



**SINGLE TENANT NET  
LEASING OPPORTUNITY**

**3540 HWY 81 EAST  
MCDONOUGH, GEROGIA 30252**

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Commercial Real Estate Advisor



*Ruben Rodriguez*

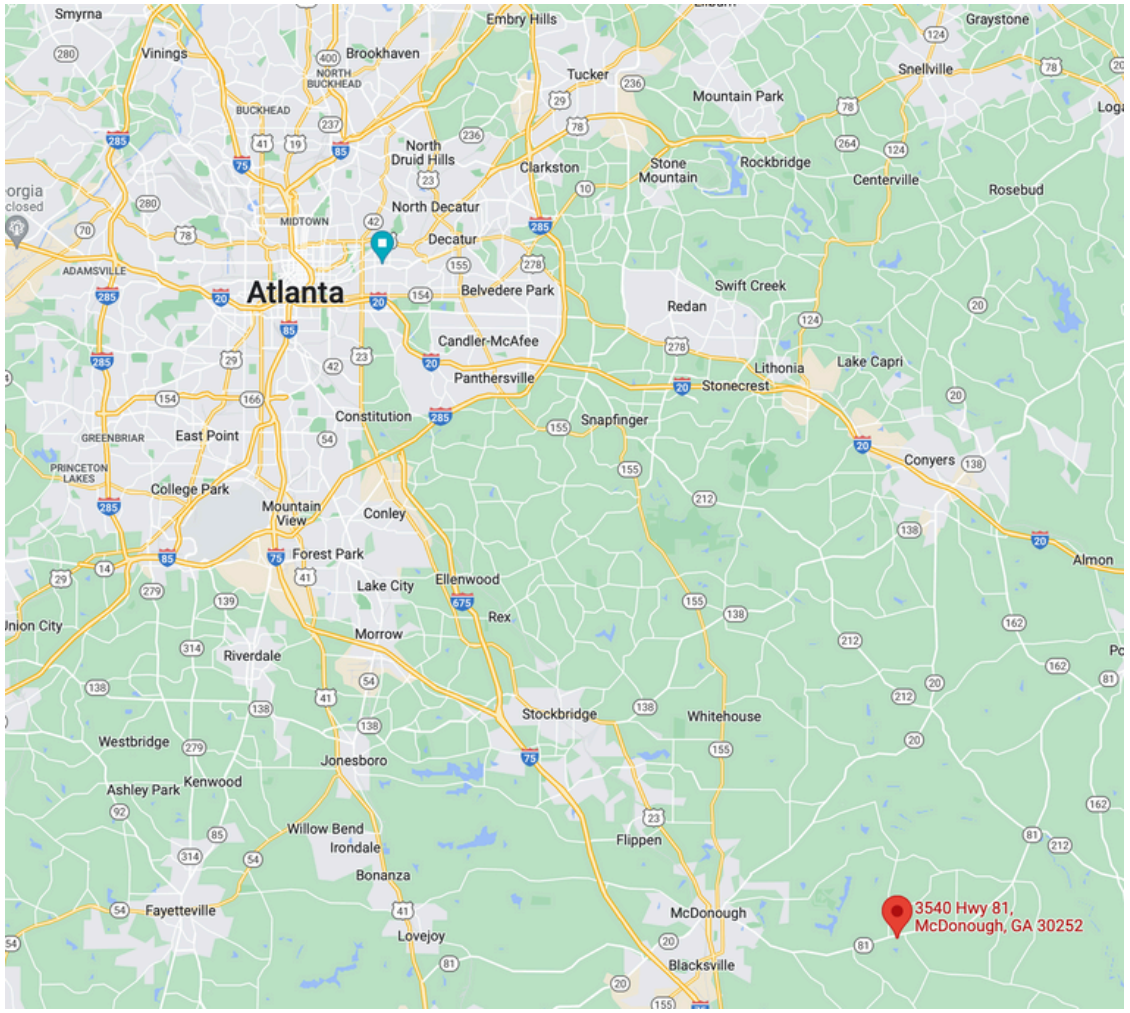
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GA RE Lic# 4011887

## LOCATION OVERVIEW

McDonough is a city located in Henry County, Georgia, United States. It is part of the Atlanta metropolitan area. The city has a population of around 22,000 people and is known for its historic downtown area and its close proximity to Atlanta. McDonough is also home to a number of parks, including the McDonough Square, and the city is known for its annual Geranium Festival. The city is also home to the McDonough-Henry County Airport, which offers general aviation services.



