



RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED



REPRESENTATIVE PHOTO

5% INITIAL TERM RENT INCREASES EVERY 5 YEARS

DOLLAR GENERAL | DEATSVILLE, AL

FOR SALE // \$2,154,045 // 6.65% 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 145 Foxwood Road, Deatsville, AL. The Associate Broker has an ownership interest in the Subject Property located at 145 Foxwood Road, Deatsville, AL, and other business with the Manager of the ownership entity.

INVESTMENT SUMMARY

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OFFERING PRICE:	\$2,154,045
NET OPERATING INCOME:	\$143,244
YR1 CAP RATE:	6.65%
YEAR BUILT:	2025
BUILDING SIZE:	10,566 SF
LOT SIZE:	1.99 Acres
PROPERTY ADDRESS	145 Foxwood Road
CITY, STATE, ZIP:	Deatsville, AL 36022

LOCATION DESCRIPTION

The subject property is ideally located at 145 Foxwood Road in Deatsville, AL, approximately 1.5 miles east of the heart of downtown. Deatsville is a growing community situated in Elmore County, known for its rural charm and proximity to major highways. Located just 20 miles north of Montgomery, AL, Deatsville is experiencing steady growth, driven by its proximity to Alabama's capital city, and its access to key transportation routes. Montgomery offers a diverse economy with significant employment opportunities in sectors such as government, healthcare, education, and aerospace. This proximity to Montgomery provides Deatsville with access to a larger consumer base and a growing workforce.

PROPERTY DESCRIPTION

Randall Commercial Group, LLC is pleased to exclusively offer for sale this brand new, free-standing Dollar General located in Deatsville, AL. The subject property has a 15-year, NNN lease with a rent commencement date of May 16, 2025. The property is located at 145 Foxwood Road in Deatsville, AL. Deatsville is part of the Montgomery MSA, which provides economic opportunities for a wide region. Dollar General is an investment-grade tenant with Standard and Poor's "BBB" credit rating.

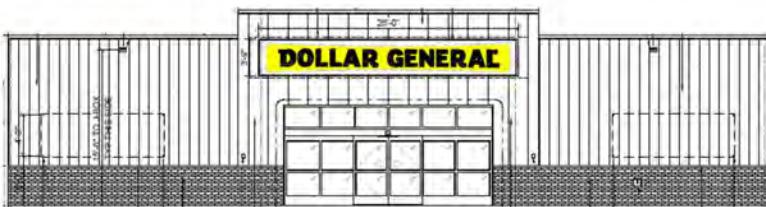
LEASE SUMMARY

TENANT:	Dolgencorp, LLC d/b/a Dollar General
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	15-years
ANNUAL RENT:	\$143,244.00
RENT PSF:	\$13.56
BLDG. DELIVERY DATE:	May 2025
RENT COMM. DATE:	May 16, 2025
RENEWAL OPTIONS:	Five (5), Five (5) Year Options
RENT BUMPS:	5% every 5 years



COMPLETE HIGHLIGHTS

Front Elevation



LOCATION INFORMATION

BUILDING NAME	Dollar General Deatsville, AL
STREET ADDRESS	145 Foxwood Road
CITY, STATE, ZIP	Deatsville, AL 36022
COUNTY	Elmore

BUILDING INFORMATION

NOI	\$143,244.00
CAP RATE	6.65%
BUILDING CLASS	A
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	2025
CONSTRUCTION STATUS	Under construction
FRAMING	Metal
CONDITION	Excellent
ROOF	Standing Seam Metal Roof

SITE PLAN



TENANT PROFILE



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
- <https://investor.dollargeneral.com/>

LEASE YEAR	ANNUAL RENT	INCREASE
1	\$143,244.00	
2	\$143,244.00	
3	\$143,244.00	
4	\$143,244.00	
5	\$143,244.00	
6	\$150,408.00	5%
7	\$150,408.00	
8	\$150,408.00	
9	\$150,408.00	
10	\$150,408.00	
11	\$157,932.00	5%
12	\$157,932.00	
13	\$157,932.00	
14	\$157,932.00	
15	\$157,932.00	
OPTION 1	\$165,828.00	5%
OPTION 2	\$174,120.00	5%
OPTION 3	\$182,820.00	5%
OPTION 4	\$191,964.00	5%
OPTION 5	\$201,564.00	5%

