



RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED

*****5% INITIAL TERM RENT INCREASES EVERY 5 YEARS*****



REPRESENTATIVE PHOTO

DOLLAR GENERAL | TALLASSEE, AL

FOR SALE // \$2,166,326 // 6.45% CAP RATE //
RETAIL PROPERTY

PRESENTED BY //

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DISCLAIMER



DISCLAIMER/TERMS OF USE FOR OFFERING MEMORANDUM & OWNER-AGENCY DISCLOSURE

The information provided within this Offering Memorandum has been obtained from sources that are believed to be reliable, but Randall Commercial Group, LLC has not verified the information and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. The information may be estimated or generalized and is prepared to provide a summary of highlights and only a preliminary level of information regarding the project. Any interested party must independently investigate the subject property, particularly from a physical, financial, tenant, and overall development standpoint. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. This information is not intended to provide full due diligence on the subject property, as it is the responsibility of the interested buyer to conduct full due diligence with their advisors. The data contained within this offering memorandum is for information purposes only and is not sufficient for evaluation of Property for potential purchase.

Randall Commercial Group, LLC has not performed due diligence pertaining to the physical state of the property nor the property's current or future financial performance. Furthermore, no due diligence has been performed regarding the financial condition or future plans for this location. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This information may have changed and there may be omissions of material data as this is not intended to provide complete due diligence.

Past, expected or projected performance does not guarantee future performance. Property owners and/or buyers bear the full risk and exposure of all business, events, tenant, credit, and liability associated with such properties. The acreage, size, and square footage of the property and improvements are estimated and should be independently verified. Inherent risk and concentrated exposure are associated with single tenant occupied properties and prospective buyer should fully investigate tenant, lease, market, and all relevant aspects of this property, tenant, and transaction. Unless a fully executed purchase and sale agreement has been executed, seller and Randall Commercial Group, LLC expressly reserves the right, at their sole discretion, to reject any and all expressions and/or interests or offers to purchase the property and to terminate negotiations and discussions with any person or entity reviewing this offering memorandum or making an offer on property unless a purchase and sale agreement of property has been executed and delivered.

In no event shall prospective purchaser or its agent have any claims against Seller or Randall Commercial Group, LLC or any of its affiliates, directors, offices, owners, agents, or licensees for any damages, liability, or any cause of action relating to this solicitation process, the marketing material, marketing process, or sale of property. By reviewing the material contained herein, you are agreeing to the terms and limitations of its use provided herein.

IMPORTANT DISCLOSURE: An owner/agency relationship exists with an Associate Broker of Randall Commercial Group, LLC and the owner of the property located at 7882 Upper River Road, Tallassee, AL 36078 (the "Subject Property"). The Associate Broker has an ownership interest in the Subject Property and other business with the Manager of the ownership entity.

INVESTMENT SUMMARY



INVESTMENT SUMMARY

| | |
|----------------------------|-----------------------|
| OFFERING PRICE: | \$2,166,326 |
| NET OPERATING INCOME: | \$139,728 |
| YR1 CAP RATE: | 6.45% |
| YEAR BUILT: | 2026 |
| BUILDING SIZE: | 9,002 SF |
| LOT SIZE: | 1.46 Acres |
| PRICE PER FOOT SALE PRICE: | \$240.65 |
| PROPERTY ADDRESS | 7882 Upper River Road |
| CITY, STATE, ZIP: | Tallassee, AL 36078 |
| 3 MILE POPULATION: | 2,351 |

PROPERTY HIGHLIGHTS

- 15-Year NNN Lease with Five (5), Five (5) Year Options
- 5% Increases Every 5 Years During Primary Term & Renewal Options
- Corporate Guarantee by Dollar General Corporation
- Store is located on a primary north-south artery connecting the Lake Martin area to the I-85 corridor
- Store serves as a primary shopping destination for local residents who would otherwise have to drive several miles into central Tallassee for basic essentials
- Tallassee is strategically located between Montgomery and Auburn
- The Tallassee Redevelopment Authority is actively focused on revitalizing the central business district and attracting new retail, ensuring long-term property value and community viability
- Elmore County is one of Alabama's top-performing counties for growth and has grown nearly 16% since 2010
- Bisected by I-85 and Hwy 231, Elmore County serves as a critical logistics and commuter vein between the Montgomery metro area and the Auburn/Opelika growth engine.
- Sources: Google Gemini

