

NET LEASE INVESTMENT OFFERING



Dollar General “Market” Store

Rome, Georgia (Coosa Community)



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Company Overview

Cypress Real Estate Partners, LLC d/b/a Cypress Commercial & Investment Real Estate is an investment real estate brokerage firm that exclusively represents buyers and sellers of single-tenant income producing properties and shopping centers in the Carolinas and southeastern United States.

With over 80 years of investment real estate experience, Cypress has emerged as one of the top boutique investment real estate firms. Cypress' brokerage team prides itself on delivering superior client service while offering the most current and advanced marketing techniques in today's marketplace. Cypress has sold over \$1 billion in investment properties throughout the Carolinas and eastern half of the United States, representing both buyers and sellers in both metropolitan and rural marketplaces.

DISCLAIMER

It is the prospective purchaser's responsibility to conduct its own due diligence. The information contained in this brochure does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. Additional information and an opportunity to inspect the property will be made available to interested, qualified prospective purchasers. Owner and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of this information, and no legal commitments or obligations shall rise by reason of the contents herein. Cypress Real Estate Partners d/b/a Cypress Commercial & Investment Real Estate represents the Seller in this transaction.

The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest by any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing this information or making an offer to purchase subject property unless and until a written agreement for the purchase of the property has been fully executed, delivered and approved by the owner.

Investment Overview

HIGHLIGHTS

- NEW DG "Market" Store opened July 2024
- Upgraded Construction w/ Corner Entry
- Corner Light Location
- Rent Increases 5% every 5 Yrs in Primary Term plus options
- 15 YR NNN Lease w/ Corporate Guaranty by Dolgencorp, LLC
- 13,300 VPD on Alabama Highway
- Located 11 miles West from Rome, GA and 70 miles from Atlanta, GA
- Dollar General has over 20,500 Stores in 48 States; 34 Distribution Centers
- S&P BBB Investment Grade Credit \$40.6 Billion in Sales in Fiscal 2024
- Perfect 1031 Exchange Property
- DG Ranked #112 on Fortune 500 List

Property Highlights



PROPERTY

Dollar General "MARKET" Store

LOCATION

5 Turner Bend Rd. SW, Rome, GA 30129

COUNTY

Floyd

ZONING

Commercial

CONSTRUCTION

2024 Construction; Metal corner entry building w/standing seam metal roof

INFORMATION

This Dollar General "Market" store is located in the Coosa community on the main thoroughfare that runs through Rome. This store is the "Market" prototype concept size which is a larger store with added cooler/freezer space to accomodate the growing demand for fresh meat and vegetables. This store is located at a signaled intersection with Coosa Middle and High School accross the street.



