

POPULATION

AVG. HOUSEHOLD INCOME

1-MILE

2,315

\$64,754

3-MILE

13,981

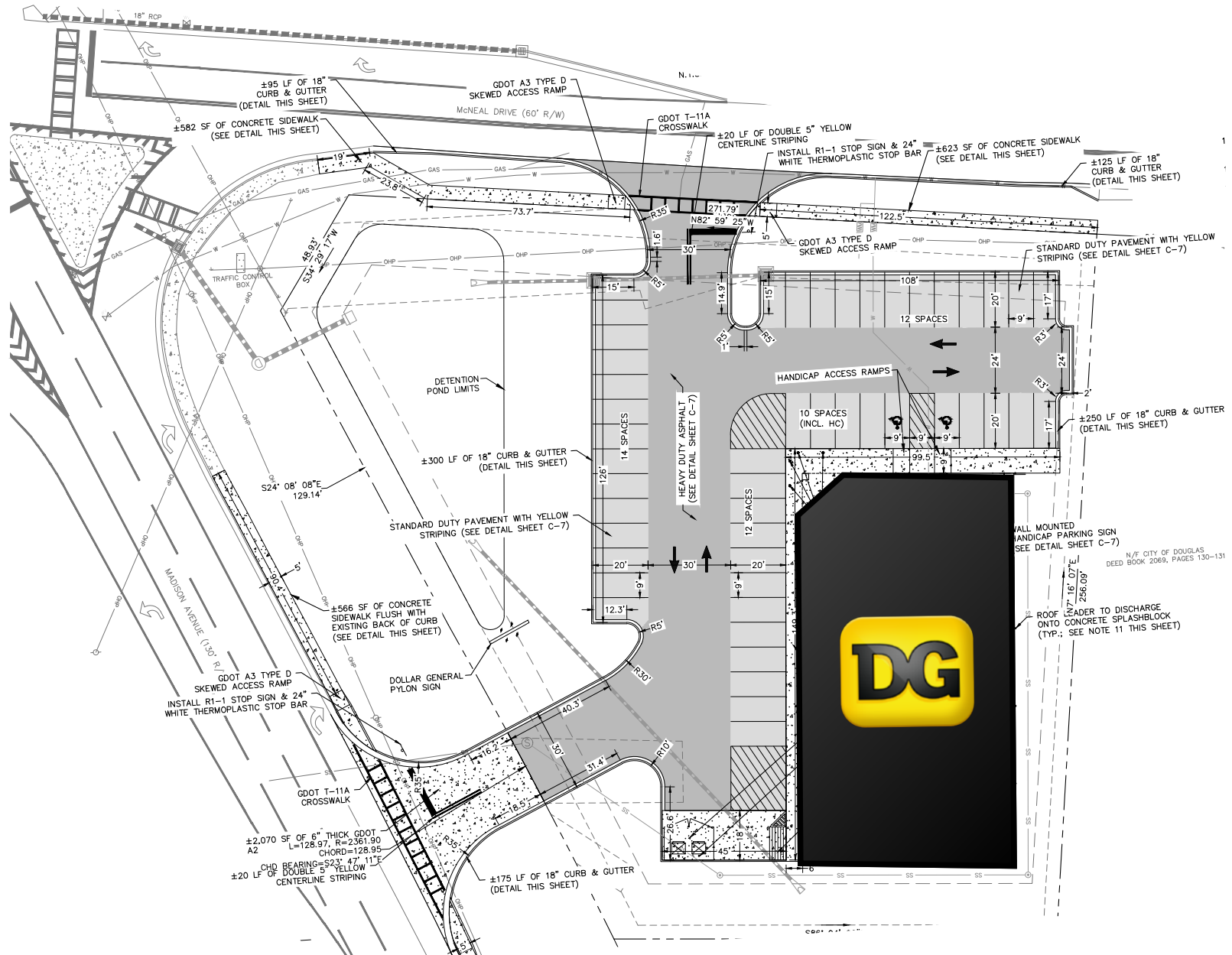
\$53,624

5-MILE

21,321

\$55,113

SITE PLAN



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BROKER OF RECORD · JOHN LEONARD · ATLANTA LIC.# 252904 | 678 808-2700 | ZAD0230132

Marcus & Millichap

TAYLOR MCMINN

RETAIL GROUP

Dated:

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Fax: (815) 550-1286
don.mcminn@marcusmillichap.com

Re: 106 McNeil Drive –Douglas, GA 31533 (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
(Please Check One)

☐ **All Cash** (No Financing Period)

☐ **Financing:** Purchaser shall have ten (10) days from the Effective Date of the Contract to apply for and obtain a financing commitment. In addition, Purchaser shall have 30 days from the effective date of the contract to complete loan processing. Purchaser shall use its best efforts to secure and obtain a new first mortgage loan in the amount of \$_____ on terms which are acceptable to Purchaser.

Closing Date

Within 10 Calendar Days after rent commencement and receipt of tenant estoppel.

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 ☐ is / ☐ 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 _____
Purchaser's Initials _____ Seller's Initials _____

(written or oral) provided by Seller or Seller's agents and representatives concerning Seller, Seller's business, Tenant, Tenant's business or the Property.

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: _____