



REPRESENTATIVE



OFFERING MEMORANDUM

**DOLLAR GENERAL**

CALHOUN, GA

Marcus & Millichap

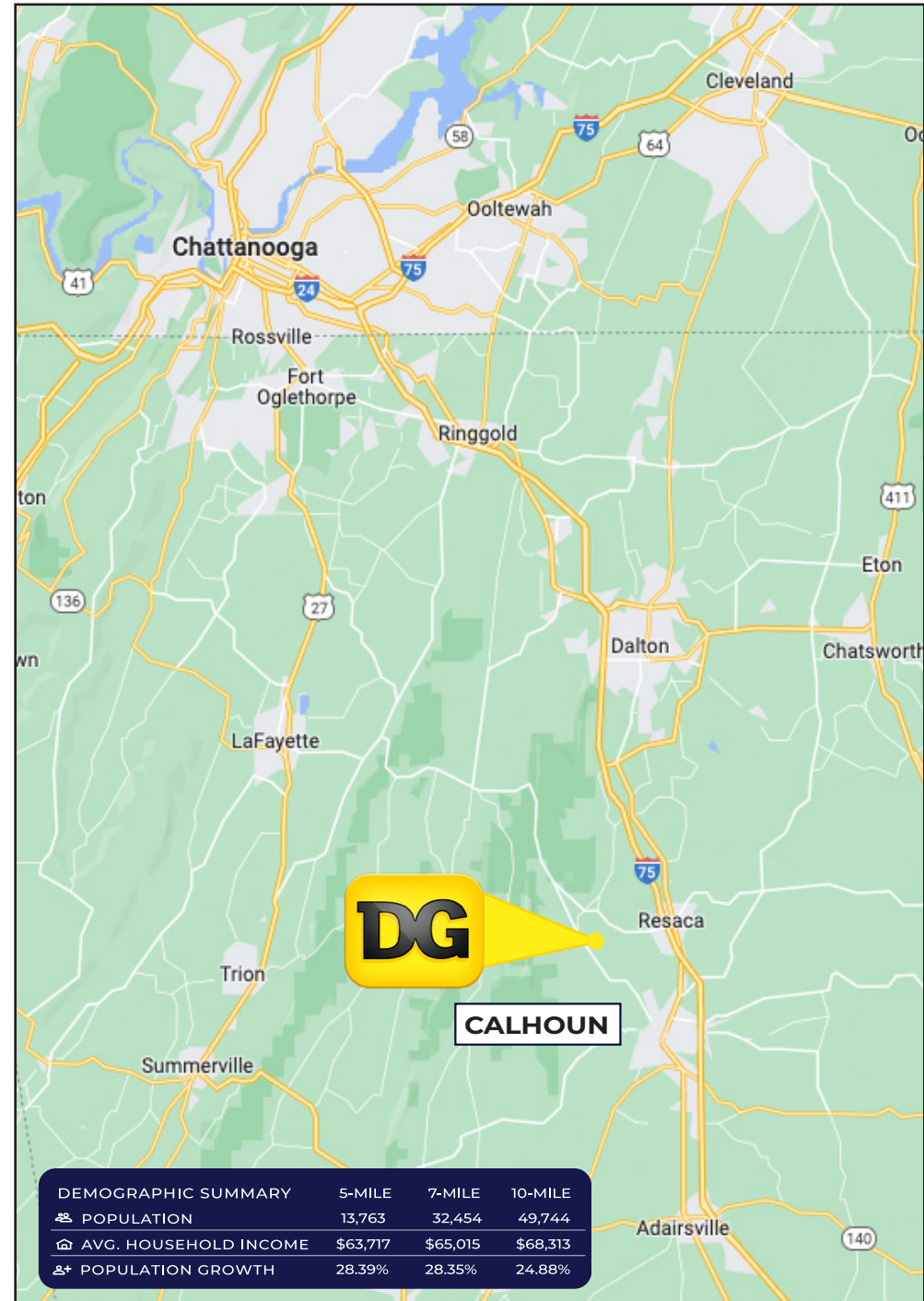


# OFFERING SUMMARY



TBD Hwy 136 Spur. Sugar Valley (Calhoun), GA 30746

PRICE	\$2,034,000		
CAP Rate	6.00%		
NOI	\$122,004		
RENTABLE SQ FT.	10,566		
YEAR BUILT	2023		
LOT SIZE	1.97 AC		
TENANT TRADE NAME	Dollar General		
LEASE GUARANTOR	Corporate		
LEASE TYPE	NNN		
ROOF & STRUCTURE	Tenant		
RENT COMMENCEMENT DATE	August 2023		
LEASE EXPIRATION DATE	August 2038		
TERM REMAINING ON LEASE	15 Years		
INCREASES	10% Increases During Options		
OPTIONS	Five, 5-Year Options		
BASE RENT	Years 1-15	\$122,004	
OPTION RENT	Years 16-20	(Option 1)	\$134,208
	Years 21-25	(Option 2)	\$147,624
	Years 26-30	(Option 3)	\$162,384
	Years 31-35	(Option 4)	\$178,620
	Years 36-40	(Option 5)	\$196,488
TENANT RESPONSIBILITIES	Taxes, Insurance, CAM, Roof & Structure		
LANDLORD RESPONSIBILITIES	100% No Landlord Responsibilities		





# INVESTMENT HIGHLIGHTS

## NEW UPGRADED CONSTRUCTION NORTH GA DOLLAR GENERAL

- The subject property is a 2023 upgraded construction Dollar General located in Sugar Valley (Calhoun), GA.
- This 10,566 SF store which sits on 1.94 acres features a beautiful upgraded rock wainscot and cementitious lap siding.
- The store is scheduled for delivery in late July 2023 with estimated rent commencement of August 2023.

## CALHOUN

- The City of Calhoun (Gordon County) is conveniently located on interstate 75, one hour north of Atlanta, GA and forty-five minutes south of Chattanooga, TN.
- I-75 (84,000 VPD) runs directly through the city of Calhoun and connects Chattanooga, TN and Atlanta, GA.
- National Retail in Calhoun include Home Depot, Kroger, Walmart, Tractor Supply, ALDI, and Calhoun Outlet Marketplace (50+ Stores)
- The 5-Mile population growth for Calhoun is 28.39%

