



Dollar General

3092 Crest Highway , Thomaston , Ga 30286

Offering Memorandum



**VIKING INTERNATIONAL**  
INVESTMENT REAL ESTATE & FINANCIAL SERVICES

## Confidentiality and Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs **Dollar General** located at **3092 Crest Highway, Thomaston GA 30286** (“**Property**”). it has been prepared by Viking Int'l Investments RE . this Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. the information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the property. it is not to be used for any other purpose or made available to any other person without the written consent of seller or Viking Int'l Investments RE . the material is based in part upon information supplied by the seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the property, you agree:

1. the Offering Memorandum and its contents are confidential;
2. you will hold it and treat it in the strictest of confidence; and
3. you will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the seller.

Owner and Viking Int'l Investments RE expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the property unless and until a written agreement for the purchase and sale of the property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this property including this Offering Memorandum.

a prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the property, or information provided herein or in connection with the sale of the property shall be limited to those expressly provided in an executed purchase agreement and shall be subject to the terms thereof. in no event shall a prospective purchaser have any other claims against seller or Viking Int'l Investments RE or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the property or constitute an indication that there has been no change in the state of affairs of the property since the date this Offering Memorandum.



**DOLLAR GENERAL®**

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**DOLLAR  
GENERAL®**

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## **Pricing & Financial Analysis**



## Investment Overview

Viking International Investment RE is pleased to exclusively offer for sale the 2015 construction dollar general property located in Thomaston, Georgia. the subject property is well located at the corner of Crest highway and Sunnyside road, with excellent visibility along Crest highway.

Dollar general has signed an initial 15-year absolute nnn, corporate guaranteed lease, which incorporates 10% rent increases in each of its 5-year options. dollar general continues to perform exceptionally well, improving their average store sales and increasing profitability year-over-year. further, dollar general is the only dollar store which has investment grade credit.

## Investments Highlights

- dollar general is the Only dollar store with investment grade Credit
- ideal 1031 exchange property
- Cheap price point & rent per square foot
- 15-year absolute nnn lease (4yr 5mo remaining)
- five (5) - five (5) year Options, w/ 10% rent increases
- no Management responsibility
- More than 13,700 residents within a 5-Mile radius
- strategically located On the Corner Of Crest highway & sunnyside road, near dollar generals target Consumer Base



## Executive Summary

### Dollar general

3092 Crest highway Thomaston, ga 30286

list price \$1,075,000 Cap rate - Current  
6.4%

gross leasable area 9,100 sf

lot size ± 2.35 acres (102,366 sf)

year Built 2015

	Monthly rent	annual rent	rent/sf
Current - 2/28/2030	\$5,740.59	\$68,887.08	\$7.57
Option 1 - 2/28/2035	\$6,314.67	\$75,776.04	\$8.33
Option 2 - 2/28/2040	\$6,946.17	\$83,354.04	\$9.16
Option 3 - 2/28/2045	\$7,640.75	\$91,689.00	\$10.08
Option 4 - 2/28/2050	\$8,404.83	\$100,857.96	\$11.08
Option 5 - 2/28/2055	\$9,245.33	\$110,943.96	\$12.19

### tenant summary

tenant trade name	dollar general Corporation
type of Ownership	fee simple
lease guarantor	Corporate
lease type	nnn
roof and structure	tenant responsible
Original lease term	15 years
rent Commencement date	3/1/2015
lease expiration date	2/28/2030
term remaining on lease	4 years 6 mo
Options	10% in Options 5 (five) - 5 (five) year Options



Company Overview



property name	dollar general portfolio
property type	net leased discount store
parent Company trade name	dollar general
Ownership	public
Credit rating	BBB-
rating agency	standard & poor's
revenue	\$36.29 Billion
net income	\$2.3 Billion
stock symbol	dg
Board	nyse
no. of locations	+18,700
no. of employees	±158,000
headquartered	goodlettsville, tn
web site	www.dollargeneral.com
year founded	1939

