



OFFERING MEMORANDUM

Actual Property

8.0% CAP ABSOLUTE NNN LEASE GA DOLLAR GENERAL
5085 MAIN ST S, OCHLOCKNEE, GA 31773

CODY CRIST

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TRINITYREIS.COM

TRINITY REAL ESTATE INVESTMENT SERVICES // 917 W VICKERY BLVD., FORT WORTH, TX 76104

**DOLLAR
GENERAL**

OCHLOCKNEE, GA

\$1,052,615 | 8.0% CAP

- Low Price Point Georgia NNN Lease Dollar General
- Absolute NNN Lease Requiring Zero Landlord Responsibilities
- Limited Competition - Only Dollar Store in Town
- Located 27 Miles to Moultrie, GA - the Largest City of Colquitt County With 14K+ Residents
- Almost 5 Years Remaining on Original 15 Year Lease - 10% Rent Increase in Option Periods

EXCLUSIVELY MARKETING BY:

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INVESTMENT OVERVIEW:

Base Annual Rent:	\$84,209
Rent Per SF:	\$8.93
Rent Commencement Date:	7/27/2014
Lease Expiration Date:	7/31/2029
Lease Term Remaining:	5+ Years
Lease Type:	Absolute NNN
Type of Ownership:	Fee Simple



As of April 2022, Dollar General Operates 18,200+ Stores in the Continental United States



Dollar General, an Essential Business, is Located Within 5 Minutes of 75% of the US Population



As a Recession Proof Tenant, Dollar General is #106 on the Fortune 500 List

PROPERTY DETAILS:

Building Area:	9,432 SF
Land Area:	2.06 AC
Year Built:	2014
Guarantor:	Dollar General Corporation
Price Per SF:	\$111.60

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	7/27/2014-7/31/2029	\$84,204	\$8.93	8.00%
Four (4), 5-Year Options 10% Increase	8/1/2029-7/31/2034	\$92,628	\$9.82	8.80%
	8/1/2034-7/31/2039	\$101,892	\$10.80	9.68%
	8/1/2039-7/31/2044	\$112,080	\$11.88	10.65%
	8/1/2044-7/31/2049	\$123,288	\$13.07	11.71%



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").

ROOF & STRUCTURE

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.

PARKING LOT & HVAC

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	731	1,625	3,759
2023 Estimated	740	1,683	3,842
2028 Projected	741	1,695	3,877

POPULATION GROWTH



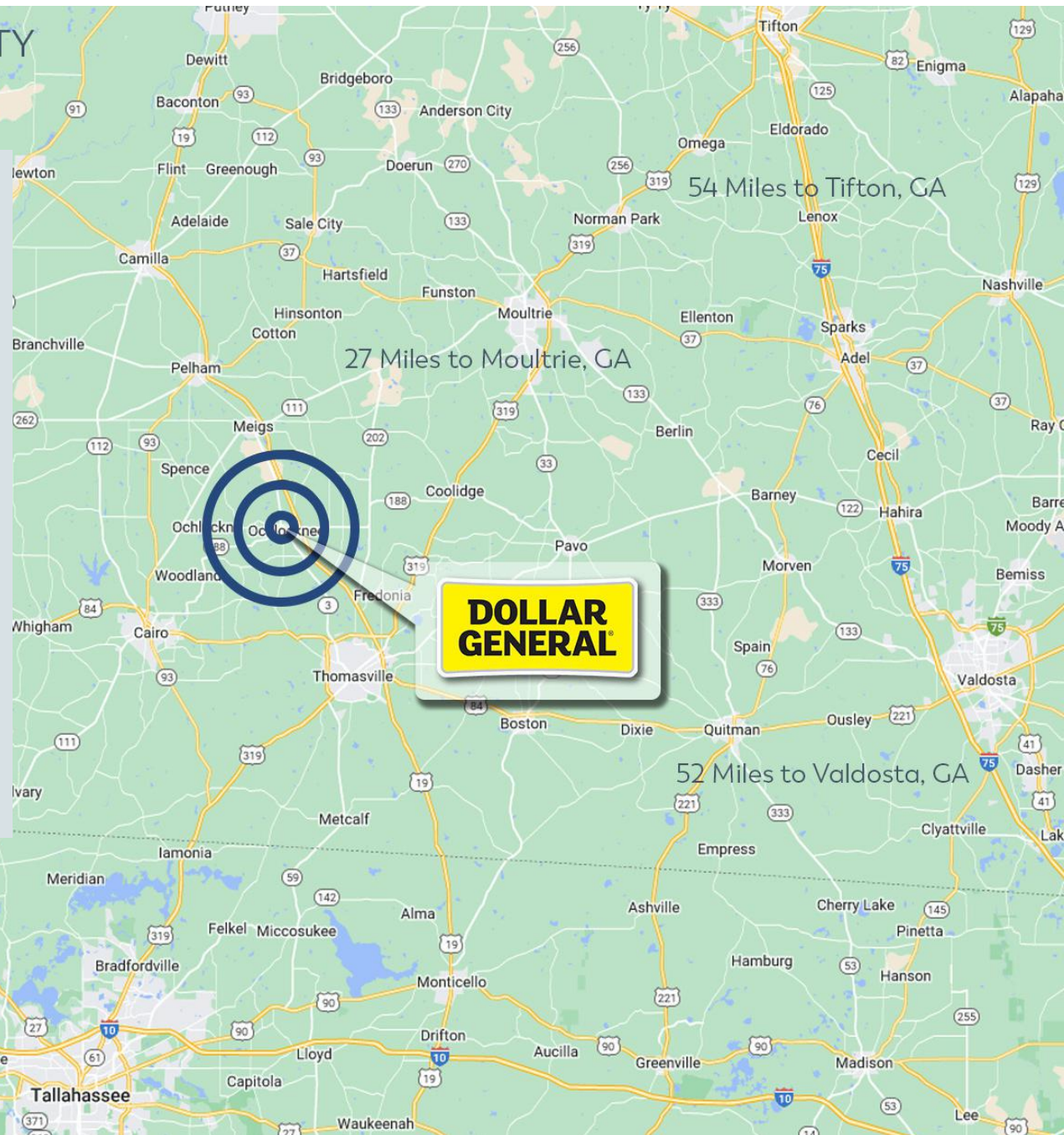
	1 Mile	3 Mile	5 Mile
2010 - 2022	1.23%	3.57%	2.21%
2022 - 2027	0.14%	0.71%	0.91%

