



OFFERING MEMORANDUM

DOLLAR GENERAL
ROME, GA



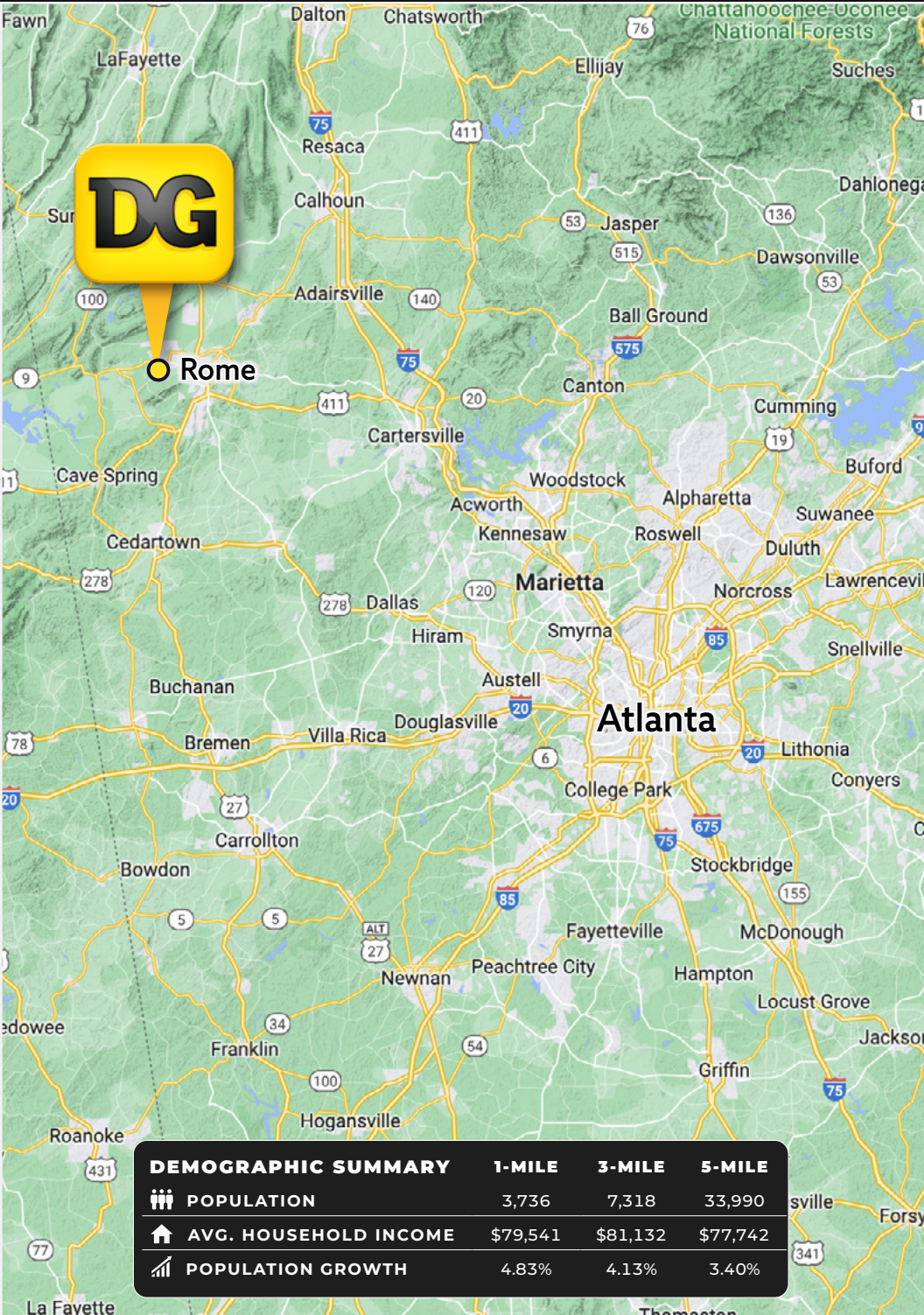
Marcus & Millichap

OFFERING SUMMARY

DOLLAR GENERAL

TBD BLACK BLUFF RD. ROME, GA 30161

PRICE	\$1,966,000		
CAP RATE	6.25%		
NOI	\$122,820		
RENTABLE SQ FT.	10,663		
YEAR BUILT	2023		
LOT SIZE	2.68		
TENANT TRADE NAME	Dollar General		
LEASE GUARANTOR	Corporate		
LEASE TYPE	Absolute Net		
ROOF & STRUCTURE	Tenant		
LEASE TERM	15 Years		
RENT COMMENCEMENT DATE	November 2023		
LEASE EXPIRATION DATE	November 2038		
TERM REMAINING ON LEASE	15 Years		
INCREASES	10% Increases During Options		
OPTIONS	Five, 5-Year Options		
BASE RENT	Years 1-15	\$122,820	
OPTION RENT	Years 16-20	(Option 1)	\$135,108
	Years 21-25	(Option 2)	\$148,620
	Years 26-30	(Option 3)	\$163,476
	Years 31-35	(Option 4)	\$179,820
	Years 36-40	(Option 5)	\$197,808
TENANT RESPONSIBILITIES	Taxes, Insurance, CAM, Roof & Structure		
LANDLORD RESPONSIBILITIES	100% No Landlord Responsibilities		



DEMOGRAPHIC SUMMARY		1-MILE	3-MILE	5-MILE
POPULATION		3,736	7,318	33,990
AVG. HOUSEHOLD INCOME		\$79,541	\$81,132	\$77,742
POPULATION GROWTH		4.83%	4.13%	3.40%

INVESTMENT HIGHLIGHTS

NEW UPGRADED CONSTRUCTION DOLLAR GENERAL

- The Subject property is a brand new upgraded construction Dollar General located 15 minutes outside of Rome, GA.
- This 10,663 SF store sits on 2.68 acres and features cementitious siding and rock wainscot.
- The store is scheduled for delivery in October 2023 with estimated rent commencement of November 2023.

ROME, GA

- This Dollar General is located 15 miles Southwest of Downtown Rome on Highway 100.
- Rome is the largest city in Northwest GA with a population of 36,332 and is the county seat of Floyd County.
- National Retailers include: Lowe's Home Improvement, Publix, Sam's Club, Kroger, Mount Berry Mall, Walmart, Hobby Lobby and more.
- Rome has long had the strength of economic diversity, with an economy founded in manufacturing, education, healthcare, technology, tourism, and other industries
- Rome is also well known in the region for its medical facilities, particularly Floyd Medical Center (304 Beds), Redmond Regional Medical Center (230 Beds), and Harbin Clinic (120 Beds) and more.
- Home to multiple colleges and universities including Georgia Northwestern Technical College (5,837 Students), Shorter University (3,702 Students), Berry College (1,943 Students) and more.

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 19,300 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.

A photograph of the interior of a Dollar General store. The store has bright yellow walls and a large yellow sign with the "DOLLAR GENERAL" logo in black letters. In the foreground, there are several shelves stocked with various snacks, including bags of Doritos and boxes of Skittles. To the right, there is a display of magazines, including "People" and "ENQUIRER". A "CHARGING STATION" sign is visible on one of the shelves. The store appears to be well-lit and organized.

