



RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED



5% Initial Term Rent Increases Every 5 Years

Representative Photo



DG MARKET | ALEXANDRIA, AL

FOR SALE // \$2,178,844 // 6.75% CAP RATE //

RETAIL PROPERTY

PRESENTED BY //

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DISCLAIMER



CONFIDENTIALITY & DISCLAIMER

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 Subject Property located at 8145 AL Hwy 144, Alexandria, AL 36250. The Associate Broker has an ownership interest in the Subject Property located at 8145 AL Hwy 144, Alexandria, AL 36250, and other business with the Manager of the ownership entity.

INVESTMENT SUMMARY



INVESTMENT SUMMARY

OFFERING PRICE:	\$2,178,844
NET OPERATING INCOME:	\$147,072
YR1 CAP RATE:	6.75%
BLENDED CAP RATE:	7.09%
YEAR BUILT:	2024
BUILDING SIZE:	10,566 SF
LOT SIZE:	1.97 Acres
PROPERTY ADDRESS	8145 AL-144
CITY, STATE, ZIP:	Alexandria, AL 36250
3 MILE POPULATION:	5,537

LOCATION DESCRIPTION

The subject property is located on AL Hwy 144 on the north side of Alexandria, a town in Calhoun County just north of Oxford-Anniston, a high-traffic stop on the I-20 corridor that connects Atlanta, GA to Birmingham, AL. Calhoun County, AL is a great place to do business and attend college with progressive communities and strong economics. The total area of Calhoun County is 612 square miles with 4 major highways, including Interstate 20, Highway 78, 278, and 431.

PROPERTY DESCRIPTION

Randall Commercial Group, LLC is pleased to exclusively offer for sale this brand new, free-standing DG Market located in Alexandria, AL. The subject property has a **15-year NNN lease with 5% increases every 5 years during the initial term and each option, and an estimated delivery date in October 2024**. The property is located along AL Hwy 144 on the north side of Alexandria, a town on the northern side of the Oxford-Anniston MSA approximately 20 miles south of Gadsen, AL. Alexandria is nestled in the foothills of Northeast Alabama in Calhoun County, AL, approximately 75 miles East of Birmingham, AL and 90 miles West of Atlanta, GA. Dollar General is an investment-grade tenant with a Standard & Poor's "BBB" credit rating.

LEASE SUMMARY

TENANT:	Dolgencorp, LLC d/b/a DG Market
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	15 Years
ANNUAL RENT:	\$147,072.00
RENT PSF:	\$13.92
BLDG. DELIVERY DATE:	Est. October 2024
RENT COMM. DATE:	TBD
RENEWAL OPTIONS:	Five (5), Five (5) Year Options
RENT BUMPS:	5% Every 5 Years
LEASE GUARANTOR:	Dollar General Corporation



