



DOLLAR GENERAL®

620 Indian Trail Lilburn Rd NW | Lilburn, GA 30047

OFFERING MEMORANDUM

MATTHEWS™
REAL ESTATE INVESTMENT SERVICES

LISTED BY

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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

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INVESTMENT HIGHLIGHTS

- 2018 RARE Premium All-Brick Construction for Dollar General
- Long Term Lease - This Dollar General has 10.5 Years Remaining on a 15-Year Corporately Guaranteed NNN Lease with Dollar General
- Absolute NNN Lease - Zero Landlord Responsibilities
- The Subject Property is Located 20-miles Northeast of Downtown Atlanta, GA
- Atlanta is Ranked 9th Largest MSA in the United States
- Located in an extremely dense retail corridor - Surrounding National Tenants Include Chick-Fil-A, Advance Auto Parts, PNC Bank, Harbor Freight, Davita Dialysis, Burger King, CVS, and Many More.
- Excellent Demographics - Over 11,653 Residents Within a 1-Mile Radius and over 92,934 Within a 5-Mile
- The Subject Property Sees Over 25,000 Vehicles Per Day
- Incredibly Strong Average Household Income of \$100,818
- The Lease Features Five, 5-Year Renewal Options, All of Which Include a 10% Rental Increase
- 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

TEXACO DUNKIN'
SUBWAY Food Depot
Metro Self Storage Checkers metro by T-Mobile

CVS pharmacy

CVS pharmacy Chevron

Little Caesars Shell
CITGO metro by T-Mobile

Bowlro
QT QuikTrip

Precision Tune Auto Care
Mavis Mop & Wash
ALDI

Exxon Shell Mobil
Little Caesars metro by T-Mobile

AutoZone CHASE SALLY BEAUTY
Kroger Arby's McDonald's T-Mobile Public Storage Captain D's
Popeyes Firehouse Subs metro by T-Mobile

BR DUNKIN'
Waffle House Pep Boys

DOLLAR GENERAL

Public Storage

Firestone
Sweeney-Williams
Pizza Hut
Taco Bell
Wells Fargo

LAWRENCEVILLE HWY
± 39,000 VPD

Bank of America Mobil

NAPA

ExtraSpace Storage

INDIAN TRAIL LILBURN RD NW
± 25,000 VPD

Advance Auto Parts Chevron Exxon cricket
IGA HARBOR FREIGHT
Papa John's Chick-fil-A SUBWAY

metro by T-Mobile PNC
TRUIST Waffle House
Burger King O'Reilly AUTO PARTS

THE HOME DEPOT Walmart Supercenter
IHOP HIBBETT SPORTS
cricket Bank of America
MURPHY USA DISCOUNT TIRE BURGER KING
TRUIST claire's

Shell Chevron



\$2,191,018

LIST PRICE



\$116,124

NOI



5.30%

CAP RATE

BUILDING INFO

Address	620 Indian Trail Lilburn Rd NW Lilburn, GA 30047
Year Built	2018
GLA	±7,778 SF
Lot Size	±2.85 AC

TENANT SUMMARY

Tenant Trade Name	Dollar General
Type of Ownership	Fee simple
Lease Type	NNN
Roof and Structure	Tenant Responsible
Original Lease Term	15 Years
Lease Commencement Date	3/11/2018
Lease Expiration Date	3/31/2033
Term Remaining on Lease	± 10.5 Years
Increase	10% Every 5 Years in Option
Options	Five, 5-Year Options

ANNUALIZED OPERATING DATA

Lease Years	Monthly Rent	Annual Rent	CAP
Current - 3/31/2033	\$9,677.00	\$116,124.00	5.30%
Option 1	\$10,645.00	\$127,740.00	5.83%
Option 2	\$11,709.00	\$140,508.00	6.41%
Option 3	\$12,880.00	\$154,560.00	7.05%
Option 4	\$14,168.00	\$170,016.00	7.75%
Option 5	\$15,585.00	\$187,020.00	8.53%

DEBT QUOTE

Loan quote provided by Matthews™ based on market conditions at this time. Actual rates and terms will vary based on market conditions at closing.