LEASE SUMMARY

| | |
|----------------------|--------------------------------------|
| TENANT: | Dolgencorp, LLC d/b/a Dollar General |
| LEASE TYPE: | NNN |
| PRIMARY LEASE TERM: | 15-years |
| ANNUAL RENT: | \$139,728 |
| RENT PSF: | \$15.52 |
| BLDG. DELIVERY DATE: | March 2026 |
| RENT COMM. DATE: | March 12, 2026 |
| RENEWAL OPTIONS: | Five (5), Five (5) Year Options |
| RENT BUMPS: | 5% every 5 years |
| LEASE GUARANTOR: | Dollar General Corporation |



COMPLETE HIGHLIGHTS



Front Elevation



LOCATION INFORMATION

| | |
|------------------|--------------------------------|
| BUILDING NAME | Dollar General Tallassee, AL |
| STREET ADDRESS | 7882 Upper River Road |
| CITY, STATE, ZIP | Tallassee, AL 36078 |
| COUNTY | Elmore |

BUILDING INFORMATION

| | |
|---------------------|--------------------------|
| NOI | \$139,728.00 |
| CAP RATE | 6.45% |
| OCCUPANCY % | 100.0% |
| TENANCY | Single |
| YEAR BUILT | 2026 |
| CONSTRUCTION STATUS | Existing |
| FRAMING | Metal |
| CONDITION | Excellent |
| ROOF | Standing Seam Metal Roof |
| FREE STANDING | Yes |
| NUMBER OF BUILDINGS | 1 |



