



RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED

DOLLAR GENERAL

5% INITIAL TERM RENT INCREASES EVERY 5 YEARS



REPRESENTATIVE PHOTO

DOLLAR GENERAL | BESSEMER, AL

FOR SALE // \$2,505,046 // 6.5% 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 2070 Shannon Oxmoor Road, Bessemer, AL 35002. The Associate Broker has an ownership interest in the Subject Property located at 2070 Shannon Oxmoor Road, Bessemer, AL 35002, and other business with the Manager of the ownership entity.

INVESTMENT SUMMARY



INVESTMENT SUMMARY

| | |
|-----------------------|--------------------------|
| OFFERING PRICE: | \$2,505,046 |
| NET OPERATING INCOME: | \$162,828 |
| YR1 CAP RATE: | 6.5% |
| BLENDED CAP RATE: | 6.83% |
| YEAR BUILT: | 2024 |
| BUILDING SIZE: | 10,566 SF |
| LOT SIZE: | 1.29 Acres |
| PROPERTY ADDRESS | 2070 Shannon Oxmoor Road |
| CITY, STATE, ZIP: | Bessemer, AL 35002 |
| 3 MILE POPULATION: | 29,742 |

LOCATION DESCRIPTION

The subject property is located on Shannon Oxmoor Rd in Bessemer, AL, just south of Birmingham, AL. Bessemer is part of the Birmingham-Hoover MSA, the largest population center in the state of Alabama. The city is strategically located along I-20/59 corridor that connects Tuscaloosa to Birmingham. In 2018, Amazon confirmed plans for an 825,000 sq. ft. fulfillment center in Bessemer. The Bessemer-Amazon facility represents a \$325-million investment and ±1,500 full-time jobs with an annual payroll of \$46-million (source: www.madeinalabama.com). Bessemer is also home to a Dollar General distribution center. The DG distribution facility is approximately 1,000,000 sq. ft. on 100-acres and represents a \$100-million investment in Bessemer.

PROPERTY DESCRIPTION

Randall Commercial Group, LLC is pleased to exclusively offer for sale this brand-new, freestanding Dollar General located in Bessemer, 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.** This property is located on Shannon Oxmoor Road on the east side of Bessemer, just south of the Oxmoor Valley Golf Course. Dollar General is an investment-grade tenant with a Standard & Poor's "BBB" credit rating.

LEASE SUMMARY

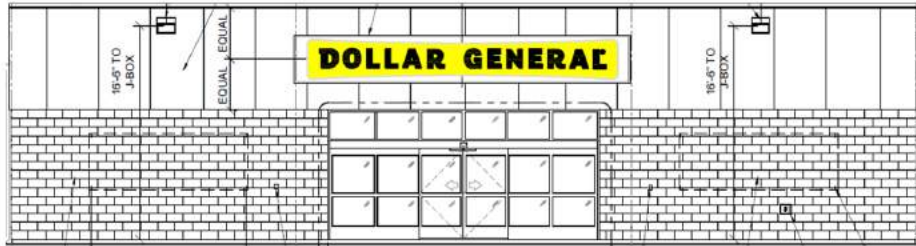
| | |
|----------------------|--------------------------------------|
| TENANT: | Dolgencorp, LLC d/b/a Dollar General |
| LEASE TYPE: | NNN |
| PRIMARY LEASE TERM: | 15 Years |
| ANNUAL RENT: | \$162,828.00 |
| RENT PSF: | \$15.41 |
| BLDG. DELIVERY DATE: | Est. October 2024 |
| RENT COMM. DATE: | TBD |
| 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 | Dollar General Bessemer, AL |
| STREET ADDRESS | 2070 Shannon Oxmoor Road |
| CITY, STATE, ZIP | Bessemer, AL 35002 |
| COUNTY | Jefferson |

BUILDING INFORMATION

| | |
|---------------------|--------------------------|
| NOI | \$162,828.00 |
| CAP RATE | 6.5% |
| 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 |