Dollar General Corporation, a discount retailer, engages in the provision of various merchandise products in the united states. the company offers various consumable products, including paper and cleaning products, packaged food, comprising cereals, canned soups and vegetables, condiments, spices, sugar, and flour; perishables consisting of milk, eggs, bread, frozen meals, beer, and wine; snacks that include candies, cookies, crackers, salty snacks, and carbonated beverages; over-the-counter medicines and personal care products; and pet supplies and pet food products. it also provides seasonal products, including decorations, toys, batteries, small electronics, greeting cards, stationery, prepaid phones and accessories, gardening supplies, hardware, automotive, and home office supplies; and home products comprising kitchen supplies, cookware, small appliances, light bulbs, storage containers, frames, candles, craft supplies and kitchen, bed, and bath soft goods. in addition, the company offers casual everyday apparel for infants, toddlers, girls, boys, women, and men, as well as socks, underwear, disposable diapers, shoes, and accessories. as of January 31, 2014, it operated 11,132 stores in 40 states. the company was formerly known as J.I. turner & son, inc. and changed its name to dollar general Corporation in 1968. dollar general Corporation was founded in 1939 and is based in goodlettsville, tennessee.





## Property Description







Physical Description

The Offering

property name.....dollar general  
property address .....3092 Crest highway  
thomaston, ga 30286

Site Description

number of stories .....One  
year Built.....2015  
gross leasable area (gla) .....9,100 sf lot  
size.....± 2.35 acres (102,366 sf) type of  
Ownership.....fee simple parking  
.....±35 surface spaces parking  
ratio.....3.85 : 1,000 sf  
landscaping .....professional  
topography.....generally level