TENANT PROFILE



DOLLAR GENERAL®



RENT SCHEDULE

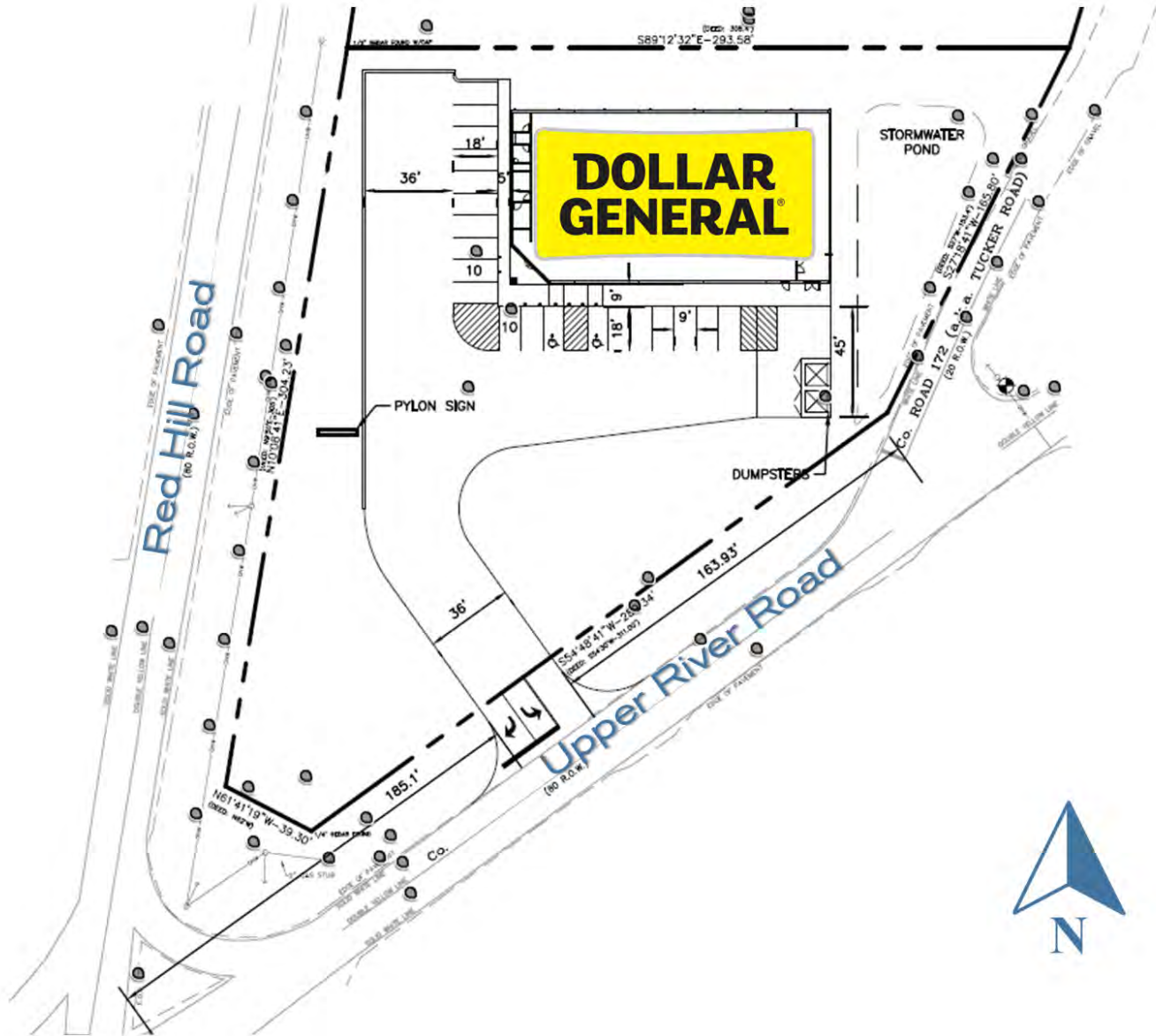
| LEASE YEAR | ANNUAL RENT | INCREASE |
|------------|-------------|----------|
| 1 - 5 | \$139,728 | |
| 6 - 10 | \$146,712 | 5% |
| 11 - 15 | \$154,056 | 5% |
| OPTION 1 | \$161,760 | 5% |
| OPTION 2 | \$169,848 | 5% |
| OPTION 3 | \$178,332 | 5% |
| OPTION 4 | \$187,248 | 5% |
| OPTION 5 | \$196,620 | 5% |