10,640

Square Feet
10,640 +/- SF



2.65

2.65 +/- Acres



35

Parking Spaces



Sales Summary

PURCHASE PRICE
\$2,154,182

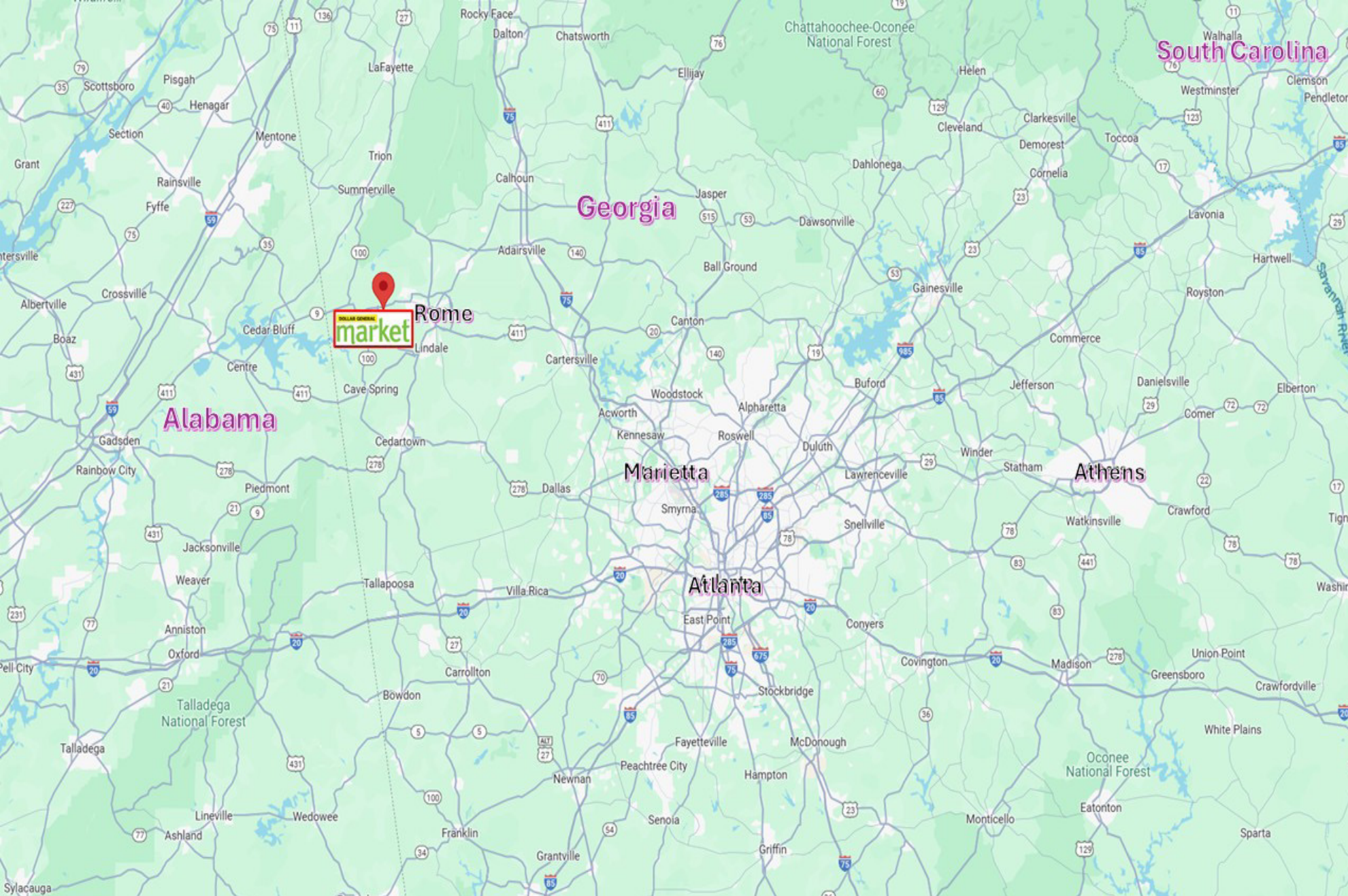
CAP RATE
6.6%

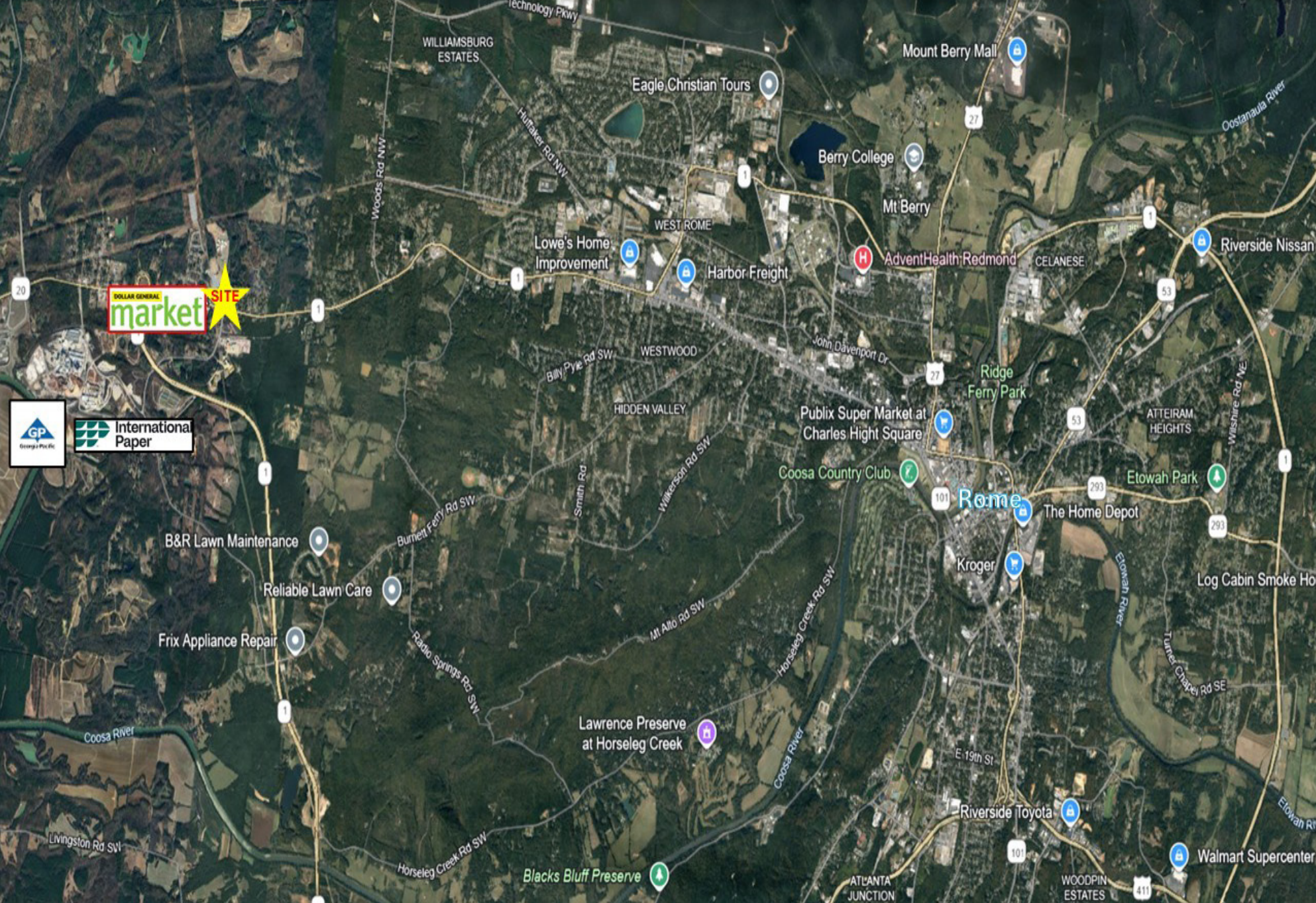
Lease Information

TENANT	Dolgencorp, LLC w/ Dollar General Corporate Guaranty
ANNUAL RENT	\$142,176
RENT START DATE	8/1/2024
LEASE EXPIRATION DATE	7/31/2039
ORIGINAL LEASE TERM	Fifteen (15) Years; 5% rent increase every Five (5) Years
RENEWAL OPTIONS	Five (5), Five (5) Yr Options with 5% increases