FOR SALE // RETAIL PROPERTY

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TENANT PROFILE



DOLLAR GENERAL®

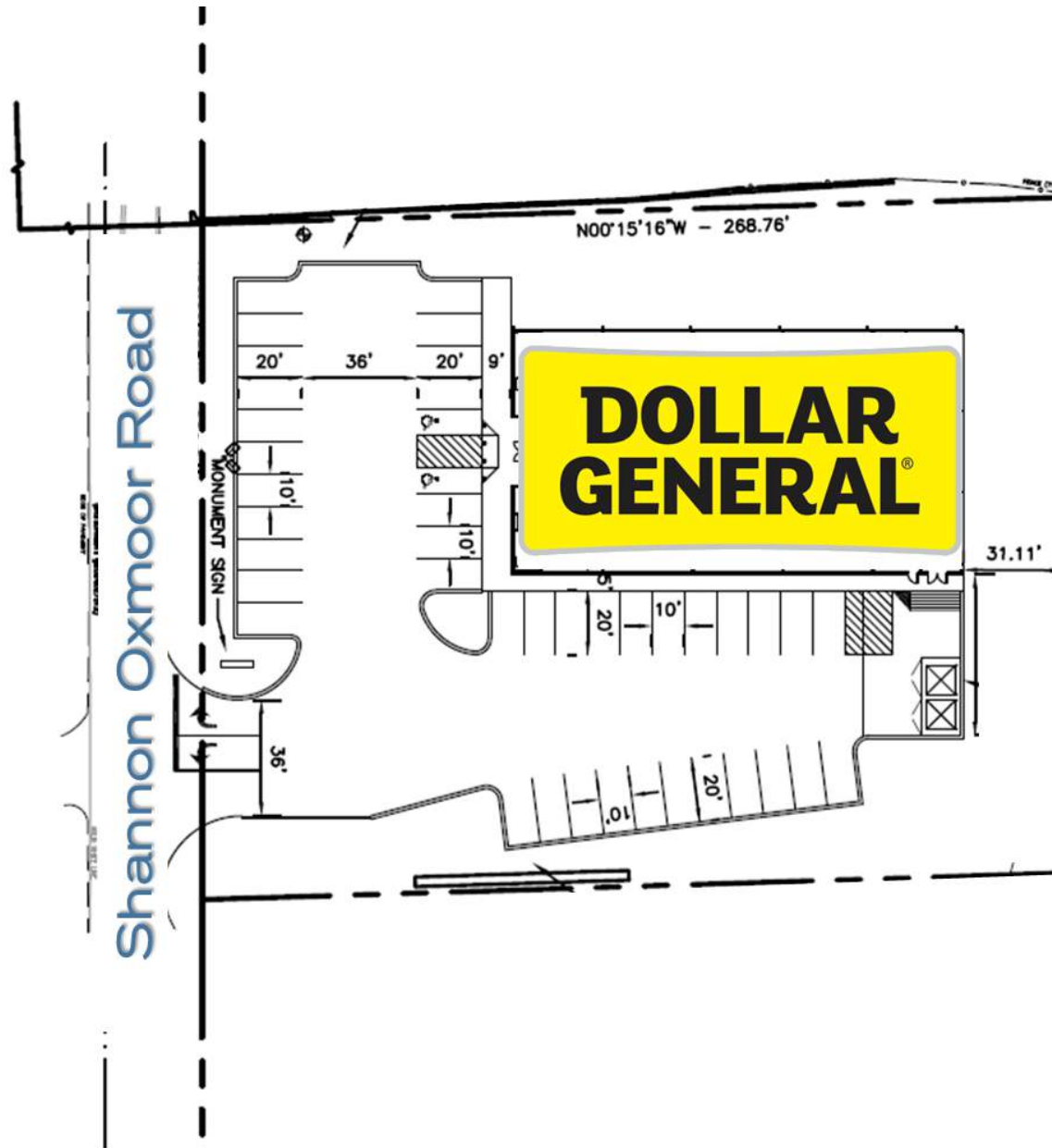


COMPANY HIGHLIGHTS

- 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 | \$162,828.00 | |
| 2 | \$162,828.00 | |
| 3 | \$162,828.00 | |
| 4 | \$162,828.00 | |
| 5 | \$162,828.00 | |
| 6 | \$170,976.00 | 5% |
| 7 | \$170,976.00 | |
| 8 | \$170,976.00 | |
| 9 | \$170,976.00 | |
| 10 | \$170,976.00 | |
| 11 | \$179,520.00 | 5% |
| 12 | \$179,520.00 | |
| 13 | \$179,520.00 | |
| 14 | \$179,520.00 | |
| 15 | \$179,520.00 | |
| OPTION 1 | \$188,496.00 | 5% |
| OPTION 2 | \$197,928.00 | 5% |
| OPTION 3 | \$207,828.00 | 5% |
| OPTION 4 | \$218,208.00 | 5% |
| OPTION 5 | \$229,128.00 | 5% |