COMPANY HIGHLIGHTS

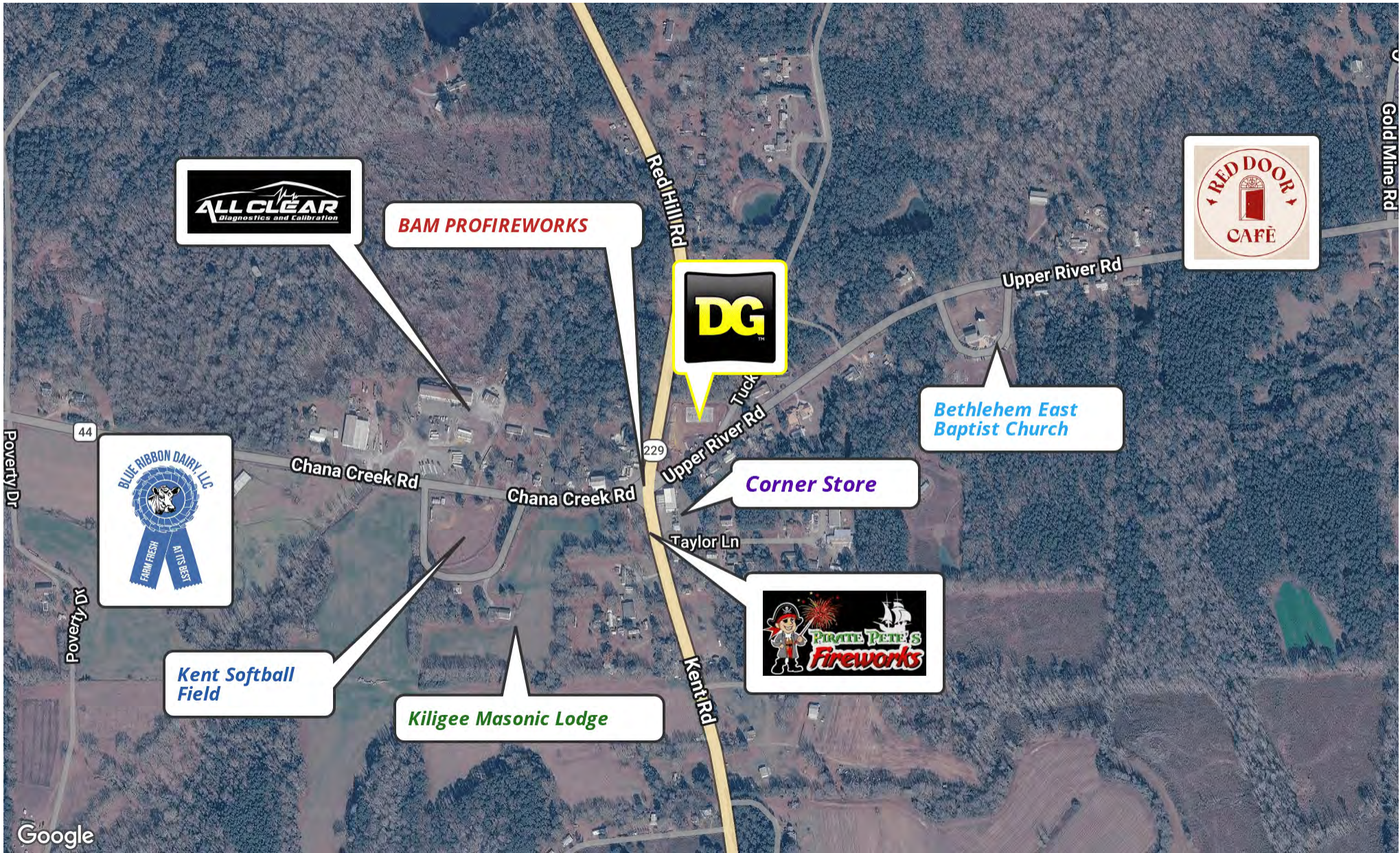
- 2024 Fiscal Year Net Sales **Increased 5.0%** to **\$40.6 Billions**
- 2024 Fiscal Year Same-Store Sales **Increased 1.2%**
- 2024 Annual Cash Flows from Operations increased **25.3%** to **\$3.0 Billion**
- **Ranked #111** on Fortune 500 List
- **20,500+ stores in 48 states**; 34 distribution centers
- **+/- 575** New Stores Planned to Open in 2025
- **+/- 4,885** Total Expected Real Estate Projects in 2025
- Dollar General has been **in business for 83 years** and opened its **19,000th store** in early 2023
- <https://investor.dollargeneral.com/>