LEASE TYPE	NNN
LANDLORD RESPONSIBILITIES	None (Taxes reimbursed upon paid tax receipt)

Rent Schedule

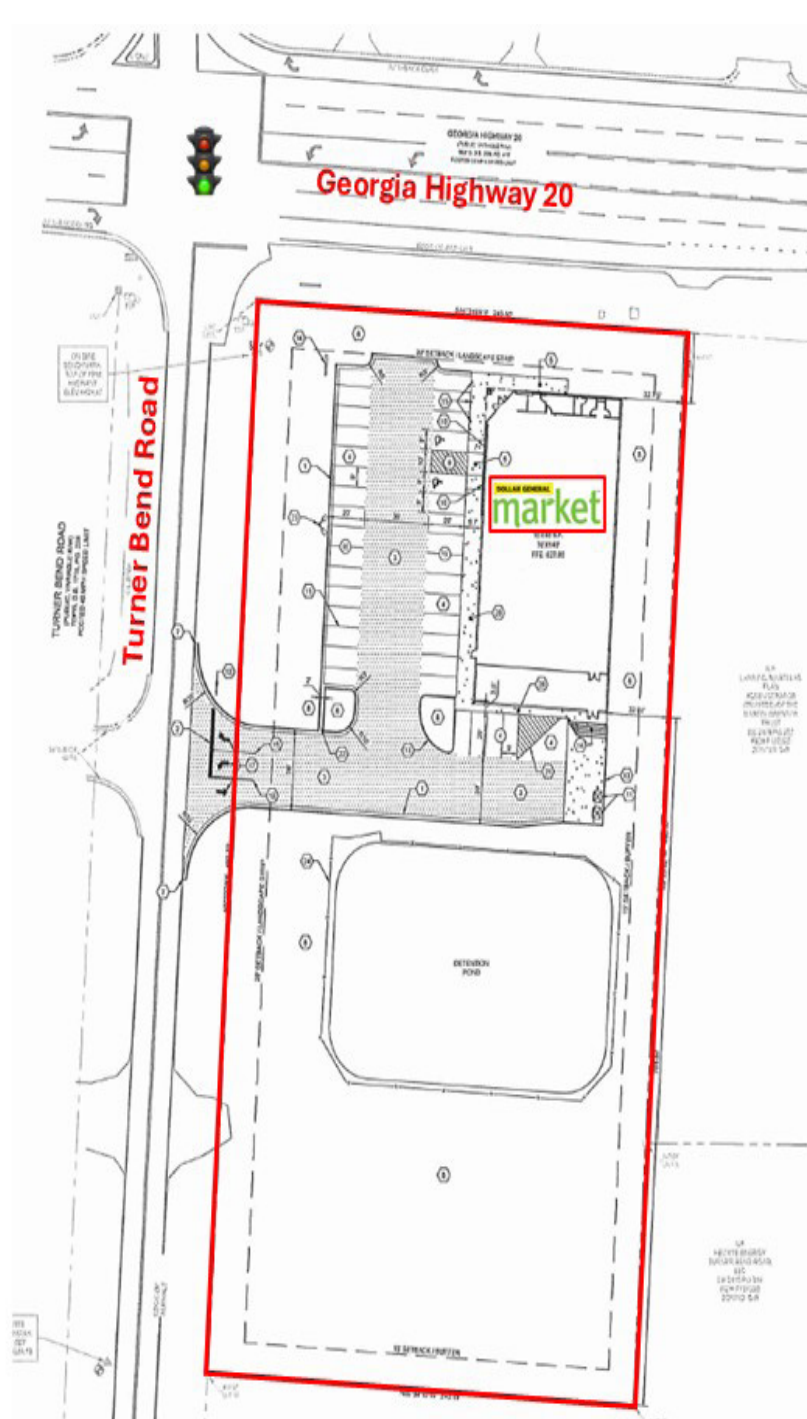
LEASE YEAR	START	END	ANNUAL RENT	% INCREASE
YEARS 1-5	8/1/2024	7/31/2029	\$142,176	
YEARS 6-10	8/1/2029	7/31/2034	\$149,292	5%
YEARS 11-15	8/1/2034	7/31/2039	\$156,756	5%
OPTION 1	8/1/2040	7/31/2044	\$164,592	5%
OPTION 2	8/1/2045	7/31/2049	\$172,812	5%
OPTION 3	8/1/2049	7/31/2054	\$181,464	5%
OPTION 4	8/1/2054	7/31/2059	\$190,536	5%
OPTION 5	8/1/2059	7/31/2064	\$200,064	5%