COMPLETE HIGHLIGHTS



Front Elevation



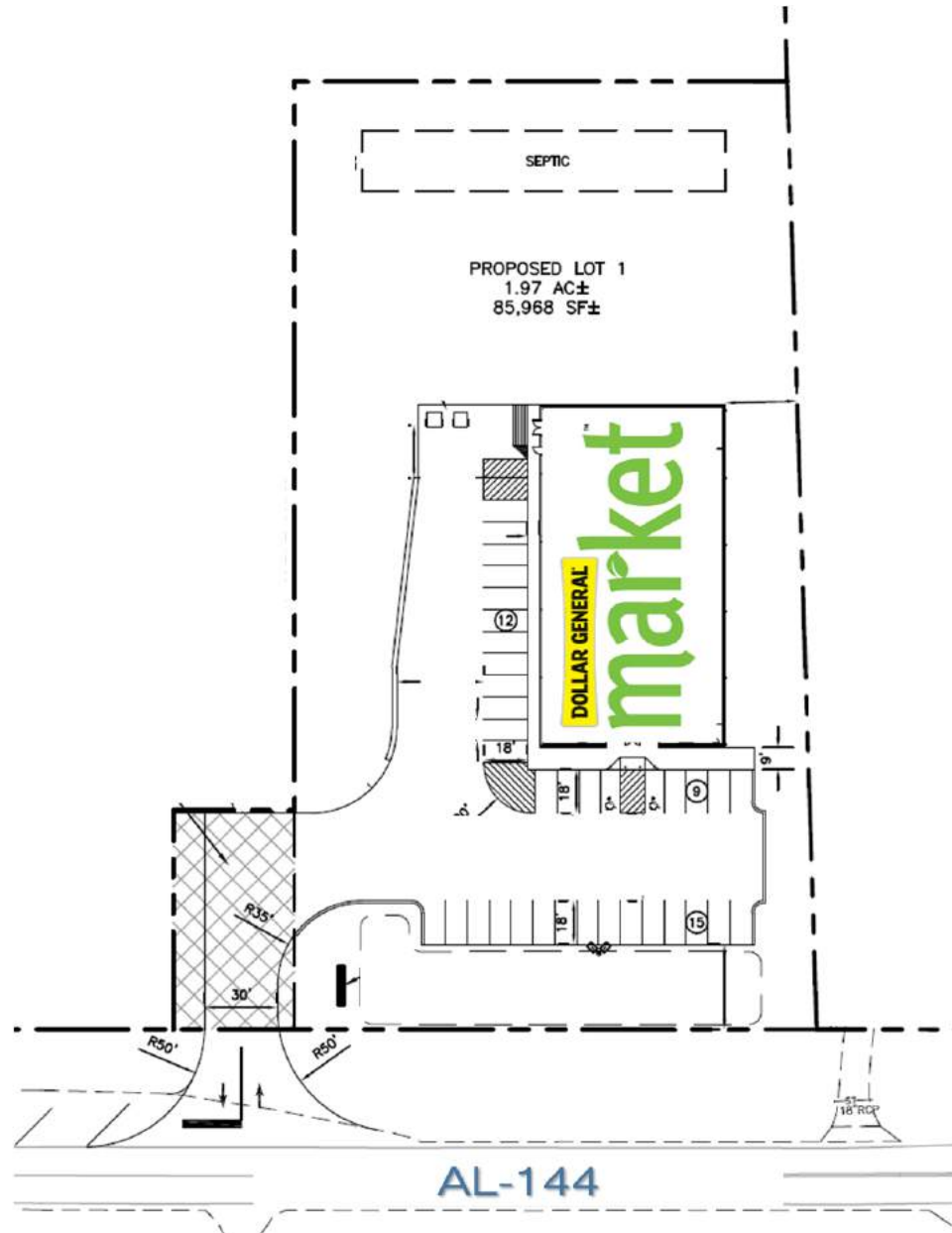
LOCATION INFORMATION

BUILDING NAME	DG Market Alexandria, AL
STREET ADDRESS	8145 AL-144
CITY, STATE, ZIP	Alexandria, AL 36250
COUNTY	Calhoun

BUILDING INFORMATION

NOI	\$147,072.00
CAP RATE	6.75%
BUILDING CLASS	A
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	2024
CONSTRUCTION STATUS	Under construction
FRAMING	Metal
CONDITION	Excellent
ROOF	Standing-Seam Metal Roof
FREE STANDING	Yes
NUMBER OF BUILDINGS	1
FOUNDATION	Slab on Grade

