



OFFERING MEMORANDUM



DOLLAR GENERAL
DONALSONVILLE, GA

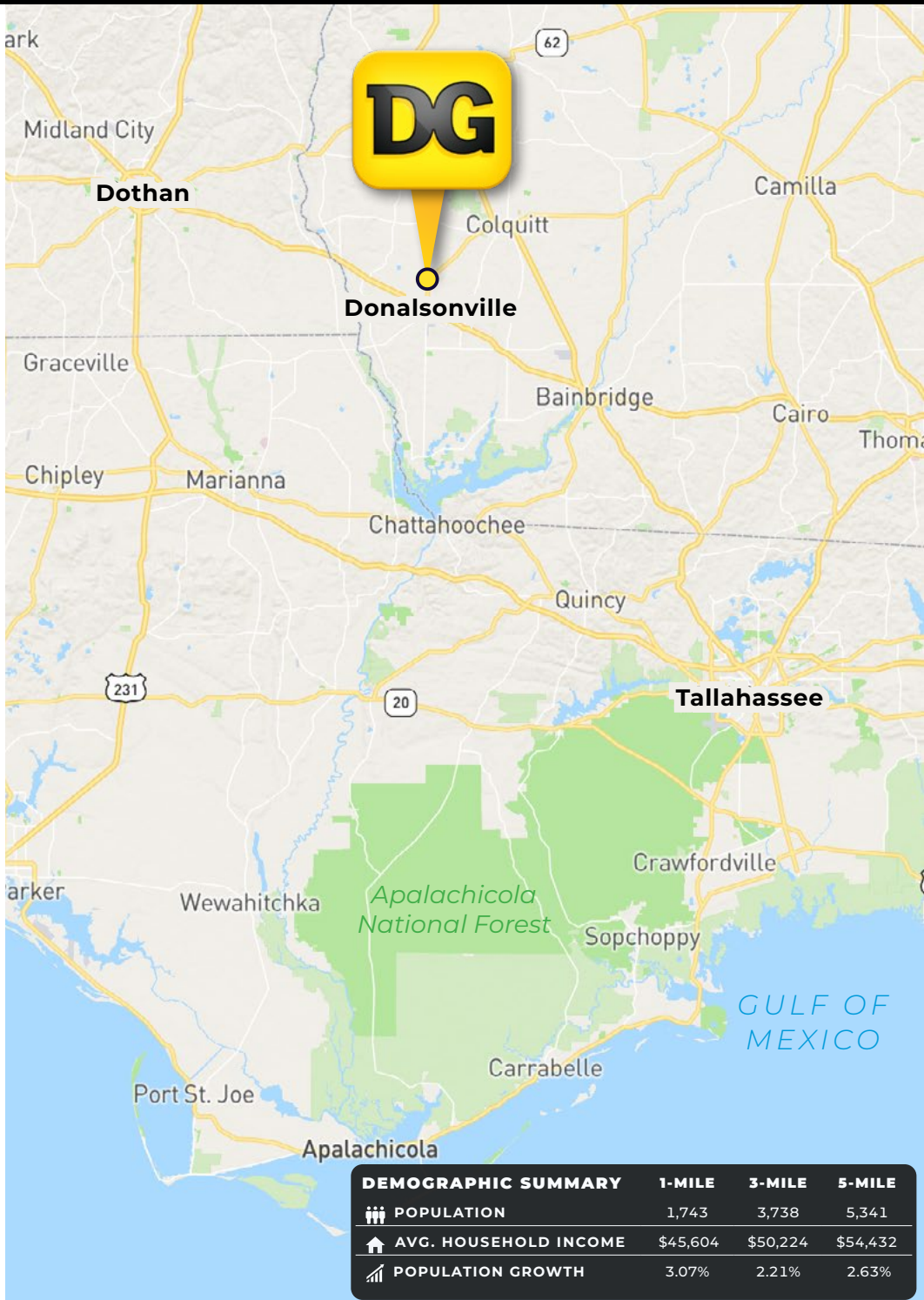
Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP

