



WILLINGHAM COMMERCIAL

DOLLAR GENERAL STNL INVESTMENT

300 Camellia Blvd., Marshallville, GA 31057



Representative Photo

7.50% CAP Rate

\$1,014,500

In-Demand Absolute NNN Investment

- +/- 9,100 SF Pre-Engineered Metal Free-Standing Retail Building With Concrete Block Front Exterior Located On +/- 1.168 Acres
- 15-Yr Absolute NNN lease Commenced August 12, 2015
- Four 5-Year Options With 10% Escalations Per Option
- Macon County Parcel ID 5009B 0001A

Robbie Romeiser
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In Association with:

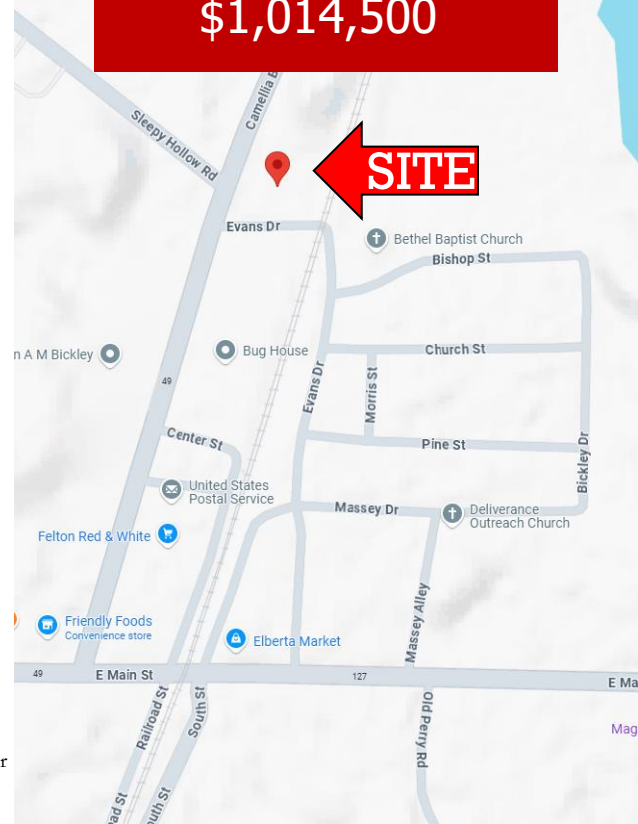


willinghamcommercial.com

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS

3744 Walton Way Ext., Augusta, GA 30907

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Investment Overview

Dollar General

| | |
|----------------------|---|
| Address | 300 Camellia Blvd., Marshallville, GA 31057 |
| Price | \$1,014,500.00 |
| CAP Rate | 7.50% |
| Year Built | 2015 |
| Building Size | +/- 9,100 |
| Lot Size | +/- 1.168 acres |
| Ownership | Fee Simple |
| Base Rent | \$76,071.60 |

| Year | Annual Rent | Monthly Rent | CAP Rate |
|----------------------------|--------------|--------------|----------|
| Current – 8/31/2030 | \$76,071.60 | \$6,339.30 | 7.50% |
| Option 1 | \$83,678.76 | \$6,973.23 | 8.25% |
| Option 2 | \$92,046.64 | \$7,670.55 | 9.07% |
| Option 3 | \$101,251.30 | \$8,437.61 | 9.98% |
| Option 4 | \$111,375.24 | \$9,281.27 | 10.98% |

Tenant Summary

| | |
|---------------------------------|------------------------------|
| Tenant Trade Name | Dollar General |
| Tenant | Dolgenercorp, LLC |
| Guarantor | Dollar General Corporation |
| Ownership | Fee Simple |
| Lease Type | Absolute NNN |
| Roof and Structure | Tenant |
| CAM, Taxes and Insurance | Tenant |
| Lease Term | 15 Years |
| Lease Commencement Date | August 12, 2015 |
| Lease Expiration Date | August 31, 2030 |
| Increases | 10% Every 5 Years |
| Renewal Options | Four, 5-Year Renewal Options |
| Headquartered | Goodlettsville, TN |
| Number of Locations | 20,000+ in 48 States |
| S&P Credit Rating | BBB |
| Web Site | www.dollargeneral.com |

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Tenant Information

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Dollar General commands a chain of more than 20,000 stores in 48 states. Offering basic household items, such as cleaning supplies, health and beauty aids, as well as some apparel and food, it targets low-, middle-, and fixed-income shoppers.

Cal Turner founded J. L. Turner & Son, Inc. in 1939, and opened the first Dollar General store in Scottsville, Kentucky in June 1955. Since then the company has grown into the country's largest small-box discount retailer.

In 2007 Kohlberg Kravis Roberts & Co. (KKR) acquired Dollar General, privatized the company for restructuring, and took the company public again in 2009. The company ranks 111th within the Fortune 500 Companies as of May 2024. Fiscal 2023 net sales were \$38.7 billion with cash flows from operations at \$2.4 billion.



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