SITE PLANS



AERIAL MAP



FOR SALE // RETAIL PROPERTY

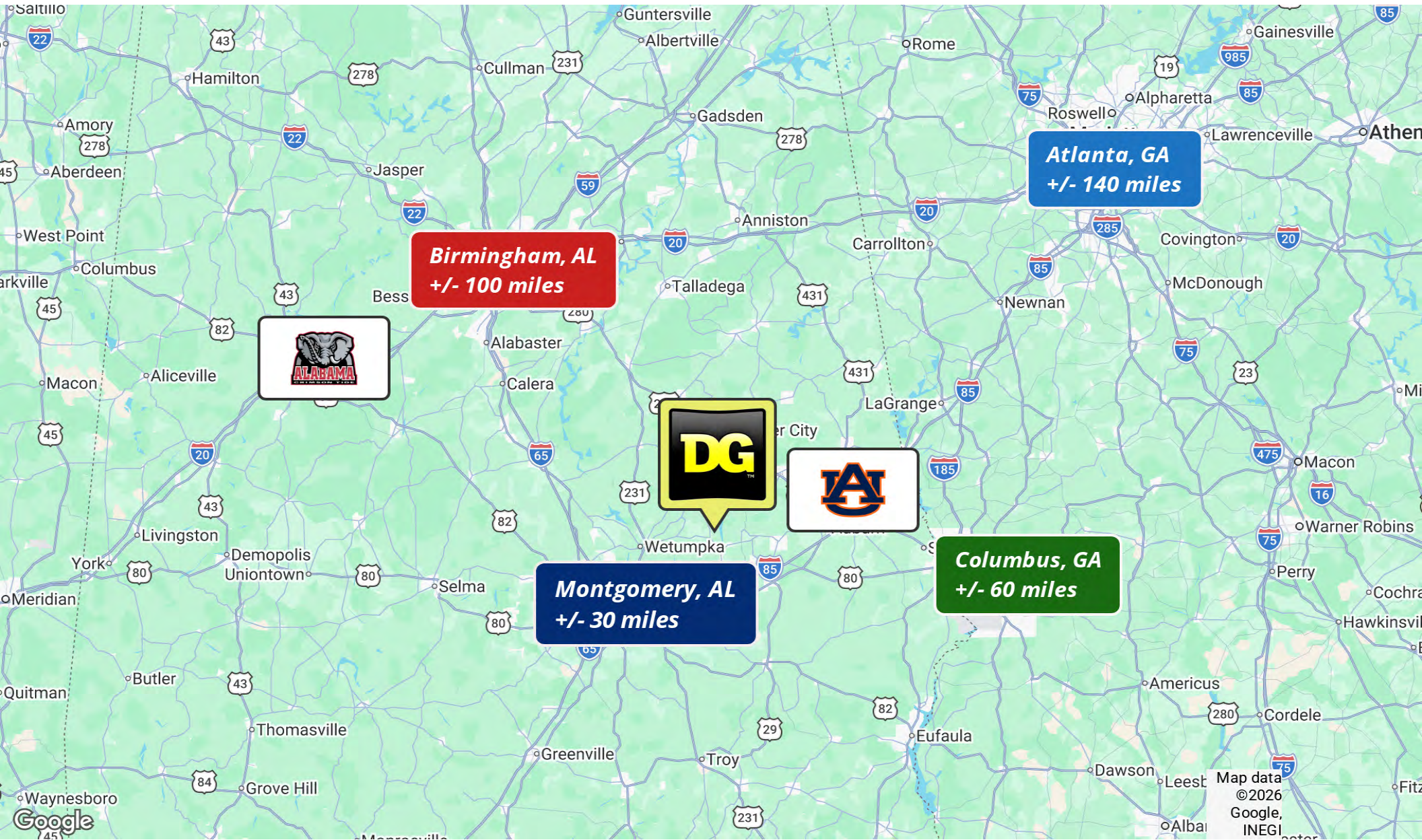
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LOCATION MAP



REGIONAL MAP



TALLASSEE AND ELMORE COUNTY



TALLASSEE AND ELMORE COUNTY ECONOMY

- Tallassee boasts a median household income of approximately \$66,752, which is notably higher than many similar markets, indicating a stable consumer base with discretionary spending power
- The area benefits from Alabama's strong labor market, with the state unemployment rate trending near historic lows (approx. 2.7% as of early 2026)
- Tallassee serves as a unique "triple-county" hub (Elmore, Tallapoosa, and Macon counties), capturing trade from a wider geographical area than its population suggests
- The city of Tallassee maintains three active industrial parks and the International Business Center, a 43,000-square-foot facility designed to support expanding manufacturing and entrepreneurial ventures
- Tallassee is located just minutes from I-85 and is a feeder community for the automotive manufacturing corridor between Montgomery (Hyundai) and West Point, GA (Kia)
- Tallassee's economy is anchored by a diverse mix of manufacturing, healthcare, and retail, including regional players in textile remnants, metal fabrication, and utility services
- Tallassee is a primary gateway for travelers and residents of Lake Martin, one of the state's largest and most affluent recreational areas, driving seasonal surges in retail traffic
- The Tallassee Redevelopment Authority is actively focused on revitalizing the central business district and attracting new retail, ensuring long-term property value and community viability
- The presence of Community Hospital in Tallassee provides high-quality healthcare jobs and makes the city a destination for medical services for the surrounding rural population
- Source: Google Gemini