OFFERING SUMMARY

DOLLAR GENERAL

907 N TENNILLE AVE. DONALSONVILLE, GA 39845

PRICE	\$1,504,000		
CAP RATE	6.75%		
NOI	\$101,472		
RENTABLE SQ FT.	10,566		
YEAR BUILT	2022		
LOT SIZE	2.22 AC		
TENANT TRADE NAME	Dollar General		
LEASE GUARANTOR	Corporate		
LEASE TYPE	Absolute Net		
ROOF & STRUCTURE	Tenant		
LEASE TERM	14.5 Years		
RENT COMMENCEMENT DATE	February 2024		
LEASE EXPIRATION DATE	January 2039		
TERM REMAINING ON LEASE	15 Years		
INCREASES	10% Increase in October 2037 10% Increases every 5 years in options starting in Option 2		
OPTIONS	Five, 5-Year Options		
BASE RENT	Feb 2024 - Sep 2037	\$101,472	
	Oct 2037 - Jan 2039	\$111,619	
OPTION RENT	Years 16-20	(Option 1)	\$111,619
	Years 21-25	(Option 2)	\$122,781
	Years 26-30	(Option 3)	\$135,059
	Years 31-35	(Option 4)	\$148,565
	Years 36-40	(Option 5)	\$163,422
TENANT RESPONSIBILITIES	Taxes, Insurance, CAM, Roof & Structure		
LANDLORD RESPONSIBILITIES	100% No Landlord Responsibilities		



INVESTMENT HIGHLIGHTS

15 YEAR CORPORATE NNN LEASE | RENT INCREASE IN THE INITIAL TERM

- There are 14.5 years remaining on a 15 year corporate guaranteed NNN Lease with Dollar General that commenced in February 2024.
- Tenant is 100% responsible for all expenses including taxes, insurance, roof and structure.
- The rent increases 10% in October 2037 are there are 10% rent increases in each of the five, 5-year option periods beginning in option 2.

DIRECTLY ACROSS FROM DONALSONVILLE HOSPITAL (140 BEDS & 300 EMPLOYEES)

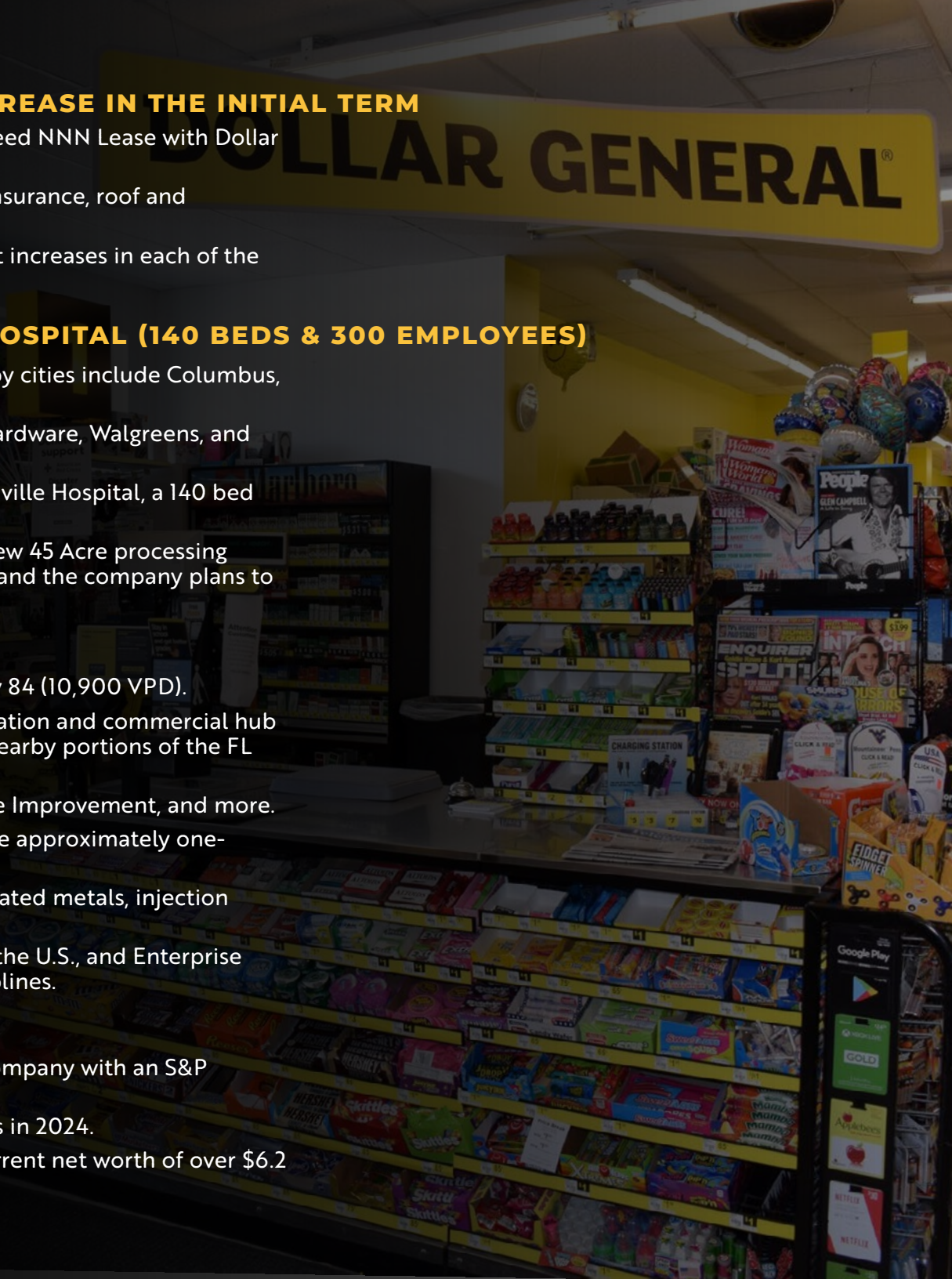
- Donalsonville is located in the Southwest corner of GA. Nearby cities include Columbus, Dothan, AL & Tallahassee, FL.
- National Retail in Donalsonville includes Piggly Wiggly, Ace Hardware, Walgreens, and more.
- This Dollar General is directly across the street from Donalsonville Hospital, a 140 bed hospital with over 300 employees.
- In 2021, American Peanut Group invested \$85 million into a new 45 Acre processing facility in Donalsonville. The facility has brought over 90 jobs and the company plans to expand the facility an additional 135,000 SF.