SITE PLAN



AERIAL MAP



REGIONAL MAP



BESSEMER, AL ECONOMY 1



Amazon Fulfillment Center
Bessemer, AL - SKYBAMA - 09.10.2019



Dollar General Distribution Center

QUICKFACTS

- Bessemer is located in Jefferson County, AL and is party of the Birmingham-Hoover, AL MSA
- Bessemer is ideally located along the I-20/59 corridor that connects Tuscaloosa to Birmingham
- In June 2018, Amazon announce plans for an 825,000 sq. ft. fulfillment center in Bessemer (source: www.madeinalabama.com)
- Bessemer's Amazon Fulfillment Center represents a \$325-million investment (source: www.madeinalabama.com)
- The Amazon facility has created +/-1,500 new jobs with an estimated annual payroll of \$46-million (source: www.madeinalabama.com)
- The University of Alabama estimates the Amazon facility will contribute \$232-million to Alabama's economic output each year (source: www.madeinalabama.com)
- Bessemer is home to an +/-1,000,000 sq. ft. Dollar General Distribution Center (source: www.dollargeneral.com)
- The Dollar General facility represents a \$100-million investment and employs approximately 650 people (source: www.dollargeneral.com)

BIRMINGHAM ECONOMY



THE ECONOMY OF BIRMINGHAM

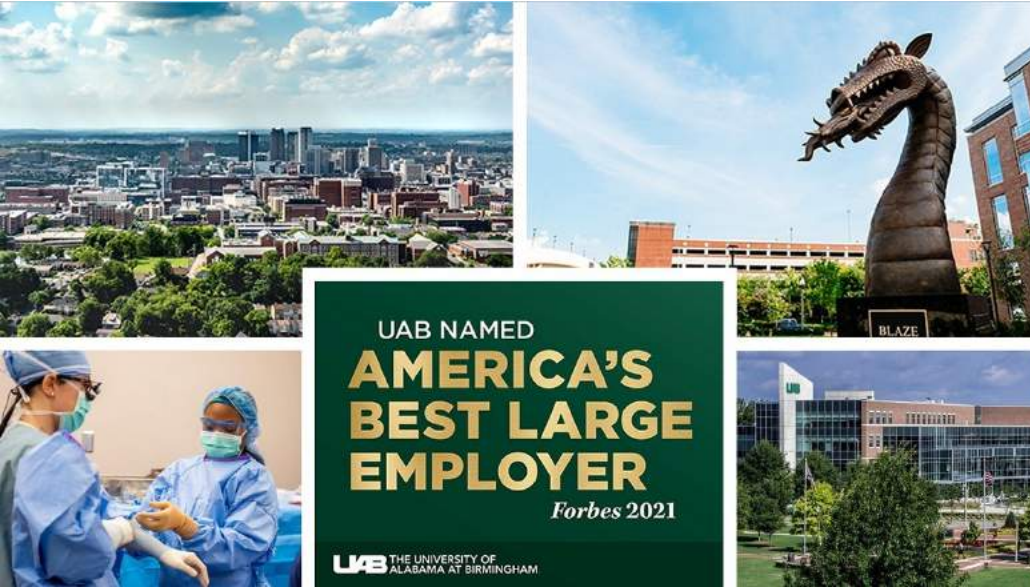
- Birmingham has a population of 1.1 million people with 800,000 workers within a 60 minute drive of downtown - birminghambusinessalliance.com
- In 2019 Birmingham saw 46 announced economic development projects with 1,526 jobs and \$895 million in capital investment - birminghambusinessalliance.com
- In 2019 Birmingham saw its largest job growth since the 2008 recession at 1.9% with 10,300 jobs, and an unemployment rate below the national average at 2.2% - birminghambusinessalliance.com
- Alabama is No. 6 in the nation for doing business according to Area Development - birminghambusinessalliance.com
- Birmingham's cost of living is 7% lower than the national average - birminghambusinessalliance.com
- Birmingham is home to Alabama's largest airport offering 130 daily flights to 48 different airports in 45 cities - birminghambusinessalliance.com

MAJOR EMPLOYERS OF BIRMINGHAM

| EMPLOYER | # OF EMPLOYEES |
|--|----------------|
| UNIVERSITY OF ALABAMA AT BIRMINGHAM | 23,000 |
| REGIONS FINANCIAL CORPORATION | 9,000 |
| ST. VINCENT'S HEALTH SYSTEM | 5,100 |
| CHILDREN'S OF ALABAMA | 5,000 |
| AT&T | 4,517 |
| HONDA MANUFACTURING OF ALABAMA | 4,500 |
| BROOKWOOD BAPTIST HEALTH | 4,459 |
| JEFFERSON COUNTY BOARD OF EDUCATION | 4,400 |
| CITY OF BIRMINGHAM | 4,200 |
| MERCEDES-BENZ U.S. INTERNATIONAL, INC. | 3,600 |