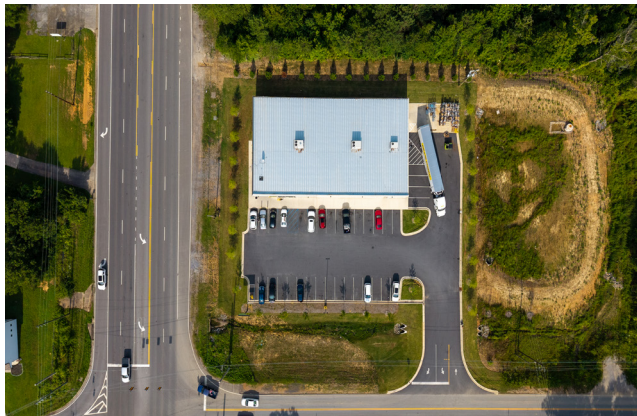








Site Plan



Rome

GEORGIA

Rome is the largest city in and the county seat of Floyd County, Georgia. Located in the foothills of the Appalachian Mountains, it is the principal city of the Rome, Georgia, metropolitan statistical area, which encompasses all of Floyd County. It is the largest city in Northwest Georgia and the 26th-largest city in the state. It is the largest city near the center of the triangular area defined by the Interstate highways between Atlanta, Birmingham, and Chattanooga. It has been developed as a regional center for the fields of medical care and education. In addition to its public-school system, it has several private schools. Higher-level institutions include private Berry College and Shorter University, and the public Georgia Northwestern Technical College and Georgia Highlands College.



Small-Town
Charm



Convenient
Location



Family
Friendly



Demographics

Population

POPULATION	3 MILES	5 MILES	10 MILES
2029 Projection	2,873	8,980	63,187
2024 Population	2,865	8,835	63,107
2020 Population	2,859	8,588	62,430
2010 Population	3,017	8,562	60,841
Growth Rate 2010-2020	-0.54%	0.03%	0.26%
Growth Rate 2020-2024	0.05%	0.67%	0.25%
Growth Rate 2024-2029	0.06%	0.33%	0.03%

Households

2024 Total Households	1,100	3,416	23,327
2029 Projected Total Households	1,116	3,513	23,610
2010-2020 Annual Rate	-0.48%	0.06%	0.12%
2020-2024 Annual Rate	0.37%	1.01%	0.40%
2024-2029 Annual Rate	0.29%	0.56%	0.24%

Average Income

2024 Median Household Income	\$91,172	\$89,443	\$55,325
2024 Average Household Income	\$105,873	\$106,082	\$82,248



Tenant Summary

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of January 31, 2025, the Company's 20,594 Dollar General, DG Market, DGX and pOpsshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

2024 FAST FACTS:

- \$40.6 billion in sales in fiscal 2024 an increase of 1.4% over 2023
- Operating profit was \$1.7 billion in fiscal 2024
- Company reported net income of \$1.1 billion and diluted earnings per share \$5.11
- Over 20,500 retail stores as of January 2025
- 34 distribution centers throughout United States
- Ranked #112 on the Fortune 500 list as of June 2025
- Included in Fortune's 2025 list of most admired companies

