

Marcus & Millichap

TAYLOR MCMINN
RETAIL GROUP



RENDERING

OFFERING MEMORANDUM

DOLLAR GENERAL

Dudley (Dublin MSA), GA



Marcus & Millichap

OFFERING SUMMARY

DOLLAR GENERAL

3420 Hwy 80 W Dudley, GA 31022

PRICE	\$1,896,000
CAP Rate	5.25%
NOI	\$99,504
RENTABLE SQ FT.	9,100
YEAR BUILT	2020
LOT SIZE	1.4 AC
TENANT TRADE NAME	Dollar General
LEASE GUARANTOR	Corporate
LEASE TYPE	Absolute Net
ROOF & STRUCTURE	Tenant
RENT COMMENCEMENT DATE	January 2021

LEASE EXPIRATION DATE	December 2035		
TERM REMAINING ON LEASE	13.5 Years		
INCREASES	10% Increases During Options		
OPTIONS	Five, 5-Year Options		
BASE RENT	Years 1-15	\$99,504	
OPTION RENT	Years 16-20	Option 1	\$109,452
	Years 21-25	Option 2	\$120,396
	Years 26-30	Option 3	\$132,432
	Years 31-35	Option 4	\$145,680
	Years 36-40	Option 5	\$160,248
TENANT RESPONSIBILITIES	Taxes, Insurance, CAM, Roof & Structure		
LANDLORD RESPONSIBILITIES	100% No Landlord Responsibilities		



INVESTMENT HIGHLIGHTS

2020 UPGRADED CONSTRUCTION DOLLAR GENERAL

- Upgraded construction Dollar General located in Dudley (Dublin MSA), GA.
- This store was built in 2020 with 2 sided upgraded construction and sits on 1.4 AC of land.

ATTRACTIVE INTERSTATE LOCATION

- This Dollar General is well located approximately 2 miles North of I-16 (25,100 VPD). Interstate 16 is an East-West Interstate highway located entirely within the state of Georgia that connects Macon and Savannah.
- The 5 Mile Average Household Income is \$69,735, which is superior to most Dollar General locations.
- Nearest dollar store competition is approximately 10 miles away.

DUBLIN MSA

- Dudley is located off I-16 approximately 10 miles West of Dublin, GA and is part of the Dublin MSA.
- Dublin is home to numerous national retailers including Home Depot, Kroger, Walmart, TJ Maxx, Walgreens, Big Lots and more.
- Dublin has a growing economy and many industrial distribution centers due to its central location between Savannah and Atlanta, GA.
- Home to multiple colleges including Middle Georgia State University (700 students), Georgia Military College (8,812 students state wide) and Oconee Fall Line Technical College (1,428 students).
- Dublin is home to Baron Field Dublin Municipal Airport that services general aviation air traffic from all over the Southeastern Region of the U.S.
- Dublin is known as “The Emerald City” and is the county seat of Laurens County.

13.5 YEAR CORPORATE NNN LEASE

- This Dollar General has 13.5 Years remaining on a 15-year Corporate Guaranteed NNN Lease with Dollar General.
- Tenant is 100% responsible for all expenses including taxes, insurance, 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 18,200 locations and expanding by 1,000 stores each year.
- Dollar General has been in business for 83 years and has a current net worth of over \$54.4 B.



DOLLAR GENERAL®



PROVEN MOMENTUM.
ESSENTIAL RETAILER.



