

DOLLAR GENERAL

2213 GA HIGHWAY 117, RENTZ, GA 31075



5+ YEARS REMAINING | NN LEASE

SELLER FINANCING | 5.25% INTEREST | 10.55% CASH ON CASH RETURN

FOR SALE
PRICE \$510,000

RIPCO
INVESTMENT SALES

TABLE OF CONTENTS

SECTION 1	
Executive Summary	3
<hr/>	
SECTION 2	
Market Overview	7
<hr/>	
SECTION 3	
Occupancy	11
<hr/>	

EXCLUSIVE AGENTS

EDWARD KEMP (LEAD)
ekemp@ripcofl.com
863.289.0387

ARI RAVI
aravi@ripcofl.com
727.452.6864

NATHAN TIMMONS
ntimmons@ripcofl.com
407.304.7119

JOE SIMPSON
jsimpson@ripcofl.com
904.378.6228

CHRIS LUKE
cluke@ripcofl.com
813.921.5638

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or RIPCO Real Estate, LLC., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or RIPCO Real Estate, LLC. If after reviewing this Memorandum you have no further interest in purchasing the Property, kindly return it to RIPCO Real Estate, LLC.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither RIPCO Real Estate LLC nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

SECTION 1

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

INVESTMENT HIGHLIGHTS

FINANCIAL SNAPSHOT

INVESTMENT OVERVIEW

RIPCO Real Estate is pleased to offer for sale 2213 GA Highway 117 a 9,014 SF commercial property in Rentz, Georgia leased to Dollar General. Dollar General has 5.50 years of term remaining after executing a lease extension in 2024. Dollar General has two (2), Five (5) year options with 10% increases in each. Dollar General has been at the site since 2006 and has extended the lease three times demonstrating their commitment to the site. The property was renovated by Dollar General in 2023, allowing for new cooler/freezer selection, updated checkouts, and new countertops. The tenant is responsible for reimbursement for parking lot maintenance, taxes, and insurance. Within 5 miles of the site there is a population of 4,481 and an average household income of \$59,916. These demographics are ideal for strong dollar store performance. The site is ranked in the top 55% nationally, boasting 133K visits annually and over \$2.3M in sales [source: Placer.ai].

PROPERTY SUMMARY

Address	2213 GA Highway 117, Rentz, GA 31075
Building Size	±9,014 SF
Land Area	±1.00 AC
Year Built / Remodel	2006/2023
Lease Type	NN
Term Remaining	5.50 Years remaining; 2 Five (5) Year Options (10%+ Each)
Population <i>within a 5-mile radius</i>	4,481
Average Household Income <i>within a 5-mile radius</i>	\$59,916

THE OFFERING



LISTING PRICE

\$510,000



NOI

\$40,800



CAPITALIZATION RATE

8.00%



INVESTMENT HIGHLIGHTS

#1

CASH FLOW OPPORTUNITY

- Double Net lease with minimal landlord responsibilities.
- The tenant is responsible for reimbursement of parking lot maintenance*, insurance, taxes, minor repairs, and HVAC preventative maintenance.
- There are 5.50 years of term remaining on the lease, with the tenant executing three extensions since occupying the site in 2006, displaying a strong commitment to the site.



#2

STRONG NATIONAL TENANT

- The first Dollar General was opened in 1939 and has grown since grown to have over 19,000 locations in 48 states.
- In 2023 Dollar General was ranked #108 on the Fortune 500 list.
- Dollar General Corp. is a publicly traded stock on the New York Stock Exchange with a market cap of \$28.36 billion.
- Dollar General has a S&P Credit Rating of BBB and Moody's Credit Rating of Baa2.



#3

STRATEGIC LOCATION

- Ideal location and demographics for strong Dollar General performance.
- No competition in the market; closest Dollar General is 7.5+ miles away.
- High visibility and easy access; 160 feet of frontage on GA Highway 117.
- Average household income of \$59,916; ideal for Dollar General performance.