BIRMINGHAM HEALTHCARE & EDUCATION



HEALTHCARE IN BIRMINGHAM

- Birmingham has the largest healthcare cluster in the state with 59,000+ workers, 75+ healthcare companies, and 1,600+ clinical research trials - birminghambusinessalliance.com
- Healthcare is the leading employment sector in Alabama, with Birmingham as an international hub for clinical research - birminghambusinessalliance.com
- The world's top 50 pharmaceutical companies sponsor significant research in Birmingham, including Pfizer, AstraZeneca, Johnson & Johnson, and Moderna - birminghambusinessalliance.com
- University of Alabama at Birmingham (UAB) is home to one of the regions largest academic medical centers - birminghambusinessalliance.com
- The No. 1 Masters program in Health Administration in the nation is offered at UAB - birminghambusinessalliance.com

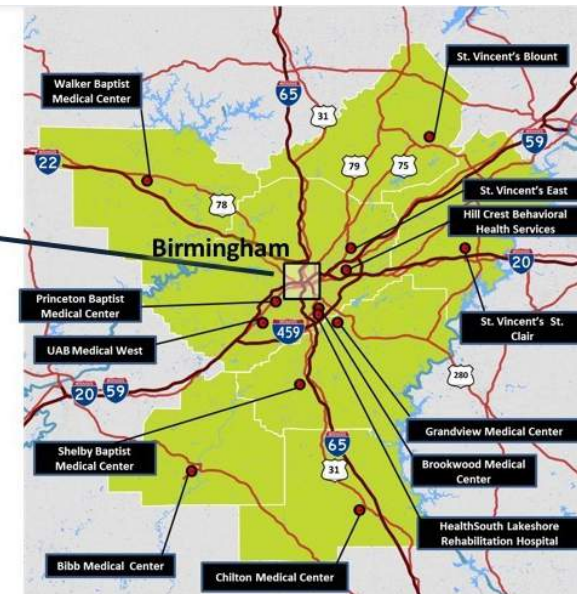
EDUCATION IN BIRMINGHAM

- The Birmingham MSA has 8 public schools ranking in the top 20 public schools in Alabama, with 4 in the top 10 - *U.S. News & World Report*
- Birmingham's Jefferson County IB is No. 3 in the nation for Washington Post's Most Challenging High Schools 2016, with a graduation and college attendance rate of 100%
- Birmingham offers 7 universities and colleges, 7 community/junior colleges, 5 degree granting technical schools, 3 law schools, and the UAB medical, dental, and other specialized schools - birminghambusinessalliance.com
- UAB was named America's Best Large Employer in 2021 - *Forbes*
- UAB offers a top 10 dental school in the nation - *U.S. News & World Report*
- Samford University is ranked in the top tier of national doctoral research universities, with 25% of Samford's student population pursuing a healthcare related career - birminghambusinessalliance.com



Downtown Birmingham Hospitals

- Birmingham VA Medical Center
- Callahan Eye Foundation Hospital
- Children's of Alabama
- Cooper Green Mercy Hospital
- Hazelrig-Salter Radiation Oncology
- Spain Rehabilitation Center
- St. Vincent's Birmingham
- UAB Highlands
- UAB Hospital
- UAB Women & Infants Center



BIRMINGHAM TOP HOSPITALS



UAB HOSPITAL

- UAB Hospital is the leading hospital in Birmingham, located in Birmingham's medical district in the midst of UAB's major research centers and clinics. www.uab.com
- UAB has 1,157 licensed beds and is among the 20 largest and best equipped hospitals in the nation. www.uab.com
- The hospital was again named Best Hospital in Alabama in 2020 by U.S. News & World Report.
- Nationally ranked specialties falling within the top 25 in the nation include rheumatology, gynecology, otolaryngology, cardiology/heart surgery, pulmonary/lung surgery, and cancer treatment. health.usnews.com