HEALTHCARE & EDUCATION



HEALTHCARE

- Community Hospital is the primary healthcare anchor for Tallassee and the surrounding three-county region.
- It is a 69-bed acute care facility, which is substantial for a rural community, providing a level of service usually reserved for larger municipal areas
- The hospital serves as the central medical hub for Elmore, Tallapoosa, and Macon counties, drawing a consistent flow of patients and families into Tallassee from the surrounding rural outskirts
- A 24/7 physician-staffed, 5-treatment-room ER that serves as the only critical care point for several miles
- The "New Day" Senior Care (Gero-Psych) unit is a key specialty
- Offers full-scale inpatient and outpatient surgery, GI labs, radiology (CT/MRI), and respiratory therapy
- The hospital operates one of the region's largest home health and hospice divisions, employing a mobile workforce that travels throughout the community daily
- The hospital is one of Tallassee's largest employers, providing stable, high-wage jobs for nurses, physicians, and administrators who live and shop locally
- Source: Google Gemini

EDUCATION

- Central Alabama Community College serves as the primary post-secondary partner for Tallassee and Elmore County residents.
- CACC has seen a 45% jump in enrollment over the last four years, reflecting a surging local demand for workforce training and associate degrees.
- A massive 98% increase in dual enrollment partnerships with Elmore County Schools means high schoolers are entering the local workforce with college-level certifications earlier than ever.
- J.F. Ingram State Technical College (Deatsville) is a unique and vital part of the Elmore County economy
- J.F. Ingram is a national leader in vocational training. It recently reported a 33% increase in enrollment and provides the region with a steady stream of skilled tradespeople in high-demand fields like HVAC, welding, and logistics
- Elmore County Technical Center (ECTC) is for high school students, offering industry-recognized certifications in public safety, automotive technology, and nursing. It is the engine behind the "Path to Careers" that keeps young families living and spending within the county
- Source: Google Gemini