SITE PLAN



TENANT PROFILE



DOLLAR GENERAL®



COMPANY HIGHLIGHTS

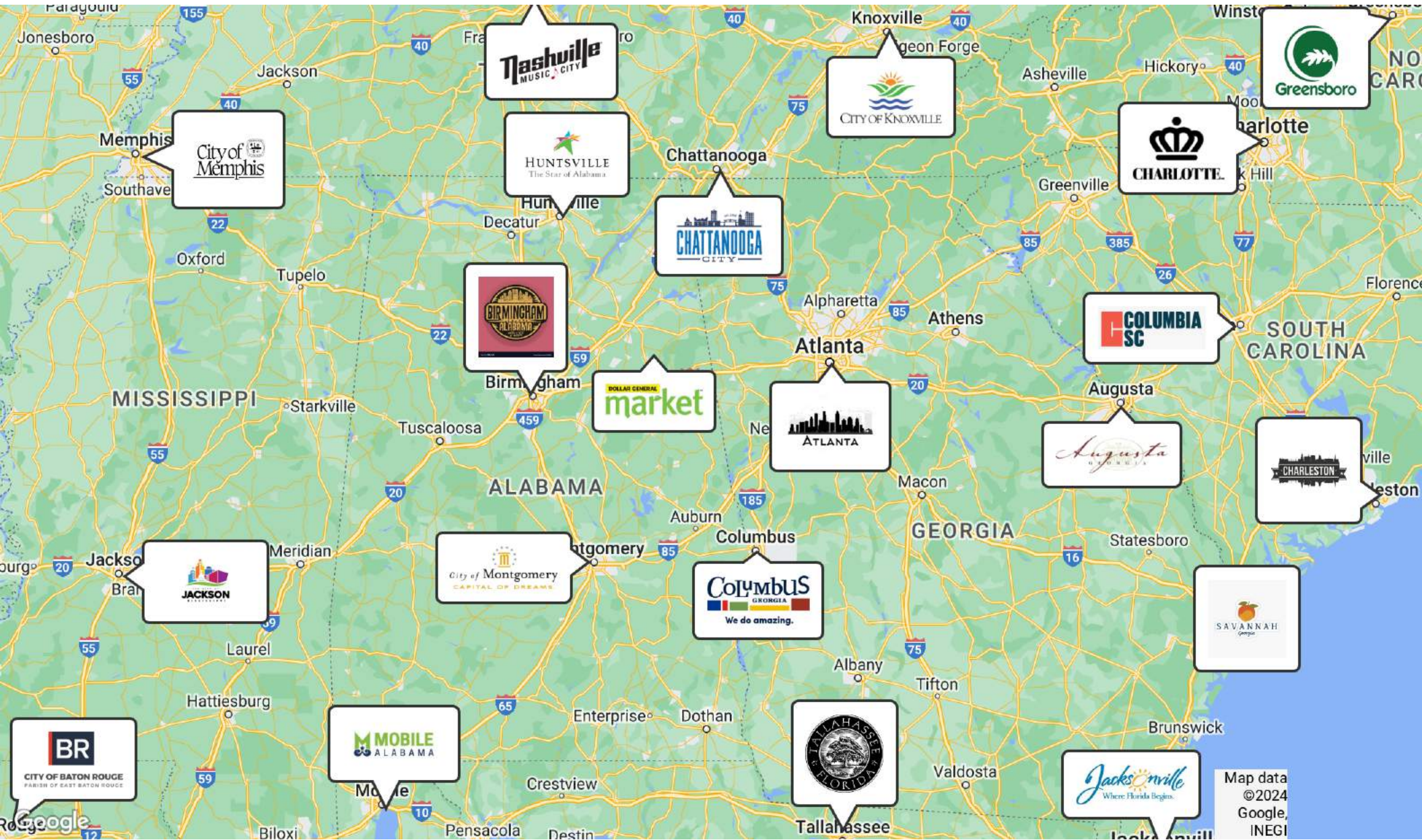
- Net sales **increased 10.6% to \$37.8 billion**, and same-store sales **increased 4.3% YoY**
- Operating profit **increased 3.3% to \$3.3 billion YoY**
- Net Income **grew to \$2.4 billion**, and diluted earnings per share **increased 5.0% to \$10.68**
- Cash Flows from Operations were **\$2.0 billion**
- **1,050** New Stores Planned to Open in 2023
- **3,170** Total Expected Real Estate Projects in 2023
- Dollar General has been **in business for 83 years** and opened its **19,000th store** in early 2023

LEASE YEAR	ANNUAL RENT	INCREASE
1	\$147,072.00	
2	\$147,072.00	
3	\$147,072.00	
4	\$147,072.00	
5	\$147,072.00	
6	\$154,428.00	5%
7	\$154,428.00	
8	\$154,428.00	
9	\$154,428.00	
10	\$154,428.00	
11	\$162,144.00	5%
12	\$162,144.00	
13	\$162,144.00	
14	\$162,144.00	
15	\$162,144.00	
OPTION 1	\$170,256.00	5%
OPTION 2	\$178,776.00	5%
OPTION 3	\$187,704.00	5%
OPTION 4	\$197,100.00	5%
OPTION 5	\$206,952.00	5%

