



RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED

REPRESENTATIVE PHOTO



DOLLAR GENERAL | JELICO, TN | RELO STORE WITH RARE EARLY EXTENSION
FOR SALE // \$1,671,542 // 7.25% CAP RATE //
RETAIL PROPERTY

PRESENTED BY //

BRIAN PHILLIPS, CCIM
662.638.0722
BPHILLIPS@RANDALLCG.COM

ELIZABETH RANDALL, CCIM
662.234.4044
ERANDALL@RANDALLCG.COM

OFFICE: 662.234.4044 // 850 INSIGHT PARK AVE. UNIVERSITY, MS 38677 // RANDALLCOMMERCIALGROUP.COM

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.

INVESTMENT SUMMARY



INVESTMENT SUMMARY

OFFERING PRICE:	\$1,671,542
NET OPERATING INCOME:	\$121,186
YR1 CAP RATE:	7.25%
YEAR BUILT:	2010
BUILDING SIZE:	12,480 SF
LOT SIZE:	0.96 Acres
PROPERTY ADDRESS	575 N Main Street
CITY, STATE, ZIP:	Jellico, TN 37762
3 MILE POPULATION:	1,645

PROPERTY DESCRIPTION

Randall Commercial Group, LLC is pleased to exclusively offer for sale this NN+*, free-standing Dollar General located in Jellico, TN. This store is a relo store, and Dollar General has not only exercised its first option but did an early extension of that option through November 30, 2031. Dollar General currently has approximately 8+ years remaining on the current term with four (4), five (5) year options remaining. The property is located along N. Main Street on the north side of Jellico, TN. Jellico is a city in Campbell County, TN, along the Tennessee/Kentucky border between Knoxville, TN and Lexington, KY. Jellico is included as part of the Knoxville MSA. Dollar General is an investment-grade tenant with a Standard & Poor's "BBB" credit rating.

***Lease Type Description:** Landlord shall maintain, repair, and replace, at its sole cost and expense, all structural and exterior aspects of the Demised Premises. Tenant shall reimburse Landlord for actual, reasonable costs of the maintenance and repair of the Parking Area. Tenant shall maintain and repair the non-structural aspects of the interior of the building during the term of the Lease. Tenant shall maintain, repair, and replace the HVAC equipment at its expense. However, if HVAC replacement is required during the final two years of the lease, then the replacement costs shall be amortized according to the Lease.

LEASE SUMMARY

TENANT:	Dolgenercorp, LLC d/b/a Dollar General
LEASE TYPE:	NN+ (*see description below)
PRIMARY LEASE TERM:	10 Years
ANNUAL RENT:	\$121,186.80
RENT PSF:	\$9.71
RENT COMM. DATE:	August 11, 2010
RENEWAL OPTIONS:	Four (4) Five (5) Year Options
RENT BUMPS:	10% in Each Option
LEASE GUARANTOR:	Dollar General Corporation