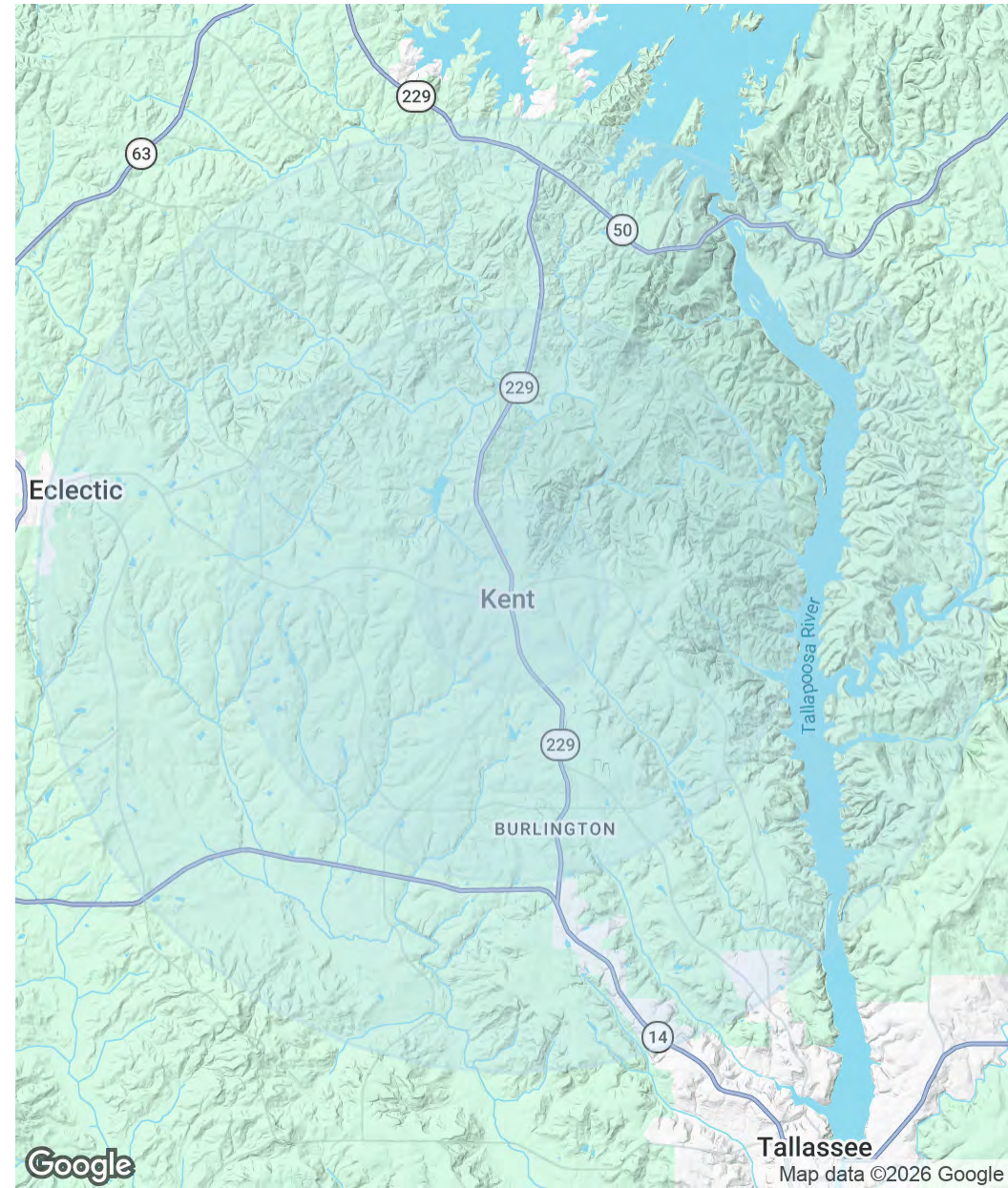


DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 237 | 2,351 | 5,905 |
| AVERAGE AGE | 43.5 | 41.6 | 42.4 |
| AVERAGE AGE (MALE) | 44.3 | 42.4 | 41.1 |
| AVERAGE AGE (FEMALE) | 43.7 | 41.4 | 43.2 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| TOTAL HOUSEHOLDS | 99 | 957 | 2,417 |
| # OF PERSONS PER HH | 2.4 | 2.5 | 2.4 |
| AVERAGE HH INCOME | \$81,802 | \$80,067 | \$88,831 |
| AVERAGE HOUSE VALUE | \$202,525 | \$188,587 | \$183,064 |

2023 American Community Survey (ACS)





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ABOUT RANDALL COMMERCIAL GROUP, LLC

Randall Commercial Group, LLC is a boutique commercial real estate investment brokerage and consulting firm focused on properties and development opportunities in the southeastern United States for clients located throughout the country. Through a myriad of brokerage services, we serve institutional and individual investors as well as end users, tenant, and developers on deals ranging up to \$50 million in estimated market value.

Our proprietary research, continual education, creativity, and perseverance allow us to focus on creating client wealth by optimizing real estate strategies for businesses and investors while building meaningful, long-term relationships. The majority of our business results from expanding our client relationships and referrals from clients and peers. We believe the reward for hard work well done is the opportunity to do more of it; for this, we thank you for your trust and belief in our methodology.