LTV: 70.00%

RATE: 3.50% - 3.85%

AMORTIZATION: 25

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INDIAN TRAIL LILBURN RD NW
± 25,000 VPD



**DOLLAR
GENERAL**

IBERIA

PNC
WAFLE
HOUSE



O'Reilly
AUTO PARTS



metro
by T-Mobile



Public
Storage

INDIAN TRAIL
SHOPPING CENTER

HARBOR FREIGHT
Quality Tools at Remarkably Low Prices

Exxon
wireless

PAPA JOHN'S
PIZZA

SUBWAY

Chick-fil&

Advance
Auto Parts

APEX | **AUTOMOTIVE**
GROUP
AUTOCARE & COLLISION
HANDWASH & DETAILING

DOLLAR
GENERAL



INDIAN TRAIL LILBURN RD
± 25,000 VPD

TENANT PROFILE

COMPANY NAME

Dollar General
Corporation

OWNERSHIP

Public

INDUSTRY

Dollar Stores

HEADQUARTERS

Goodlettsville, TN

NO. OF EMPLOYEES

±157,000

DOLLAR GENERAL®

Dollar General is the fastest-growing retailer which currently boasts roughly 17,500 neighborhood general stores in 46 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 75% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Proctor & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others. Over the past few years, Dollar General has started to introduce alcohol and tobacco products such as cigarettes into their product mix, which has further driven revenue and increased profitability.

With its small-box store model typically measuring ± 9,100 sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value-conscious has paid off big, both during and after the recession. The discount retailer boasted its expectation of 29 consecutive years of same-store sales growth in December 2018, attributable to its value and convenience proposition, along with strong consumables and seasonal goods sales.