REPRESENTATIVE

BBB

S&P CREDIT RANKING
INVESTMENT GRADE

DG

PUBLICALLY
TRADED

\$54.4 B

TOTAL NET
WORTH

83

YEARS IN
BUSINESS

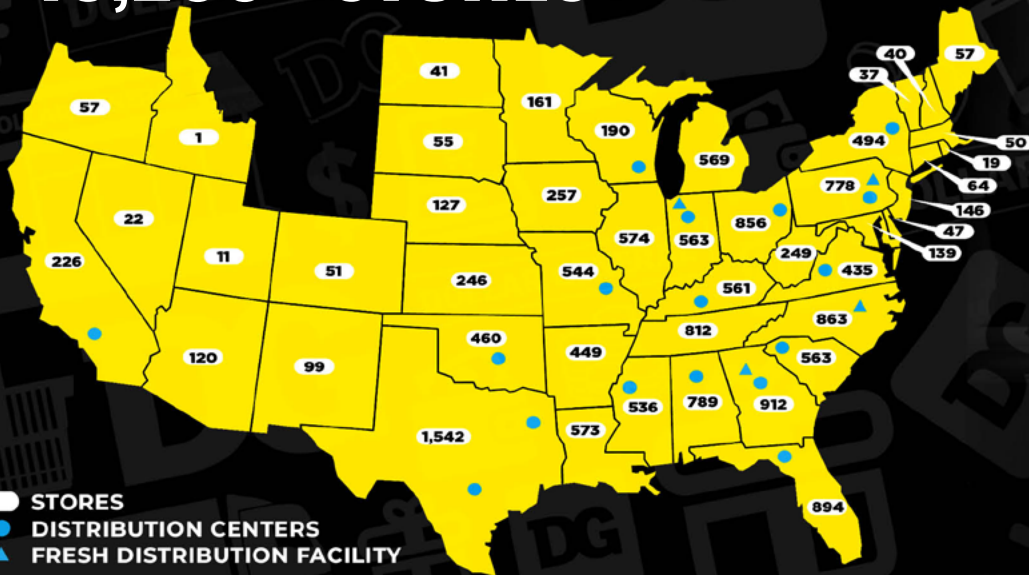
18,200+

STORES IN
47 STATES

1,050

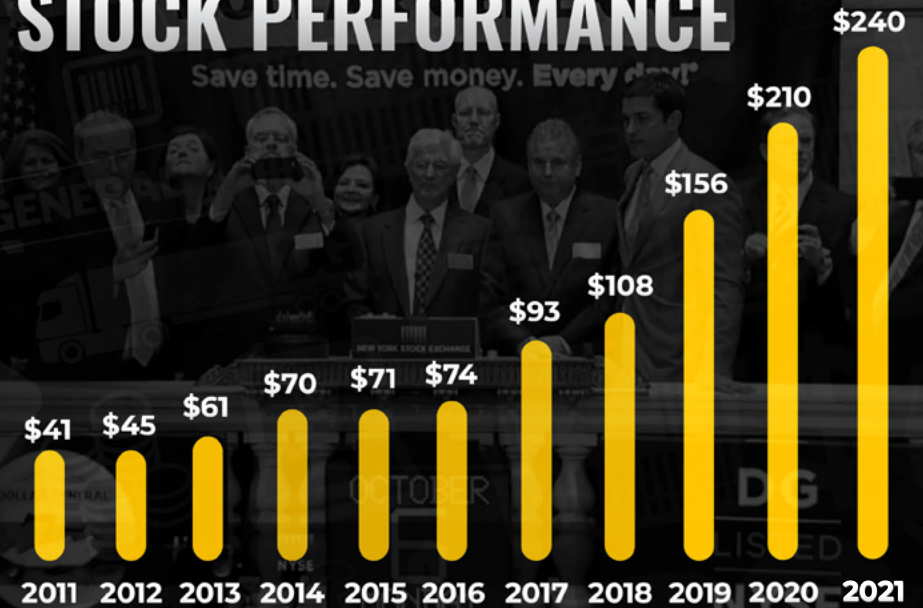
NEW STORES
PLANNED FOR 2022

18,200+ STORES IN 47 STATES



- STORES
- DISTRIBUTION CENTERS
- ▲ FRESH DISTRIBUTION FACILITY

STOCK PERFORMANCE





Baron Field Dublin Municipal Airport



Walmart

TRACTOR SUPPLY CO

RED LOBSTER, golden corral, amc THEATRES, Food Depot, Checkers, Table Canners, OLLIE'S Bargain OUTLET