COMPLETE HIGHLIGHTS



Front Elevation



LOCATION INFORMATION

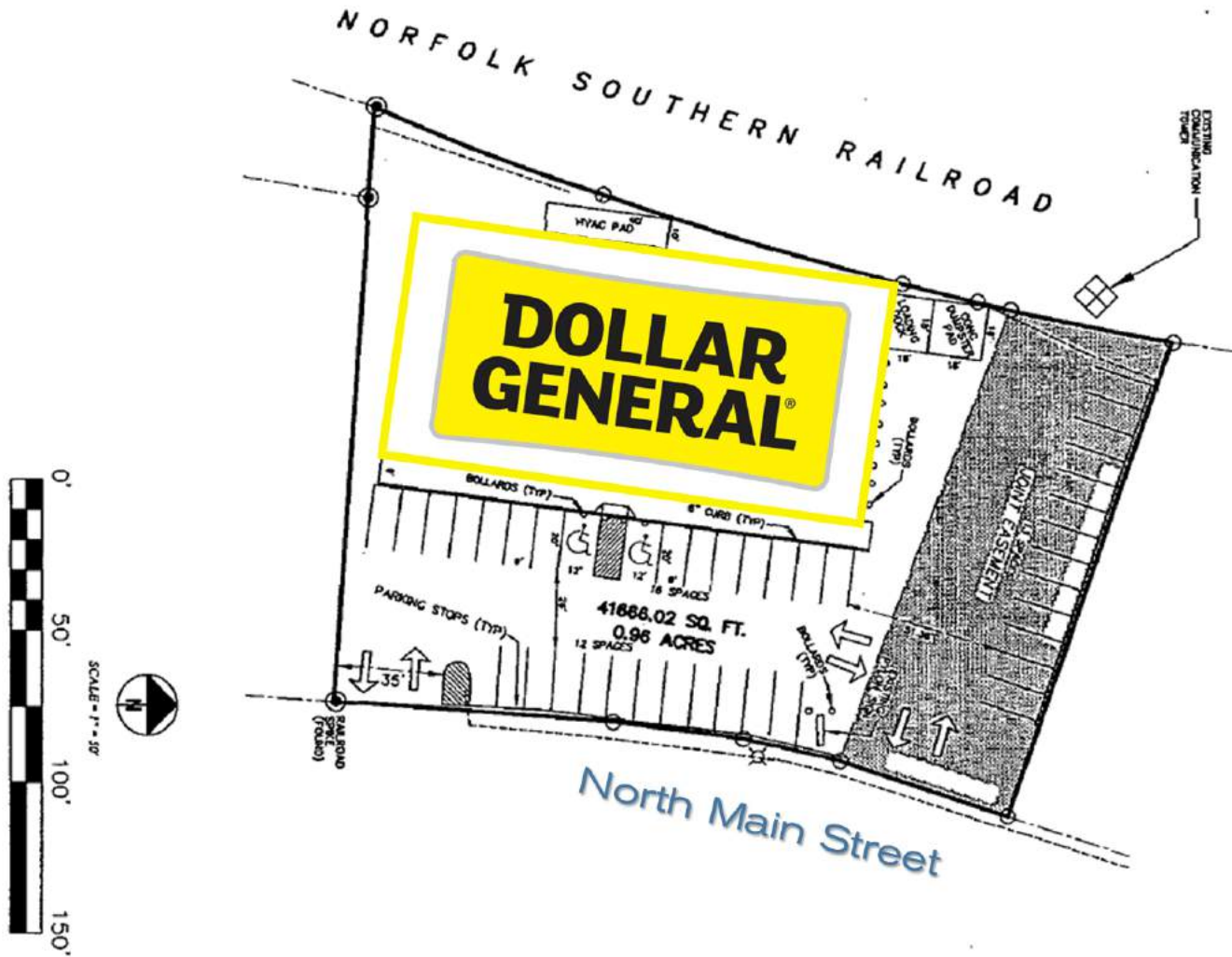
BUILDING NAME	Dollar General Jellico, TN Relo Store with Rare Early Extension
STREET ADDRESS	575 N Main Street
CITY, STATE, ZIP	Jellico, TN 37762
COUNTY	Campbell

BUILDING INFORMATION

BUILDING SIZE	12,480 SF
NOI	\$121,186.80
CAP RATE	7.25%
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	2010
CONSTRUCTION STATUS	Existing
FRAMING	Metal
CONDITION	Excellent
ROOF	Standing Seam Metal Roof
FREE STANDING	Yes
NUMBER OF BUILDINGS	1

PROPERTY HIGHLIGHTS

- NN+ Single Tenant Investment Opportunity
- 8+ Term Remaining with Four (4), Five (5) Year Options
- DG executed a rare early extension in 2022
- 10% Increases Per Option
- Corporate Guarantee by Dolgencorp, LLC



LOCATION MAP



FOR SALE // RETAIL PROPERTY

PAGE 6

OFFICE: 662.234.4044 // 850 INSIGHT PARK AVE. UNIVERSITY, MS 38677 // RANDALLCOMMERCIALGROUP.COM

AERIAL MAP



FOR SALE // RETAIL PROPERTY

PAGE 7

OFFICE: 662.234.4044 // 850 INSIGHT PARK AVE. UNIVERSITY, MS 38677 // RANDALLCOMMERCIALGROUP.COM

REGIONAL MAP



JELICO ECONOMY



TENNESSEE'S "FIRST CITY"

- Known as the "First City" because Jelico is often the first city travelers see when headed toward the South on I- 75
- Between major economic drivers like University of the Cumberlands, LaFollette Medical Center, and I-75 Jelico benefits from its surroundings
- Job growth in Jelico has **increased by 0.9%** over the past year, with further expected growth over the next 10 years; Job growth in Jelico is set to outpace the United States average
- The cost of living in Jelico is **29.9% below** the national average
- The largest industries in Campbell County, Tennessee are Retail Trade (1,504 employed), Manufacturing (1,396 employed), and Health Care and Social Assistance (1,231 employed)
- Sources: *bestplaces.net, datausa.io, gillettechamber.com,*



SURROUNDING EDUCATION



UNIVERSITY OF THE CUMBERLANDS

- **12 miles** from the subject property is the University of the Cumberland
- More than **19,000** students are enrolled at the University of the Cumberland
- Fastest growing University in Kentucky in 2021 according to Chronicle of Higher Education
- UC is one of the largest and most affordable private universities in Kentucky
- **More than 40** major fields of study are offered to undergraduate students, along with several pre-professional, graduate, and doctoral programs
- The University of the Cumberland has been named a **National Center of Academic Excellence** in Cyber Defense by the National Security and the Department of Homeland Security
- Named College of Distinction for **5** consecutive years
- *Source: www.ucumberland.edu*