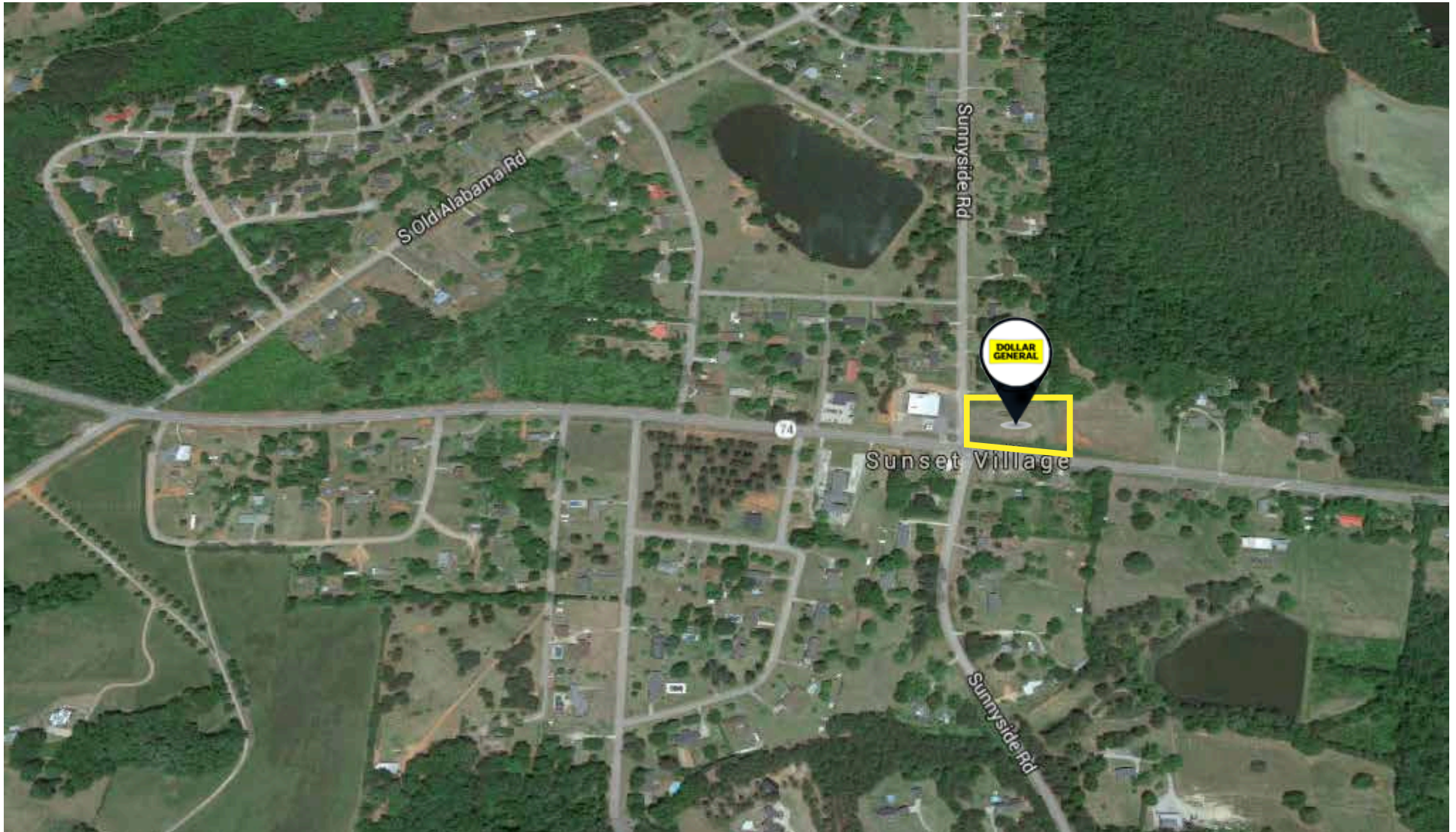
Construction

foundation.....Concrete slab  
exterior .....Block/Metal  
parking surface.....asphalt