DUBLIN

DUDLEY DG

U-HAUL AUTHORIZED DEALER

Dublin High School
616 total students

Dudley City Hall

Northwest Laurens Elementary School
963 students

9,430 VPD

12,400 VPD

Middle Georgia State University
700 students

Carl Vinson VA Medical Center
Dublin VA Medical Center

Dublin Mall
beek's, HIBBETT SPORTS, Starbucks, TJ-MAXX, OfficeMax, MATTRESS FIRM

BIG LOTS!, THE HOME DEPOT, WELLS FARGO



16

25,100 VPD

Jeep, RAM

WestRock

Southern Pines Water Park

LONGHORN STEAKHOUSE

Oconee Fall Line Technical College
1,428 students

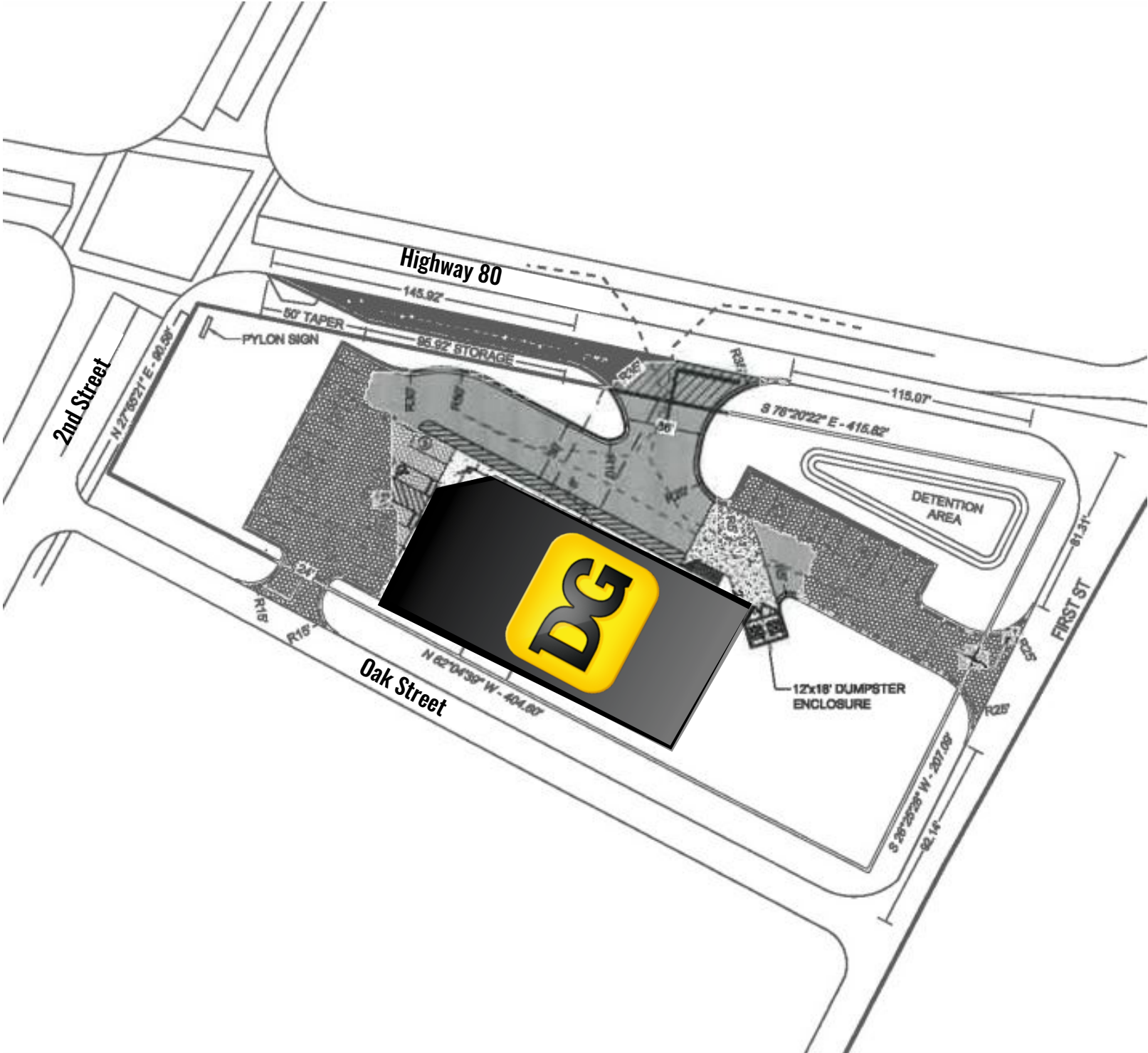
LA QUINTA INN & SUITES

H Holiday Inn Express

338 2,790 VPD

DEMOGRAPHIC SUMMARY	5-Mile	7-Mile	10-Mile
POPULATION	3,761	8,409	28,504
AVG. HOUSEHOLD INCOME	\$69,735	\$72,882	\$64,688

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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Atlanta, GA 30328

Phone: (678) 808-2762
Fax: (815) 550-1286
don.mcminn@marcusmillichap.com

Re: 3420 Hwy 80 W. – Dudley, GA 31022 (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 \$25,000 earnest money deposit due within forty-eight (48) hours of the Effective Date of the Contract with an additional \$25,000 deposited at the expiration of the Inspection Period (\$50,000 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 the expiration of the inspection 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

Agreed and Accepted | Seller

By: _____

By: _____

Printed: _____

Printed: _____

Dated: _____

Dated: _____

Purchaser's Initials _____ Seller's Initials _____