NEAR DOTHAN, AL

- The subject property is 30 minutes east of Dothan, AL off Hwy 84 (10,900 VPD).
- Dothan is Alabama's 8th largest city and is the main transportation and commercial hub for a significant part of southeastern AL, southwest GA, and nearby portions of the FL Panhandle.
- National retail in Dothan includes Publix, Target, Lowe's Home Improvement, and more.
- Dothan is known as "The Peanut Capital of the World" because approximately one-fourth of the U.S. peanut crop is produced there.
- Major industries in Dothan include agriculture, aviation, fabricated metals, injection molding, machinery, and distribution
- Dothan is home to Fort Rucker, the Army's Aviation Center of the U.S., and Enterprise Ozark College which offers multiple degrees in aviation disciplines.

INVESTMENT GRADE TENANT (S&P: BBB)

- Dollar General is a publicly traded (NYSE: DG) Fortune 500 company with an S&P investment grade credit rating of BBB.
- Currently over 20,000 locations and plans to open 800 stores in 2024.
- 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

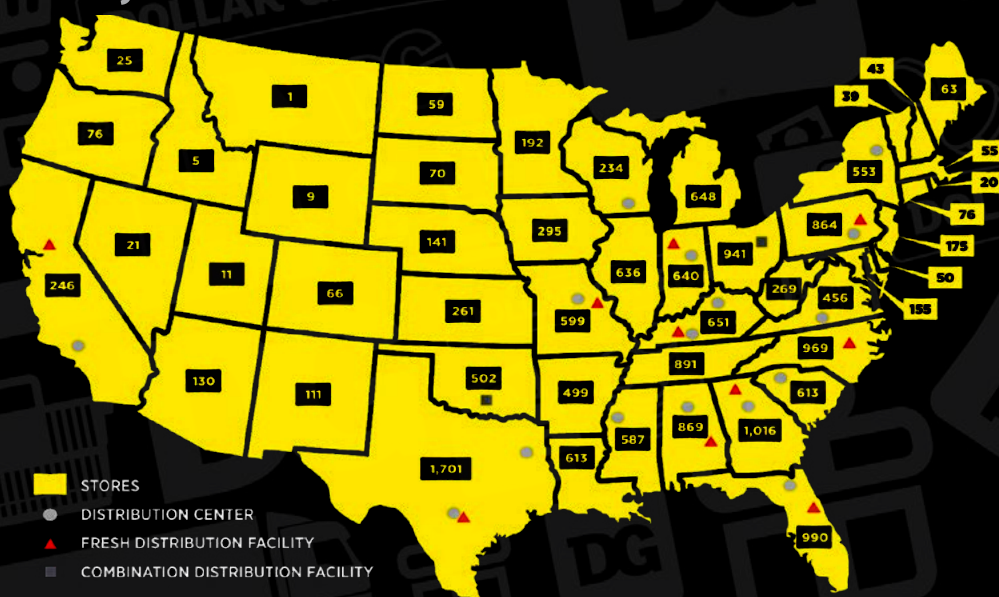
20,000+

STORES IN
48 STATES

800

NEW STORES
PLANNED FOR 2024

20,000+ STORES IN 48 STATES



STORE GROWTH



TROY
UNIVERSITY
12,712 students



DOTHAN REGIONAL AIRPORT

FLOWERS HOSPITAL

SOUTHEAST HEALTH

DOTHAN



US-84
10,900 VPD

DONALSONVILLE HOSPITAL
140 Beds & 300 Employees



DONALSONVILLE

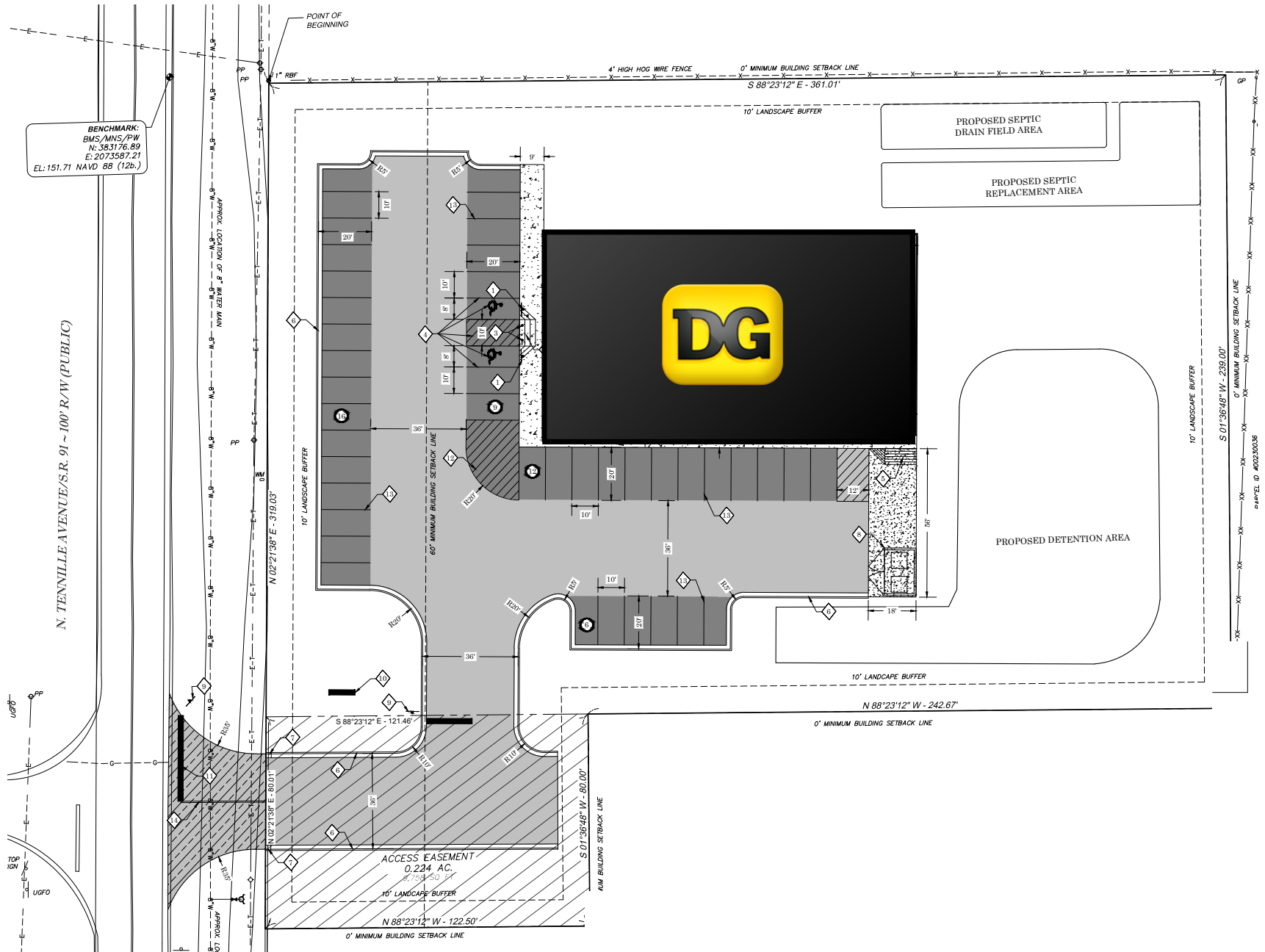


SEMINOLE COUNTY HS
706 STUDENTS

DONALSONVILLE MUNICIPAL AIRPORT

DEMOGRAPHIC SUMMARY	1-MILE	3-MILE	5-MILE
POPULATION	1,743	3,738	5,341
AVG. HOUSEHOLD INCOME	\$45,604	\$50,224	\$54,432
POPULATION GROWTH	3.07%	2.21%	2.63%

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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don.mcminn@marcusmillichap.com

Re: 907 N Tennille Ave– Donalsonville, GA 39845 (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 expiration of the Due Diligence Period.

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: _____