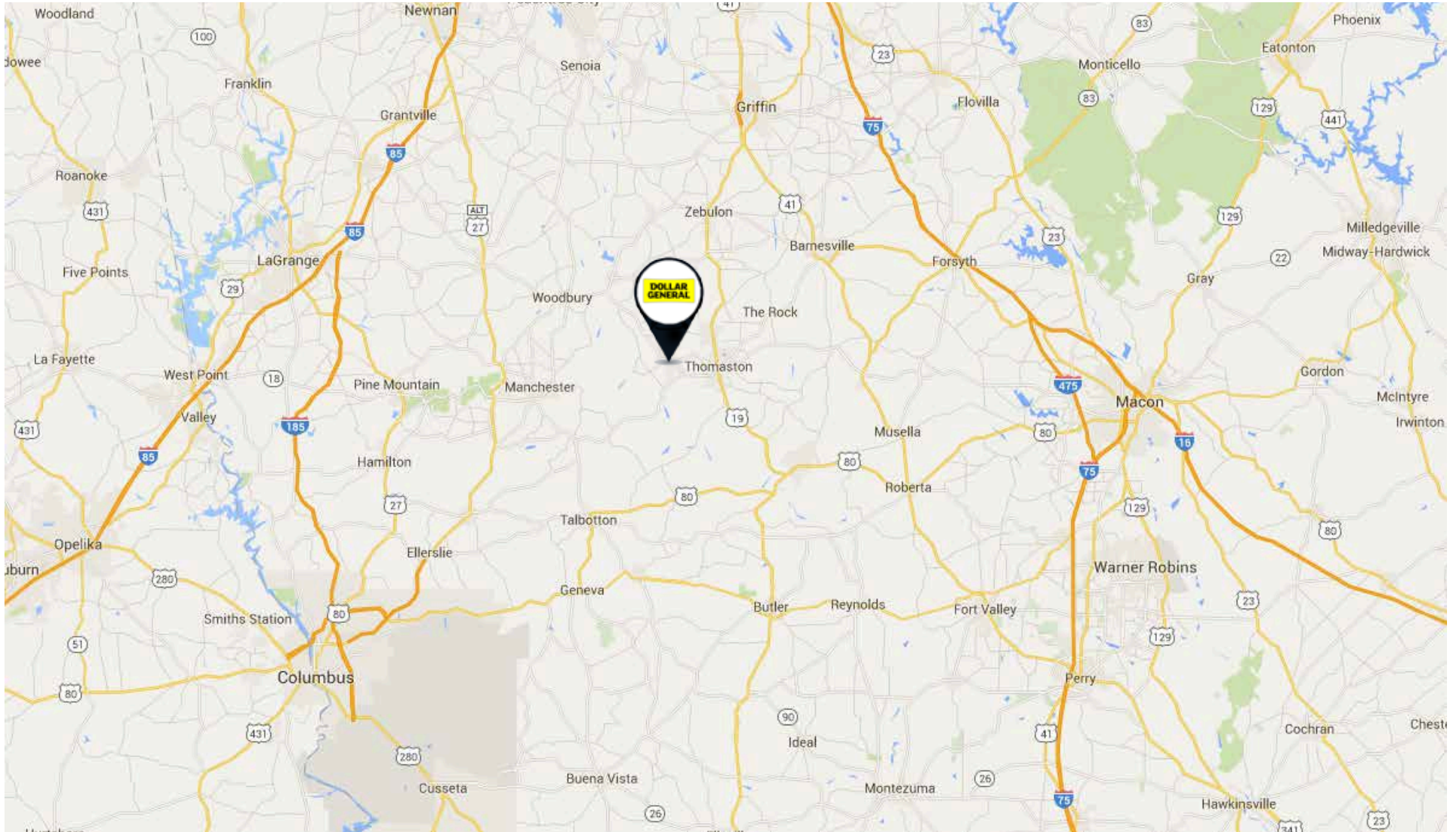


## Bird's Eye





## Regional Map







## **Demographics**



## City Overview | Thomaston, GA



Thomaston is a city in and the county seat of Upson County. the population of Thomaston is approximately 10,000. It is the principal city of and is included in the Thomaston, Georgia Micropolitan statistical area, which is included in the Atlanta - Sandy springs (ga) - Gainesville (ga) - Alabama (partial) Combined statistical area.

industry in the city is driven primarily by manufacturing which makes up 36.5%. the second largest industry is educational, health, and social service comprising 21.0%. the third largest industry is retail trade at 11.6% of the total industry in Thomaston. the remaining portions of industry include agriculture, construction, wholesale trade, transportation, information, finance, management, administration, arts and entertainment, food service, recreation, accommodation, and public administration. named one of the best 100 small towns in

America (the Best

small towns in America, by Norman Crampton), Thomaston's friendly community has a lot to offer both the residents and visitors. Thomaston serves as a multi-county regional hub for state of the art health and medical services, retail centers, educational facilities, employment and business opportunities. for its citizens and businesses, the Thomaston City government provides extensive residential and commercial services: comprehensive water and sewage services, electrical services, full service garbage pick up along with volunteer recycling, 24/7 fire protection, and a well-trained professional police force.

## Demographics Report



population	3-Mile	5-Mile	10-Mile
2020 projection	1,869	13,683	27,028
2015 estimate	1,904	13,786	27,230
2010 Census	1,984	14,207	28,046
2000 Census	2,033	14,561	28,094

households			
2020 projection	747	5,682	10,702
2015 estimate	757	5,673	10,725
2010 Census	782	5,763	10,954
2000 Census	774	5,850	10,832

income			
\$0 - \$15,000	5.20%	16.13%	17.13%
\$15,000 - \$24,999	12.30%	17.92%	17.15%
\$25,000 - \$34,999	16.47%	15.46%	14.04%
\$35,000 - \$49,999	19.22%	16.19%	15.83%
\$50,000 - \$74,999	16.31%	16.59%	17.28%
\$75,000 - \$99,999	12.82%	8.89%	10.05%
\$100,000 - \$124,999	8.73%	4.71%	4.59%
\$125,000 - \$149,999	4.52%	2.22%	1.92%
\$150,000 - \$199,999	2.64%	1.18%	1.28%
\$200,000 - \$249,999	1.07%	0.41%	0.44%
\$250,000 - \$499,999	0.71%	0.26%	0.26%
\$500,000+	0.01%	0.04%	0.04%
2015 est. average household income	\$62,916	\$46,756	\$47,295
2015 est. Median household income	\$47,512	\$35,459	\$36,598