LOCATION MAP



REGIONAL MAP



CALHOUN COUNTY, AL ECONOMY



ECONOMY

- Weaver, AL is a small Southern town and an affordable place to live with **low rent and a grocery cost index** of 93 versus the US's 100
- **The Chief Ladiga Trail** is a natural attraction that runs through the city of Weaver alongside Elwell Park and on towards Jacksonville
- Weaver has seen the job market **increase by 1.6%** over the last year
- Calhoun County, AL is a great place to do businesses and attend college with **progressive communities and strong economies**
- Calhoun County is located about **50 miles East of Birmingham, AL** and **80 miles West of Atlanta, GA**
- Calhoun County makes up **612 square miles with 4 major highways**, including Interstate 20, highway 78, 278, and 431
- **Cities located in Calhoun County** include Anniston, Jacksonville, Ohatchee, Oxford, Southside, and Weaver
- *Sources: bestplaces.net, visitcalhouncounty.com, calhouncounty.org*



CALHOUN COUNTY, AL EDUCATION



JACKSONVILLE STATE UNIVERSITY

- Jacksonville State University (JSU) has **9,672 total students** as of the Fall of 2023
- JSU consists of **347 full-time and 187 part-time faculty members**
- JSU has **70,000 alumni in 50 states and 136 counties**
- JSU offers **96** undergraduate programs, **8** undergraduate microcredential and certificate programs, **64** master's programs, **5** doctoral programs, **7** educational specialist programs, and **11** graduate certificate programs/microcredentials, as well as **more than 40** online programs
- Athletics at JSU consist of **18 sports** including the new Women's Bowling addition, and JSU has won **6 team national championships and 2 individual national championships**
- JSU's 2024 rankings include **#8** Best Online Colleges in Alabama, **tied for #29** among Top Public Universities in the South, **tied for #63** among Best Regional Universities in the South, and **tied for #98** in the US among Top Performers on Social Mobility
- Source: jsu.edu



GADSDEN STATE COMMUNITY COLLEGE

- Gadsden State is a **public, open door, comprehensive community college** that's comprised of **5 campuses or educational centers** in Calhoun, Cherokee, and Etowah counties
- Gadsden State Community College is **accredited by the Southern Association of Colleges and Schools Commission on Colleges (SACSCOC) to award associate degrees**, as well as credentials like certificates and diplomas at approved degree levels
- Gadsden State offers **more than 70 programs** that lead to certificates or associate degrees
- Students at Gadsden State have the opportunity to participate in **more than 40 clubs and organizations**
- Gadsden State is a **member of the National Junior College Athletic Association**, and sponsors intercollegiate teams in cross country, men's tennis, men's basketball, men's baseball, women's basketball, women's volleyball, and women's softball
- Source: gadsdenstate.edu