ROANE STATE COMMUNITY COLLEGE

- Roane State Community College is located in the heart of the Appalachian mountains off I-75 in LaFollette
- Offers **more than 100** college credit courses per term
- **4,775** total students enrolled in the Roane State Community College
- Excellent **18:1** student to teacher ratio
- **86.49%** graduate placement rate in the Tennessee job market
- **614** total employees in Fall 2018 (most recent as of Spring 2021)
- **9 county** area of coverage across East Tennessee including The Roane County flagship campus; an Oak Ridge campus; campuses in Campbell, Cumberland, Fentress, Loudon, Morgan, and Scott counties; and a center for health science education in West Knoxville
- *Source: www.roanestate.edu*

SURROUNDING HEALTHCARE

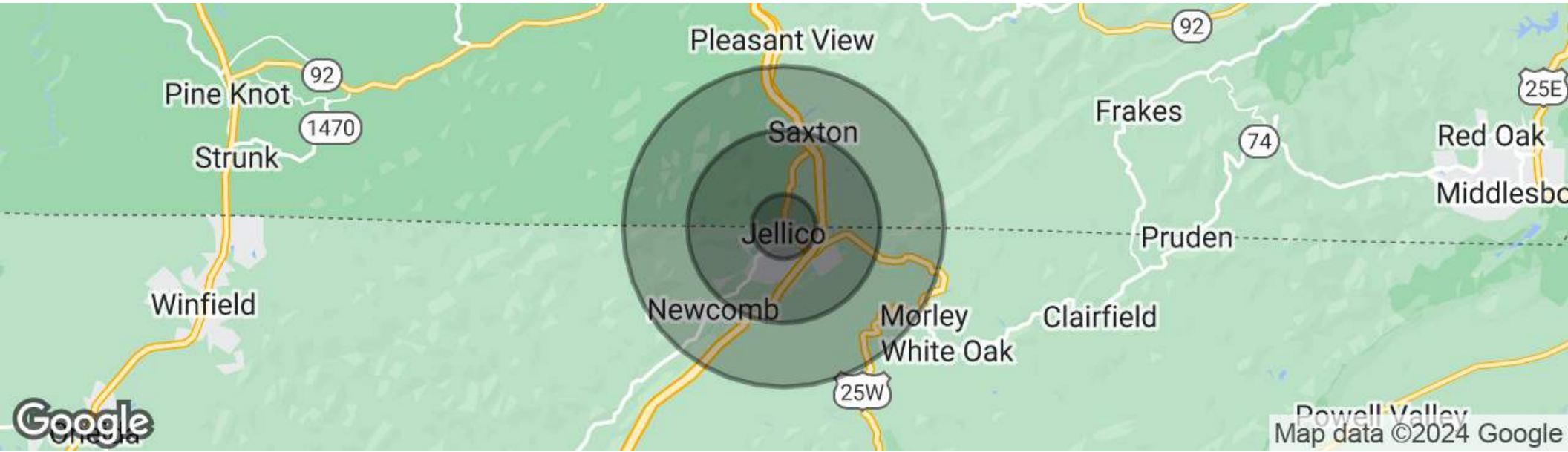


LAFOLLETTE MEDICAL CENTER

- **\$44.2 million** in overall community benefit of the past year
- In 2021, the LaFollette Medical Center had **more than 82,000** interactions with their hospital
- Tennova Medical Center gives the community **\$19.8 million** in annual payroll **\$8.2 million** toward capital projects
- Tennova LaFollette earned the Acute Stroke Ready Certification by the Joint Commission recognizing its ability to support better outcomes for stroke care
- Additional sites in Campbell county are the primary care clinics of Tennova Healthcare, Tennova LaFollette Outpatient Rehabilitation Center, the Irene & Howard Bake Cancer Treatment Center, and the Wound Care Center
- *Source: tennovalafollette.com, 2021 Community Benefit Report*



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,624	3,768	5,994
AVERAGE AGE	46	45.6	44.7
AVERAGE AGE (MALE)	41.9	44.9	42.0
AVERAGE AGE (FEMALE)	49.8	49.6	47.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	734	1,645	2,503
# OF PERSONS PER HH	2.19	2.23	2.36
AVERAGE HH INCOME	\$51,347	\$55,208	\$55,938
AVERAGE HOUSE VALUE	\$77,784	\$85,568	\$87,668

* Demographic data derived from 2020 ACS - US Census & ESRI Data



RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED

REPRESENTATIVE PHOTO

RANDALL COMMERCIAL GROUP, LLC

PRESENTED BY //

BRIAN PHILLIPS, CCIM
PRINCIPAL BROKER
662.638.0722
BPHILLIPS@RANDALLCG.COM

ELIZABETH RANDALL, CCIM
PRESIDENT, BROKER
662.234.4044
ERANDALL@RANDALLCG.COM

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.