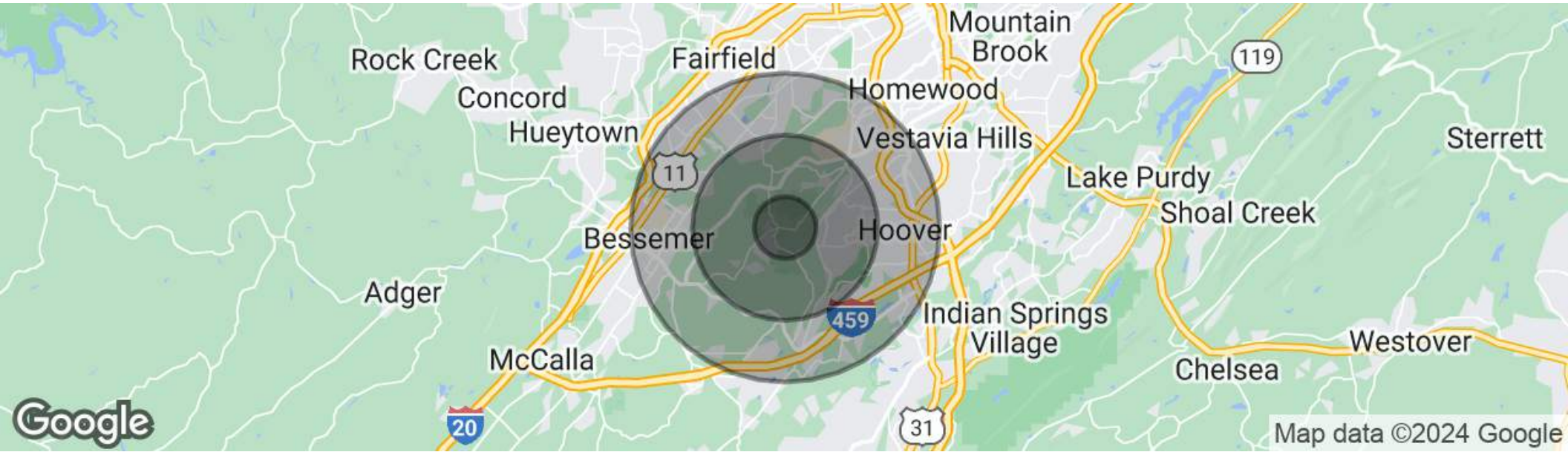
CHILDREN'S HOSPITAL OF ALABAMA

- The Children's Hospital of Alabama is nationally ranked in 9 pediatric specialties including neonatology, pediatric cancer, cardiology & heart surgery, diabetes & endocrinology, gastroenterology & GI surgery, nephrology, neurology & neurosurgery, orthopedics, pulmonology & lung surgery, and urology. health.usnews.com
- The hospital's most notable program is its neonatology division, ranked 12th in the nation among 5000 hospitals, which treats a wide range of cases and accepts referrals for neonates with any medical conditions, from any location. health.usnews.com
- Surgeons from Children's of Alabama travel to hospitals in countries including Kenya, Ghana, and Vietnam to perform surgeries and lend their expertise to education efforts, organized by the hospital's Global Surgery Program. health.usnews.com

ST. VINCENT'S HOSPITAL

- Founded in 1898, this 409-bed, acute care, teaching hospital offers a spectrum of care ranging from a state-of-the-art robotics surgery program to the first Heart Valve Clinic in the state.
- Part of the Ascension healthcare system, an organization including more than 160,000 associates, 40,000 aligned providers, and 2,600 sites of care including 145 hospitals and more than 40 senior living facilities in 19 states.
- St. Vincent's Birmingham Hospital provides treatments ranked high-performing in heart failure, colon cancer surgery, hip & knee replacement, and COPD. St. Vincent's has been recognized as the "Best Hospital to Have a Baby", "Best Birthing Suites", and the Most Wired list. ascension.org

DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 3,661 | 29,742 | 118,163 |
| AVERAGE AGE | 37 | 40 | 40 |
| AVERAGE AGE (MALE) | 37 | 38 | 39 |
| AVERAGE AGE (FEMALE) | 38 | 41 | 42 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| TOTAL HOUSEHOLDS | 1,524 | 12,370 | 49,206 |
| # OF PERSONS PER HH | 2.4 | 2.38 | 2.38 |
| AVERAGE HH INCOME | \$140,328 | \$131,350 | \$110,115 |

Demographics data derived from AlphaMap & STDB



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DOLLAR GENERAL

RANDALL COMMERCIAL GROUP, LLC **RENT INCREASES EVERY 5 YEARS*****

PRESENTED BY //

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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.

An owner/agency relationship exists with an Associate Broker of Randall Commercial Group, LLC and the owner of the Subject Property located at 2070 Shannon Oxmoor Road, Bessemer, AL 35002. The Associate Broker has an ownership interest in the Subject Property located at 2070 Shannon Oxmoor Road, Bessemer, AL 35002, and other business with the Manager of the ownership entity.

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: _____