FINANCIAL SNAPSHOT

LEASE SUMMARY

Lease Type	NN
Square Feet	±9,014 SF
Roof & Structure	Landlord Responsible
Real Estate Taxes	Tenant Responsible
Insurance	Tenant Responsible
Lease Start	12/1/2005
Lease Expiration	6/20/2030
Lease Term Remaining	5.50 Years
Guarantor	Corporate
Credit Rating	S&P: BBB

RENT SCHEDULE

TERM	TERM PERIOD	ANNUAL RENT	ANNUAL RENT PSF	INCREASES
Current Term	12/1/2005 – 6/30/2030	\$41,400.00	\$4.59	-
Option 1	7/1/2030 – 6/30/2035	\$45,540.00	\$5.05	+10%
Option 2	7/1/2035 – 6/30/2040	\$50,094.00	\$5.56	+10%

OPERATING STATEMENT

RENTAL INCOME	\$41,400
CAM Expenses	(\$2,400)
CAM Reimbursements	\$1,800
NOI	\$40,800

SELLER FINANCING OFFERING

Price	\$510,000
Down Payment	\$178,500
Interest Rate	5.25%
Term	5 Year Term
Amortization	30 Years
Net Operating Income	\$40,800
Annual Debt Service	\$21,966.67
Cash Flow After Debt Service	\$18,833.33
Cash on Cash Return	10.55%

INVESTMENT AT A GLANCE

 **LISTING PRICE**
\$510,000

 **BUILDING SIZE**
±9,014 SF

 **LOT SIZE**
±1.00 AC

 **NET OPERATING INCOME**
\$40,800

SECTION 2

MARKET OVERVIEW

REGIONAL MAP

MARKET OVERVIEW

DEMOGRAPHICS

REGIONAL MAP

 [Google Maps Click Here](#)



SUBMARKET OVERVIEW

LAURENS COUNTY

Laurens County, Georgia, located in the central part of the state, is known for its rich history, vibrant community, and scenic landscapes. Laurens County boasts a diverse economy, with agriculture playing a significant role. In recent years, the county has also seen growth in manufacturing and healthcare sectors, contributing to its economic stability.

The region is renowned for its community events and festivals, with the annual St. Patrick's Festival in Dublin being a highlight. This month-long celebration attracts visitors from across the state, featuring parades, music, and a variety of family-friendly activities.

Laurens County is also home to several parks and recreational areas, offering residents and visitors opportunities for outdoor activities such as hiking, fishing, and boating. The Oconee River, which runs through the county, adds to the area's natural beauty and provides a scenic backdrop for various recreational pursuits.

Education is a priority in Laurens County, with a range of public and private schools, as well as higher education institutions, ensuring quality learning opportunities for all ages. The community's commitment to education, combined with its welcoming atmosphere and strategic location, makes Laurens County a great place to live, work, and visit.