17,500+

LOCATIONS



\$33.7B

2020 REVENUE



1939

FOUNDED

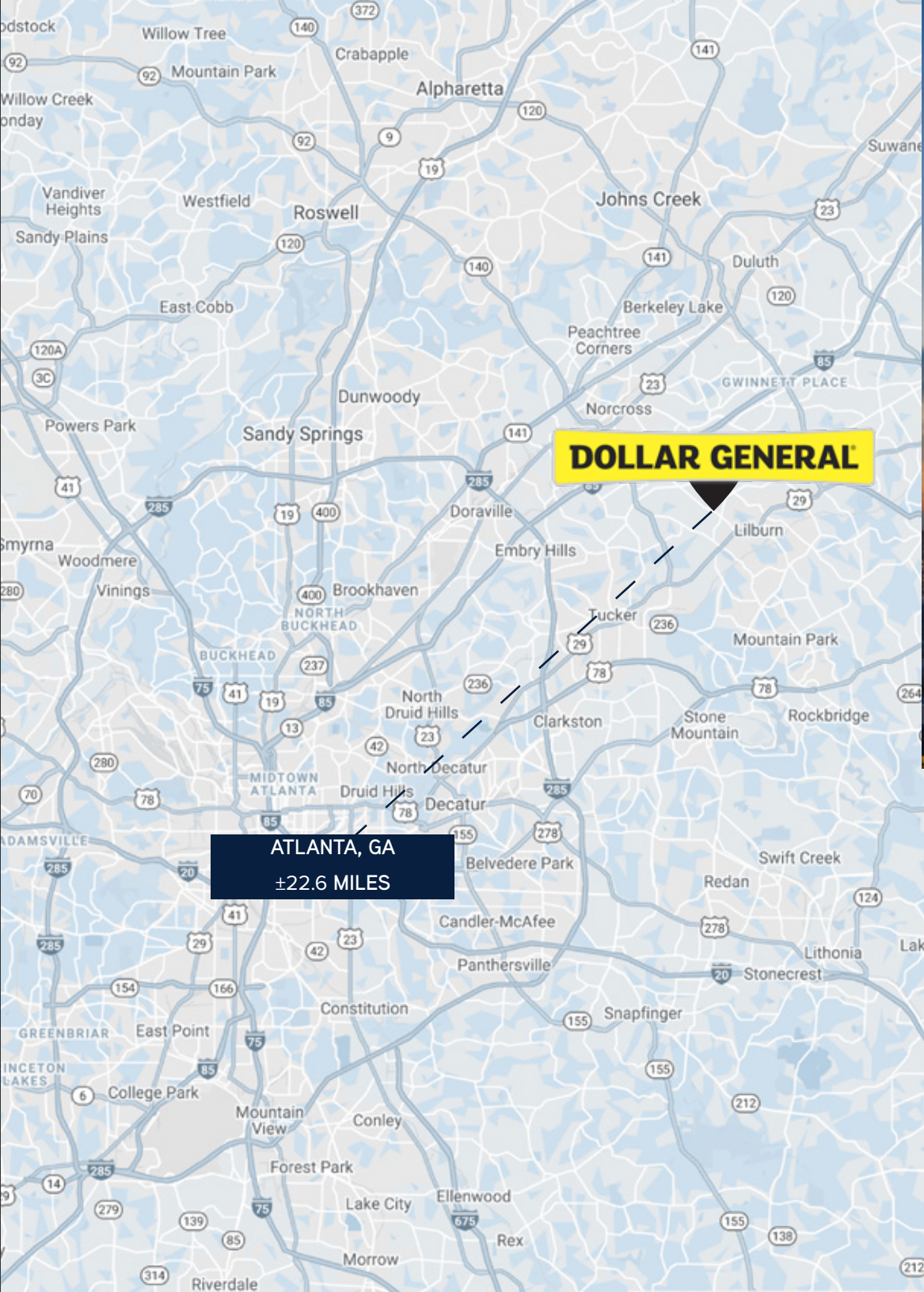
LILBURN, GA

Southern and charming Lilburn is only 35 minutes from Atlanta, but it feels worlds away. Yes, Lilburn is small, but that makes the community even more spectacular when it comes to events and activities in the area. The Romanian Festival is always a blast that your entire family can participate in. There's a spring and a fall festival that will introduce your family to Romanian food, music and dance. The Lilburn Cultural Arts Center's annual calendar is always full of events that allow you to meet other residents and submerge your family in culture. They hosts workshops for little girls and put on plays throughout the year.

One of Lilburn's most beautiful landmarks is the BAPS Shri Swaminarayan Mandir temple. It is the tallest building in Lilburn, and it is the largest Swaminarayan temple outside of India. Constructed from hand-carved Italian marble, Indian pink sandstone, and Turkish limestone, the temple is stunning. It covers 29 acres and is open for daily tours.

PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2027 Projection	13,014	95,117	275,484
2022 Estimate	12,379	90,828	262,344
2010 Census	10,905	82,234	231,145
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2027 Projection	3,835	30,424	92,030
2022 Estimate	3,647	29,093	87,799
2010 Census	3,189	26,461	77,868
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$60,313	\$70,647	\$76,178



#2 MOVING DESTINATION IN THE NATION

- Pense, "Annual Top Moving Destinations List, 2020"

#2 METRO AREA FOR BUSINESS CLIMATE

- Business Facilities, "2020 Metro Rankings Report"

#3 CITY FOR REAL ESTATE CONDITIONS

- Site Selection Group, "2020 Tech City Ranking Report"



ATLANTA MSA

Atlanta is the capital of and the most populous city in the U.S. state of Georgia, the cultural and economic center of the Atlanta metropolitan area, and the ninth-largest metropolitan area in the United States. Atlanta has a diversified economy with healthy concentrations in transportation/logistics, media, information technology, entertainment, tourism, financial services, government, and education and healthcare. Atlanta is home to 30 headquarters of Fortune 500/1000 companies. In fiscal year 2019, these 30 companies generated an aggregate revenue of \$438 billion.

Atlanta is an "alpha-" or "world city", exerting a significant impact upon commerce, finance, research, technology, education, media, art, and entertainment. It ranks 36th among world cities and 8th in the nation with a gross domestic product of \$270 billion. Atlanta's economy is considered diverse, with dominant sectors including logistics, professional and business services, media operations, and information technology.

Atlanta is home to professional franchises for three major team sports: the Atlanta Braves of Major League Baseball, the Atlanta Hawks of the National Basketball Association, and the Atlanta Falcons of the National Football League. Due to the more than 30 colleges and universities located in the city, Atlanta is considered a center for higher education.