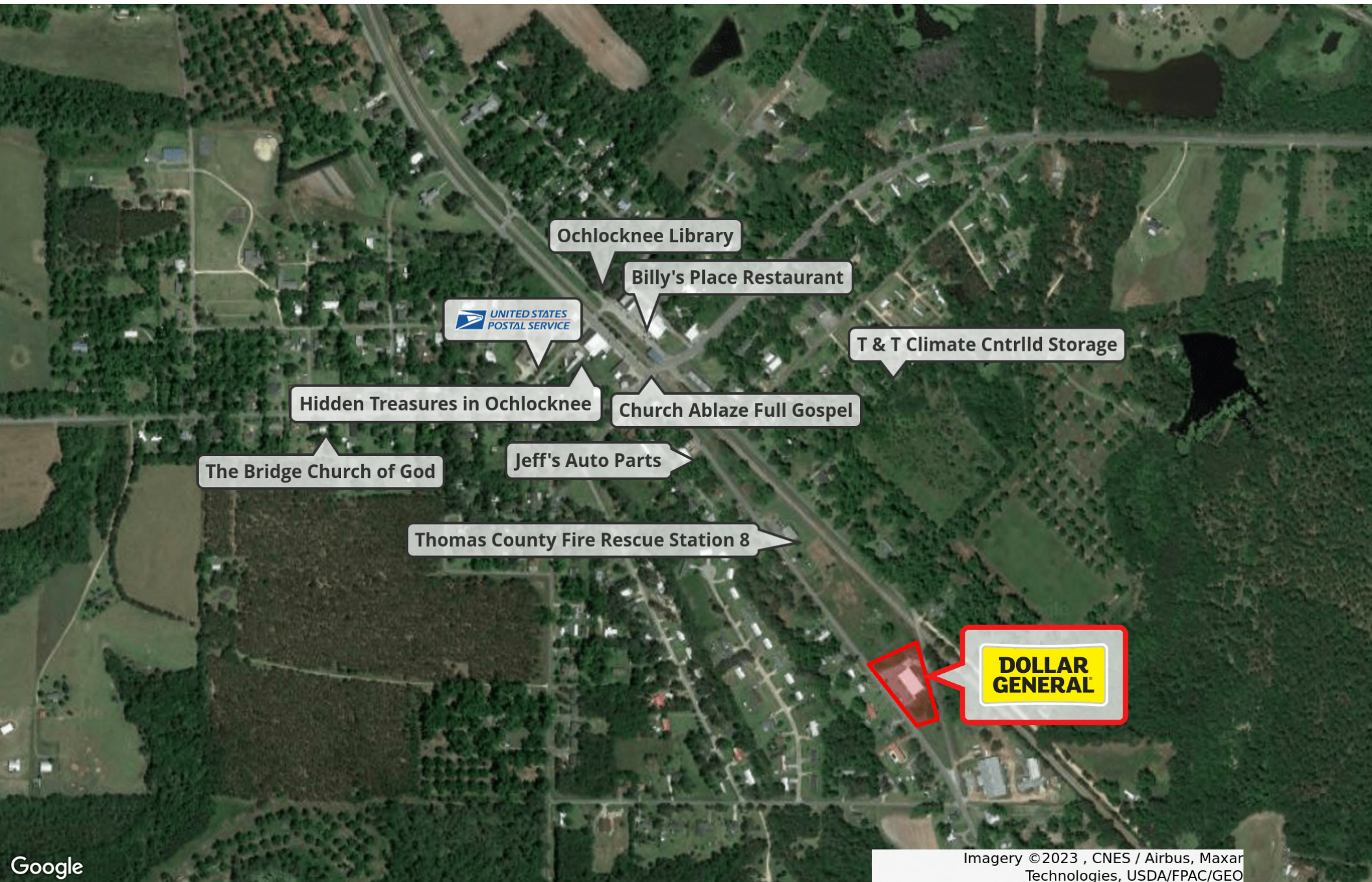
HOUSEHOLD INCOME

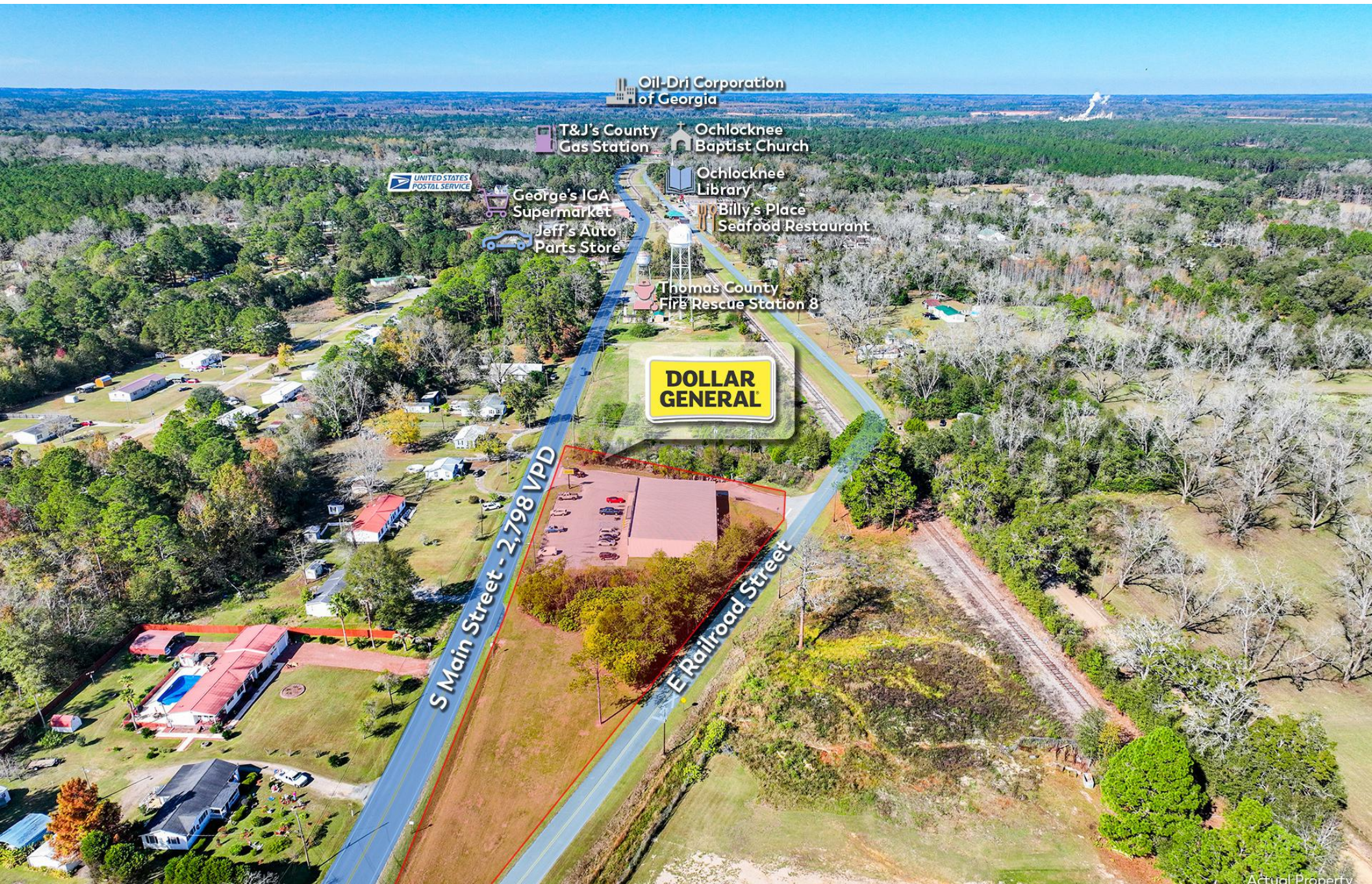


	1 Mile	3 Mile	5 Mile
Median	\$62,949	\$64,556	\$65,250
Average	\$80,518	\$76,510	\$76,881

Demographic data provided by CoStar







Actual Property





Actual Property





**DOLLAR
GENERAL®**



84 Years
of Success



**Publicly
Traded Co.**
NYSE: DG



BBB
S&P Rated



\$48.65B
Market Cap



18,770+
Locations

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