LAURENS COUNTY
RESIDENTS
50,212

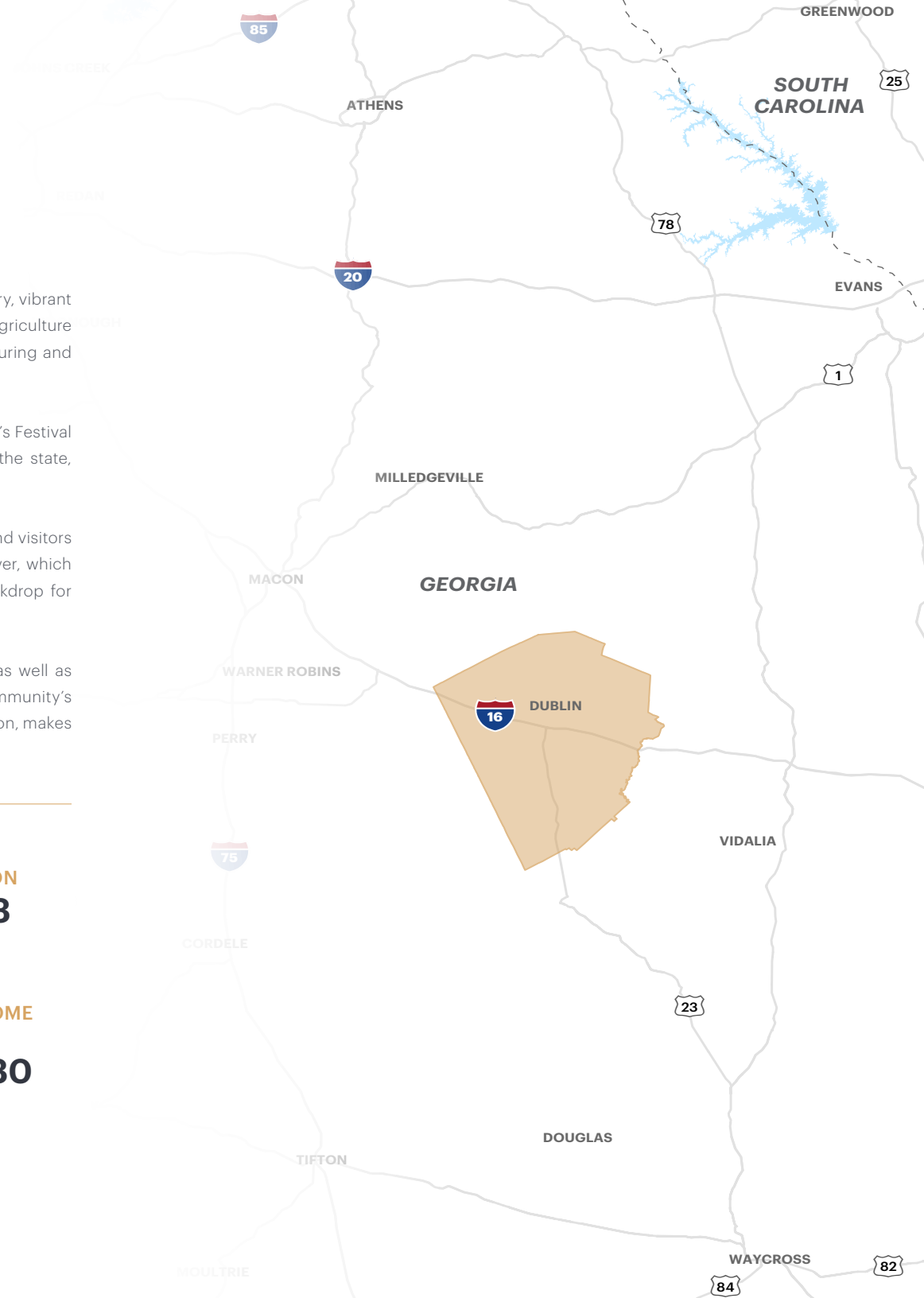
LAURENS COUNTY
HOUSEHOLDS
19,863

DAYTIME
POPULATION
51,003

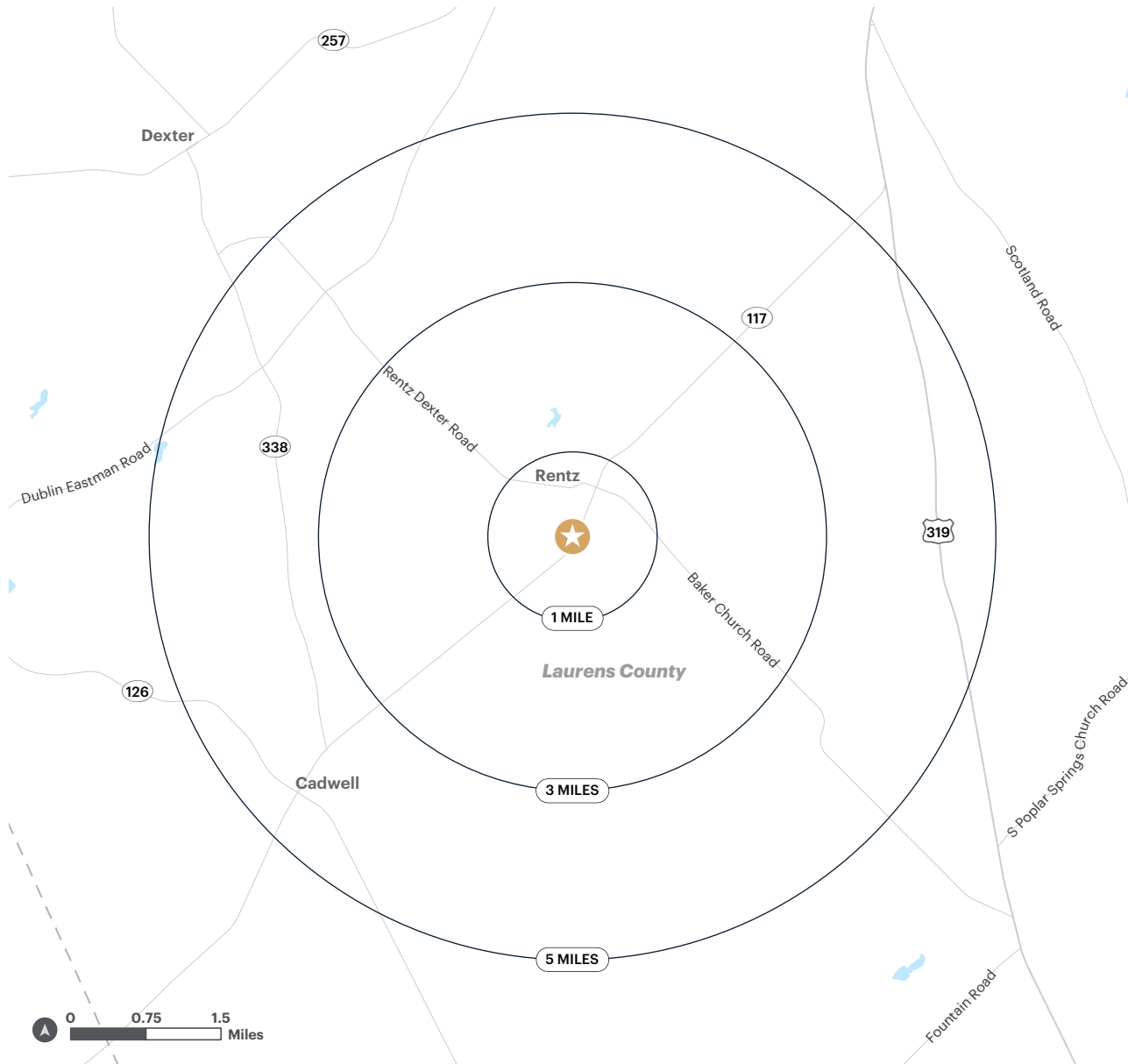
AVGERAGE
HOUSEHOLD INCOME
\$71,076

FAMILIES
OWN VS RENT
66%

AVERAGE HOME
VALUE
\$185,330



2023 DEMOGRAPHICS



POPULATION

1 mile	495
3 mile	1,655
5 mile	4,481



POPULATION DENSITY
(POPULATION PER SQ. MILE)

1 mile	157.7
3 mile	58.5
5 mile	57.1



PER CAPITA INCOME

1 mile	\$22,829
3 mile	\$23,476
5 mile	\$23,634



HOUSEHOLDS

1 mile	223
3 mile	665
5 mile	1,796



MEDIAN HOUSEHOLD INCOME

1 mile	\$40,414
3 mile	\$42,499
5 mile	\$43,076



AVERAGE HOME VALUE

1 mile	\$158,537
3 mile	\$149,354
5 mile	\$151,357



TOTAL BUSINESSES

1 mile	19
3 mile	32
5 mile	80

SECTION 3

OCCUPANCY

TENANT DESCRIPTION

TENANT DESCRIPTION

DOLLAR GENERAL

DOLLAR GENERAL CORP. (NYSE: DG)

Locations	19,327
Operational States	48
Lease Start	12.1.2005
Years Remaining	5.50
Rental Income	Annually: \$41,400.00
	Per Square Foot: \$4.59

FINANCIALS - 2024 FISCAL YEAR

Revenue	\$9.9 Billion
Profit	\$546.1 Million
Net Income	\$363.3 Million

[Dollar General Website](#)

Dollar General is a prominent American discount retailer with a mission to provide convenience and value to its customers through a wide range of everyday products at affordable prices. Founded in 1939 in Scottsville, Kentucky, the company has grown from a small family-owned business into a nationwide chain with over 19,000 stores across 48 states.