CALHOUN COUNTY, AL HEALTHCARE

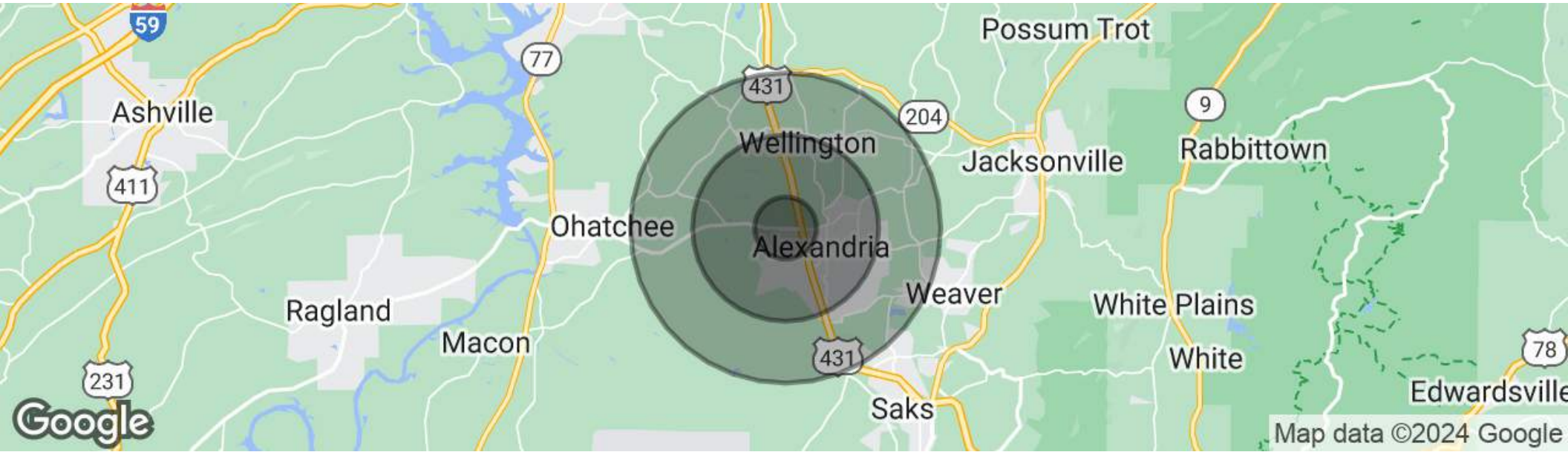


REGIONAL MEDICAL CENTER

- Regional Medical Center (RMC) is the premier regional health care provider that serves a **5 county area** in Northeast Alabama
- RMC has a total of **338** inpatient beds at the Anniston, AL campus, **125** at Stringfellow Memorial, and **numerous** outpatient facilities, urgent care, and specialty clinics
- RMC is the region's leading provider of choice for **more than 13,500** inpatients, **57,000** outpatients, **nearly 1,800** newborn deliveries, and **42,000** emergency room visits each year
- RMC has **more than 2,000** employees, **300** volunteers, and **over 200** physicians
- RMC offers a **full range of medical specialties**, including cardiac, orthopedics, oncology, and emergency services
- RMC's Cancer program is accredited by the American College of Surgeons' Commission on Cancer and is an affiliate in the University of Alabama (UAB) Cancer Care Network
- RMC's Orthopedics program is recognized by Blue Cross and Blue Shield of Alabama as a Blue Distinction Centers+ for Knee and Hip Replacement
- RMC's OB/maternity program is the first designated Baby-Friendly birthing facility in the state of Alabama
- *Source: rmccares.org*



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	796	5,537	13,378
AVERAGE AGE	40	41	42
AVERAGE AGE (MALE)	40	41	41
AVERAGE AGE (FEMALE)	40	42	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	299	2,150	5,287
# OF PERSONS PER HH	2.7	2.6	2.5
AVERAGE HH INCOME	\$80,267	\$82,427	\$78,928

Demographics data derived from AlphaMap

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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.

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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 either the seller or the buyer. A single agent must be completely loyal and faithful to the client.

A **SUBAGENT** is another agent/licensee who also represents only one party in a sale. A subagent helps the agent represent the same client. The client may be either the seller or the buyer. A subagent must also be completely loyal and faithful to the client.

A **LIMITED CONSENSUAL DUAL AGENT** is a licensee 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 the client, except where the duties owed to the clients conflict with one another.

A **TRANSACTION BROKER** assists one or more parties, who are customers, in a sale. A transaction broker is not an agent and does not perform the same services as an agent.

*Alabama law imposes the following obligations on all real estate licensees to all parties, no matter their relationship:

- To provide services honestly and in good faith;
- To exercise reasonable care and skill;
- 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;
- Present all written offers promptly to the seller;
- Answer your questions completely and accurately.

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:

- Provide information about properties;
- Show properties;
- Assist in making a written offer;
- Provide information on financing.

You should 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 broker.

The licensee's broker is required by law to have on file an office policy describing the company's 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 Phillips

Consumer Name: _____

Licensee Signature: 

Signature: _____

(Acknowledgement for Receipt Purposes Only)

Date: _____

Date: _____