LOCATION MAP



REGIONAL MAP



MONTGOMERY MSA ECONOMY

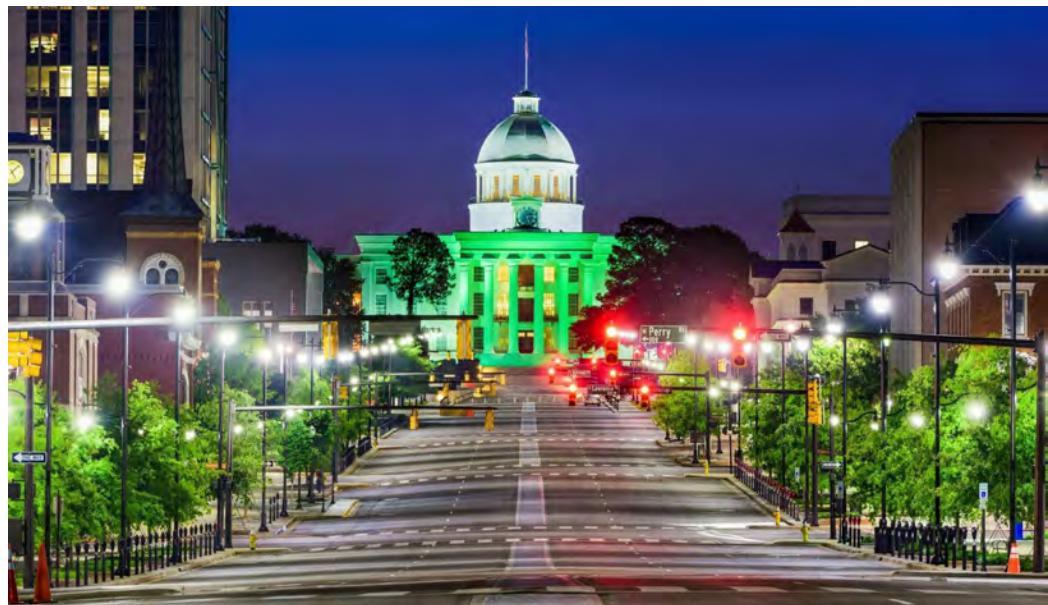


AIR FORCE BASE, HEALTHCARE AND EDUCATION

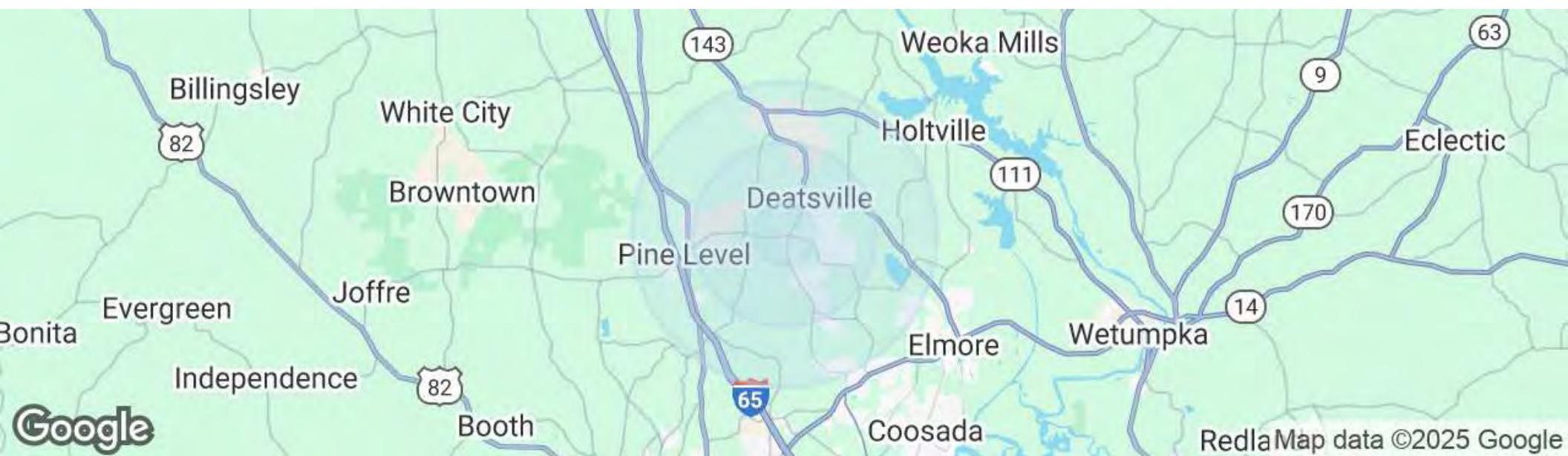
- Montgomery is home to several higher education institutions including Auburn University at Montgomery and Alabama State University.
- Baptist Hospital and Jackson Hospital & Clinic are two of the city's top employers providing a combined 5,600 jobs** to healthcare workers dedicated to providing top notch medical care to local residents.
- The University of Alabama Birmingham operates one of its medical school campuses out of Montgomery's Baptist Health South Campus.
- The Maxwell Gunter Air Force Base is the city's largest employer providing approximately 12,280 jobs. The Maxwell Gunter Air Force Base is deeply engrained in the Montgomery culture through various groups, clubs, and initiatives designed to accommodate the needs of the military men and women living in the Montgomery MSA.
- Sources: montgomerychamber.com, uabmedicine.org

MONTGOMERY ECONOMY

- Alabama's capital city with an MSA **population of over 385,460 in 2022**.
- Technology company Meta Platforms recently announced an **\$800 million data center expansion project in Montgomery that will support over 100 new operational jobs** and build on continued investment in Alabama.
- Tourism is one of the Montgomery economy's largest drivers** contributing an over \$1.3B impact to the economy through 80 conventions and 36,000 room nights booked in 2024.
- The **Montgomery Express inland port facility** was announced in 2022 as a newly constructed extension of the port authority's container intermodal terminal at the Port of Mobile. The Montgomery Express facility will support the Montgomery region in retail, distribution, agribusiness, and manufacturing.
- Sources: governor.alabama.gov, montgomerychamber.com, wsfa.com



DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,027	5,587	22,027
AVERAGE AGE	39	39	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	321	1,748	6,676
# OF PERSONS PER HH	3.2	3.2	3.3
AVERAGE HH INCOME	\$95,621	\$97,198	\$83,037

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: _____