Dollar General distinguishes itself by catering to budget-conscious consumers seeking household essentials, groceries, and various merchandise at competitive prices. The stores are strategically located in rural, suburban, and urban areas, making them accessible to a diverse customer base. Each location offers a consistent shopping experience, characterized by clean, well-organized aisles stocked with recognizable brands and Dollar General's private label products.

The company's business model focuses on operational efficiency, allowing it to maintain low prices without compromising on quality. Dollar General also emphasizes convenience by offering a straightforward shopping experience, including fast checkout processes and the option to shop online through its website.

In recent years, Dollar General has expanded its footprint and product offerings while adapting to changing consumer preferences and market dynamics. With a commitment to serving communities and delivering value, Dollar General continues to be a trusted retail destination for millions of customers seeking affordability and convenience in their everyday shopping needs.

CONTACT EXCLUSIVE AGENTS

EDWARD KEMP (LEAD)

ekemp@ripcofl.com
863.289.0387

ARI RAVI

aravi@ripcofl.com
727.452.6864

JOE SIMPSON

jsimpson@ripcofl.com
904.378.6228

DOUGLAS BERCU

Broker of Record
dougbercu@gmail.com

NATHAN TIMMONS

ntimmons@ripcofl.com
407.304.7119

CHRIS LUKE

cluke@ripcofl.com
813.921.5638

ALEC KRENISKY

akrenisky@ripcofl.com
440.679.9459