#8 BEST CITY IN THE SOUTH

- *Southern Living*, "The South's Best Cities, 2020"

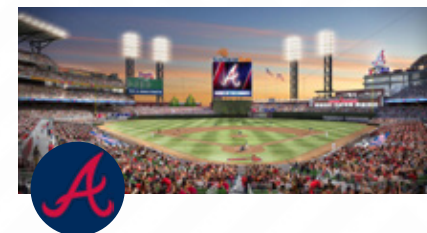
ATLANTA TOURISM

Atlanta is the most-visited destination in the state of Georgia. Atlanta offers lots of tourist attractions such as the Georgia Aquarium, the World of Coca-Cola, the Atlanta Botanical Garden, and many more. Atlanta also hosts several annual food, film, and music festivals each season. Atlanta is known for its fabulous shopping malls. Shopping centers such as Lenox Square with 250 stores, Perimeter Mall with 158 stores, and Cumberland Mall with 143 stores all make Atlanta a shopaholic's paradise. Atlanta is also home to five professional sports teams: Atlanta Hawks, Atlanta Falcons, Atlanta United FC, Atlanta Braves, and Atlanta Thrashers. **Over 50 million people visit Atlanta annually.**

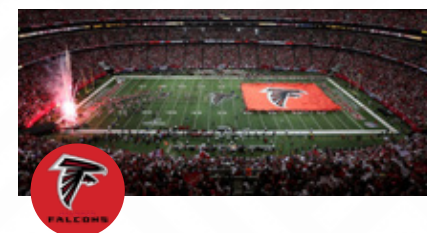


ATLANTA EVENTS

Atlanta celebrates various events and festivals each year. Food festivals include the Beer, Bourbon, and BBQ Festival in the spring, the Atlanta Food and Wine Festival in the summer, the Atlanta Greek Festival in the fall, and the Oysterfest in the winter. Music and film festivals include the Shaky Knees Music Festival in the spring, the Tunes from the Tombs at Historic Oakland Cemetery in the summer, the Imagine Music Festival in the fall, and the Atlanta Jewish Film Festival in the winter.



ATLANTA BRAVES
(Major League Baseball)



ATLANTA FALCONS
(National Football League)



ATLANTA HAWKS
(National Basketball Association)



ATLANTA UNITED FC
(Major League Soccer)

ATLANTA ECONOMY

Metro Atlanta is recognized as an international gateway and the economic engine of the Southeast. As the largest economy of all metros in the region, metro Atlanta offers diverse businesses and services, with dominant sectors including logistics, professional and business services, media operations, and information technology. **ACCORDING TO INVEST ATLANTA, 1.9M JOBS ARE TO BE CREATED BY 2040 AND THE RESIDENT POPULATION WILL INCREASE TO 1.5M BY 2050.**

Encompassing \$304 billion, the Atlanta metropolitan area is the eighth-largest economy in the country and 17th-largest in the world. **HOME TO 26 OF AMERICA'S LARGEST CORPORATIONS (FORTUNE 1000) AND 220 OF THE NATION'S FASTEST-GROWING PRIVATE COMPANIES (INC. 5000)**, metro Atlanta is a premier location for regional and global headquarters. In fact, Atlanta contains the country's third-largest concentration of Fortune 500 companies. Over 75 percent of Fortune 1000 companies conduct business operations in the Atlanta metropolitan area, and the region hosts offices of about 1,250 multinational corporations.

Metro Atlanta is a thriving ecosystem for entrepreneurs and new businesses. In 2017, **ATLANTA WAS NAMED A RUNNER-UP TO THE TOP 20 TECH STARTUP ECOSYSTEMS GLOBALLY AND ONE OF THE TOP 10 CITIES FOR CORPORATE INNOVATION.** There is an abundance of creative energy, talent, and entrepreneurial spirit in metro Atlanta. Many companies choose metro Atlanta to locate their innovation centers.

Atlanta is home to more than 64 accredited universities, colleges, and technical schools. Atlanta is home to three national universities which together account for approximately 100,000 in students, faculty, and staff. **THE COLLEGES AND UNIVERSITIES IN THE ATLANTA REGION CREATE OVER 130,000 JOBS FOR THE STATE OF GEORGIA AND HAVE HIGH CONTRIBUTIONS TO THE STATE'S ECONOMY.** According to the Metro Atlanta Chamber of Commerce, Atlanta is a national leader in attracting college-educated 25 to 34-year-olds to the region.

GLOBAL
HEADQUARTERS



at&t



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General** located at **620 Indian Trail Lilburn Rd NW, Lilburn, GA 30047** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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