## HOME TO CALHOUN OUTLET MARKETPLACE (50+ STORES)

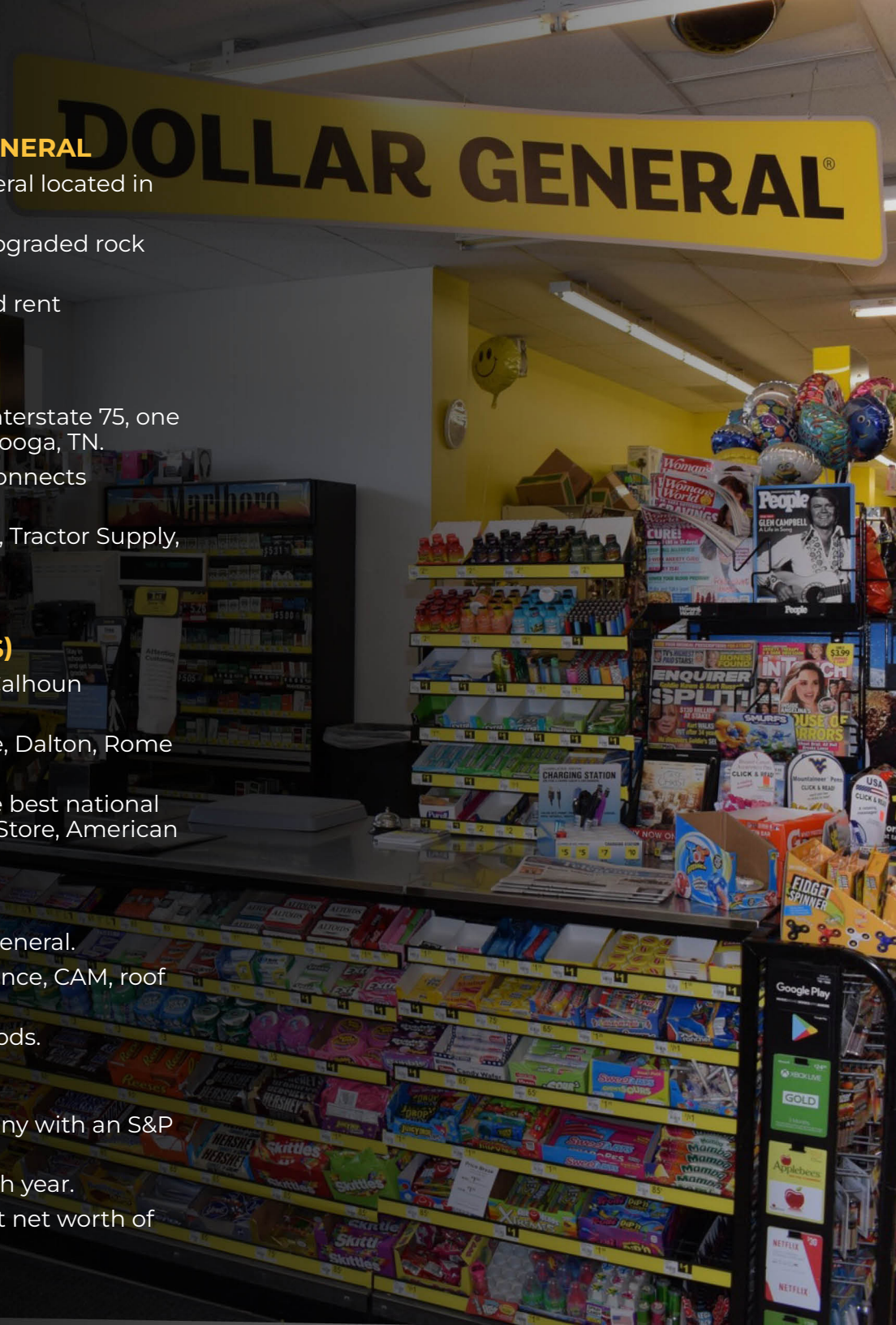
- Calhoun Outlet Marketplace is located along the I-75 corridor in Calhoun (Northwest GA)
- It is convenient to the area communities of Adairsville, Cartersville, Dalton, Rome and 45 minutes south of Chattanooga & 1 hour north of Atlanta.
- Calhoun Outlet Marketplace contains 50+ stores with some of the best national retailers including Nike Factory Store, Polo Ralph Lauren Factory Store, American Eagle Outfitters, Coach 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 19,000 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.