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

19,300+

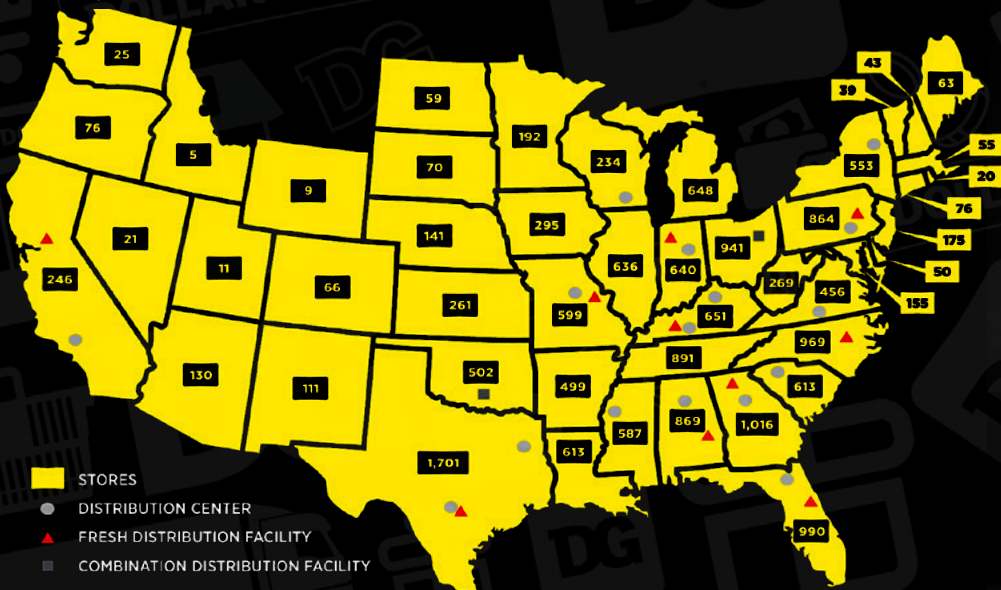
STORES IN
47 STATES

1,050

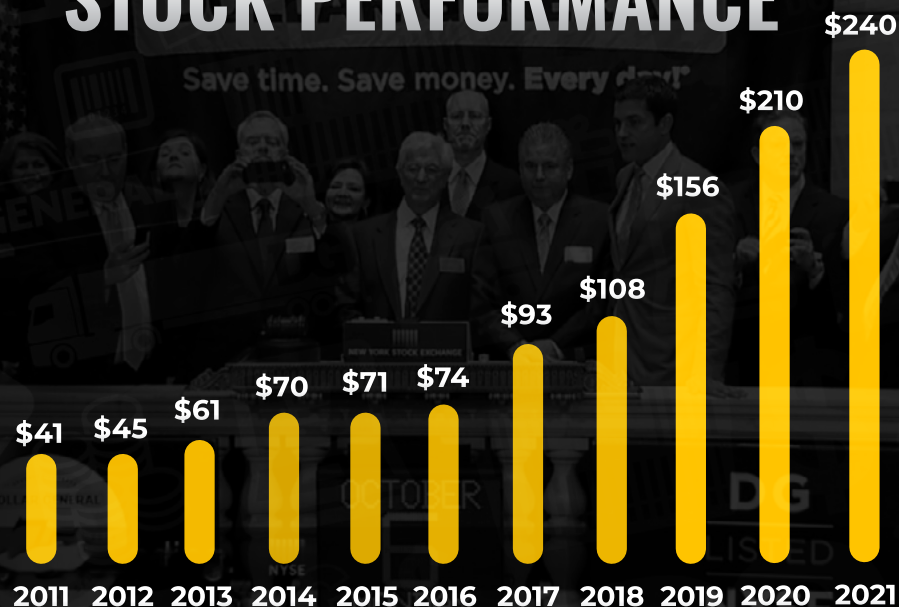
NEW STORES
PLANNED FOR 2023

REPRESENTATIVE

19,300+ STORES IN 47 STATES



STOCK PERFORMANCE





James H. Floyd State Park

15,300 VPD

Coosa High School
910 students

International Paper
\$300 MILLION IMPACT
ON LOCAL ECONOMY

6,020 VPD



Walmart
LOWE'S
BIG LOTS!
CITITRENDS
WELLS FARGO
HARBOR FREIGHT TOOLS
Sam's CLUB
planet fitness

B BERRY COLLEGE
1,943 STUDENTS

belk
HIBBETT SPORTS
JCPenney
maurices
DOLLAR TREE
ZAXBY'S
Bath & Body Works

LOWE'S
DISTRIBUTION CENTER

SHORTER UNIVERSITY
3,702 STUDENTS

Redmond Regional Medical Center

Floyd Medical Center

Walmart
Publix
HOBBY LOBBY

Kroger
ROSS DRESS FOR LESS
Michaels
T.J. MAXX
goodwill
THE HOME DEPOT

K
Hardee's

13,100 VPD

GEORGIA NORTHWESTERN TECHNICAL COLLEGE
5,837 STUDENTS

GHC
GEORGIA HIGHLANDS COLLEGE
6,184 STUDENTS

FLOYD COUNTY INDUSTRIAL PARK
PIRELLI
sunrise Freight Protection
SK STEEL KING BUILT TO DELIVER
F&P GEORGIA
CLEAR AIR AMERICA, INC.

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Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP

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Marcus & Millichap

TAYLOR MCMINN

RETAIL GROUP

Dated:

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don.mcminn@marcusmillichap.com

Re: TBD Black Bluff Rd – Rome, GA 30161 (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

New Property: 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: _____