Our corporate strategy is simple: client first. We do not desire to be all things to all clients, but we are singularly focused on being all things investment real estate.

AL AGENCY-BROKERAGE SERVICES DISCLOSURE



**THIS IS FOR INFORMATION PURPOSES
THIS IS NOT A CONTRACT
REAL ESTATE BROKERAGE SERVICES DISCLOSURE**

*Alabama law requires you, the consumer, to be informed about the types of services which real estate licensees may perform. The purpose of this disclosure is to give you a summary of these services.

A **SINGLE AGENT** is a licensee who represents only one party in a sale. That is, a single agent represents his or her client. The client may be the seller or the buyer. The licensee when acting as an agent must represent the best interests of the client by placing the interests of the client ahead of the interests of any other party. In a real estate transaction, when a real estate licensee is employed as an agent, the licensee is obligated to advise and advocate for the best interests of his or her client. A single agent must be loyal and faithful to the client.

When two or more licensees under the same qualifying broker are in separate agency agreements with a different party in the same transaction, the qualifying broker can designate those licensees as single agents as to the licensee's client. The designation must be in writing and done as soon as reasonably possible. A designated single agent is not a dual agent, and neither the qualifying broker, the designated single agent, nor any other licensee involved in the transaction shall be assumed to have knowledge to any other party with whom the licensee has not entered an agency agreement.

A **DUAL AGENT** is a licensee, who is an individual, acting as an agent for both the buyer and the seller. This may only be done with the written, informed consent of all parties. This type of agent must also be loyal and faithful to each client, except where the duties owed to the clients' conflict with one another.

A **TRANSACTION FACILITATOR** assists one or more parties, who are customers, in a sale. Transaction facilitator describes a brokerage arrangement whereby the real estate licensee assists one or more parties, who are customers, in a contemplated real estate transaction, without being the agent, fiduciary, or advocate of that party to the transaction. The transaction facilitator can act as an intermediary between buyers and sellers. A licensee can serve as a transaction facilitator to a single party or to both the buyer and seller. A licensee can also represent one party as an agent and serve as a transaction facilitator for the other party in the transaction. In the absence of an agency agreement, a licensee is presumed to be acting as a transaction facilitator for any otherwise unrepresented party to whom the licensee is providing services. To provide services honestly and in good faith;

1. To provide services honestly and in good faith;
2. To exercise reasonable care and skill;
3. To keep confidential any information gained in confidence, unless disclosure is required by law or duty to a client, the information becomes public knowledge, or disclosure is authorized in writing;
4. To present all written offers in a timely and truthful manner when assisting a party in the negotiation of a real estate transaction; and
5. To act on behalf of the licensee or his or her immediate family, or on behalf of any other individual, organization, or business entity in which the licensee has personal interest only with a timely written disclosure of this interest to all parties to the transaction.

Further, even if you are working with a licensee who is not your agent, there are many things the licensee may do to assist you. Some examples are:

1. Provide information about properties;
2. Show properties;

AL AGENCY-BROKERAGE SERVICES DISCLOSURE



- 3. Assist in making a written offer; or
- 4. Provide information on financing.

You may choose which type of service you want from a licensee and sign a brokerage service agreement. If you do not sign an agreement, by law the licensee working with you is a transaction facilitator. A written agreement is required by law prior to a licensee listing a property on your behalf or submitting an offer on your behalf for compensation.

The licensee's broker is required by law to have on file an agency disclosure office policy describing the company's brokerage services and general information on how the company and licensee are compensated for the brokerage services. That agency disclosure office policy is required, in addition to this form, to be provided to you prior to the licensee providing you any brokerage services. You should feel free to ask any questions you have.

The Alabama Real Estate Commission requires the real estate licensee to sign, date, and provide you a copy of this form. Your signature is not required by law or rule but would be appreciated.

Name of Licensee: Brian P. Phillips

Consumer Name: _____

Licensee Signature: [Signature]

Signature: _____

(Acknowledgement for Receipt Purposes Only)

Date: _____

Date: _____