# 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

**19,000+**

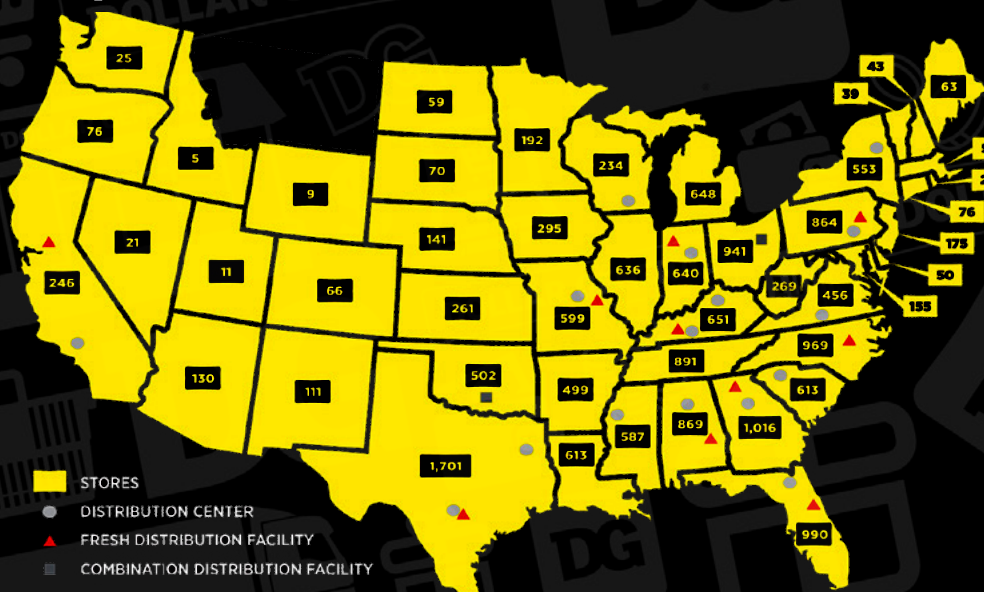
STORES IN  
47 STATES

**1,050**

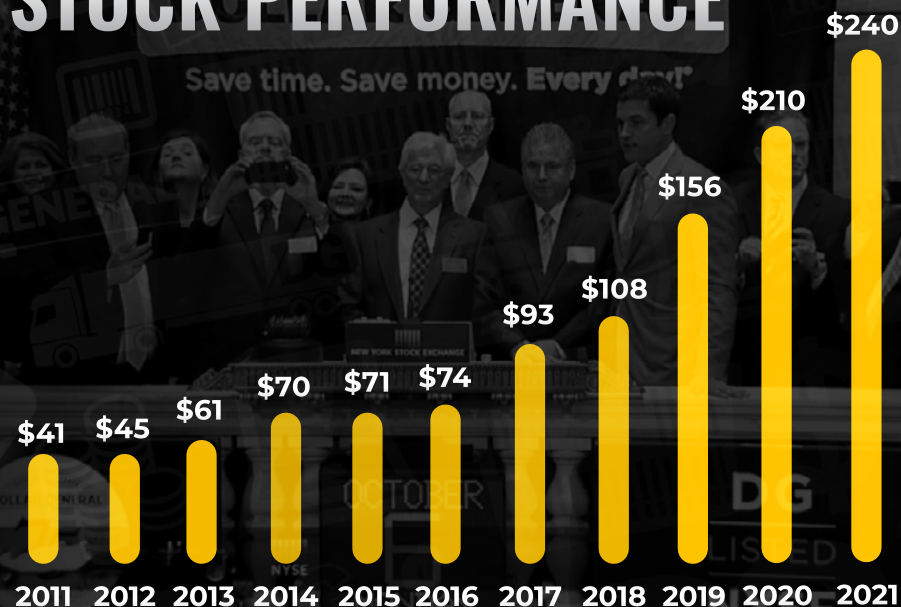
NEW STORES  
PLANNED FOR 2023

REPRESENTATIVE

**19,000+ STORES** IN 47 STATES



## STOCK PERFORMANCE







Hwy 136  
7,300 VPD



Hwy 156  
7,300 VPD

CALHOUN

Calhoun High School



Calhoun City Hall



Tom B. David Airport



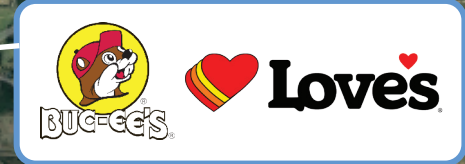
INTERSTATE  
75

I - 75  
84,000 VPD



Belwood Elementary School

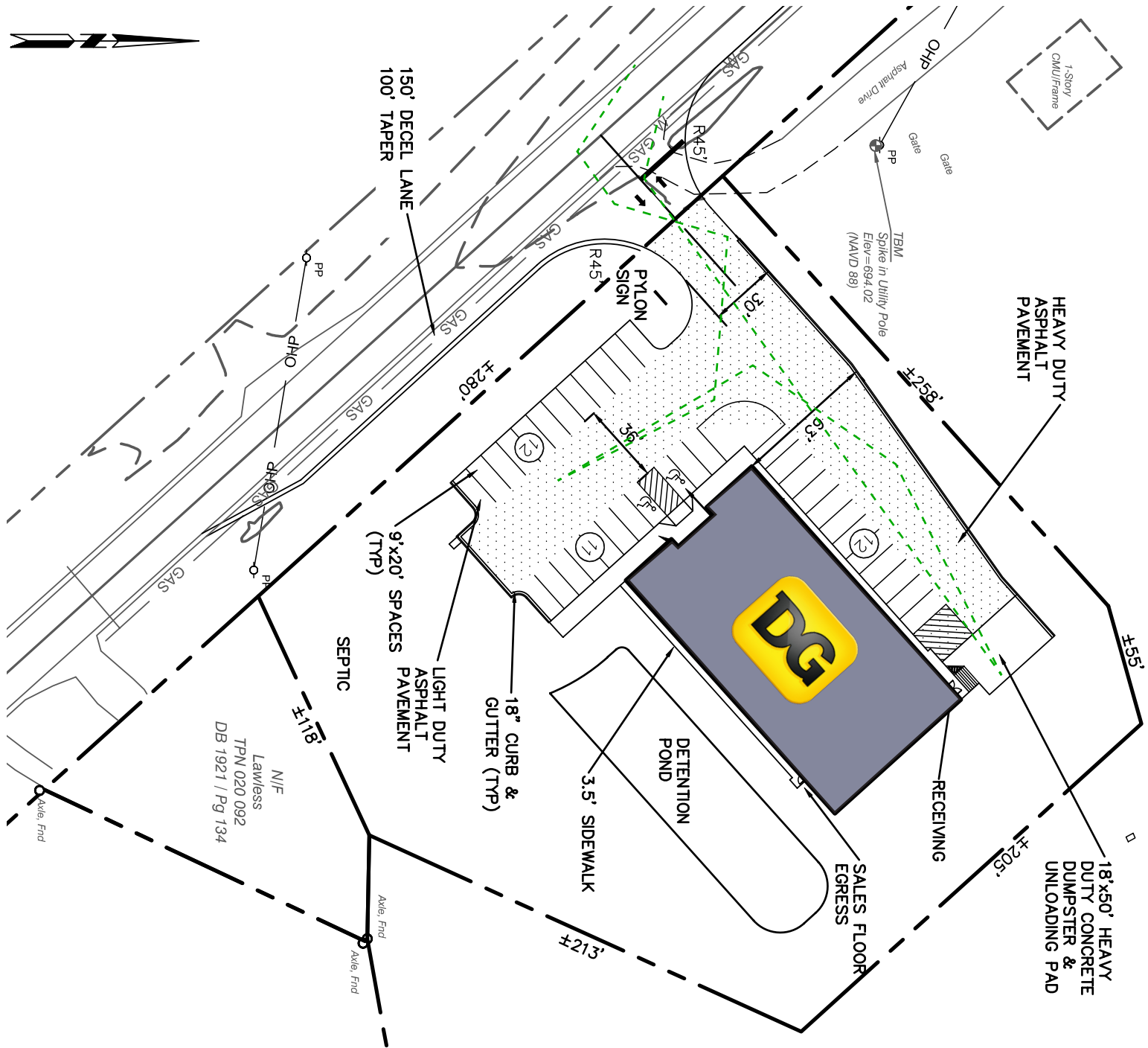
Hwy 41  
20,100 VPD



DEMOGRAPHIC SUMMARY	5-MILE	7-MILE	10-MILE
POPULATION	13,763	32,454	49,744
AVG. HOUSEHOLD INCOME	\$63,717	\$65,015	\$68,313
POPULATION GROWTH	28.39%	28.35%	24.88%



SITE PLAN





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**Marcus & Millichap**  
**TAYLOR MCMINN**  
**RETAIL GROUP**

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**Re: TBD Hwy 136 Spur. - Sugar Valley, GA 30746 (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: \_\_\_\_\_

Purchaser's Initials \_\_\_\_\_ Seller's Initials \_\_\_\_\_