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	<b>262</b>	<b>5,436</b>	<b>11,767</b>
<b>Total Population</b>	<b>806</b>	<b>16,528</b>	<b>35,834</b>
<b>Average HH Income</b>	<b>\$124,865</b>	<b>\$119,322</b>	<b>\$113,064</b>

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## INVESTMENT HIGHLIGHTS

- Offered at **\$1,455,681**
- Type: **NN**
- Size: **9014sf / 1.5ac**
- Cap Rate: **6.25%**
- NOI: **\$90,980**
- Lease Ends: **June 30, 2030**
- Renewal Options: **Five 5-Year**
- Rent Increase: **10% Renewals**
- **Original Lease Start Date:** December 14, 2009. Early Extension on July 9, 2021 to end on June 30, 2030.
- **Roof Age:** 10 years
- Dollar General shall have 5 : 5 year options in the lease to follow after the new expiration with monthly base rent of \$8,229.83; \$9,052.83; \$9,958.08; \$10,953.92; \$12,049.25; , respectively. This shall be in lieu of and replace any existing options currently in the lease.
- Tenant reimburses Landlord for real estate taxes and insurance. Tenant pays monthly premium for CAM costs which are reconciled at end of year. Landlord is responsible for structural and exterior, parking lot and landscaping. Tenant is responsible for interior of building, signage, and parking lot lighting, and responsible for the maintenance/repair of the HVAC system.
- **Tenant's Parking Area Maintenance Payment:** From the Commencement Date through the end of the calendar year of the year in which Tenant opens for business in the Demised Premises, Tenant shall pay three hundred and 00/100 (\$300.00) dollars per month as the estimated "Parking Area Maintenance Contribution".

## ABOUT TENANT

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of April 11, 2022, Dollar General operates 18,216 stores[1][2] in the continental United States.[5]

The company began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky, owned by James Luther Turner and Cal Turner. In 1955, the name changed to Dollar General Corporation and in 1968 the company went public on the New York Stock Exchange. Fortune 500 recognized Dollar General in 1999 and in 2020 reached #112.[10] Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$27 billion in 2019.[11] *Source: Wikipedia*

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### Profit and Loss

#### Rodriguez McDonough, LLC

Date Range 1: Jan 01, 2023 to Dec 31, 2023

Date Range 2: Jan 01, 2022 to Dec 31, 2022

ACCOUNTS	Jan 01, 2023 to Dec 31, 2023	Jan 01, 2022 to Dec 31, 2022
<b>Income</b>		
Rental Income	\$107,775.70	\$107,775.04
<b>Total Income</b>	<b>\$107,775.70</b>	<b>\$107,775.04</b>
<b>Total Cost of Goods Sold</b>		
	\$0.00	\$0.00
<b>Gross Profit</b>	<b>\$107,775.70</b>	<b>\$107,775.04</b>
As a percentage of Total Income	100.00%	100.00%
<b>Operating Expenses</b>		
Bank Charge and Fee	\$1.50	\$1.50
Landscaping	\$2,400.00	\$1,850.00
Licenses and Permits	\$0.00	\$150.00
Property Tax	\$15,994.84	\$14,395.65
<b>Total Operating Expenses</b>	<b>\$18,396.34</b>	<b>\$16,397.15</b>
<b>Net Profit</b>	<b>\$89,379.36</b>	<b>\$91,377.89</b>
As a percentage of Total Income	82.93%	84.79%

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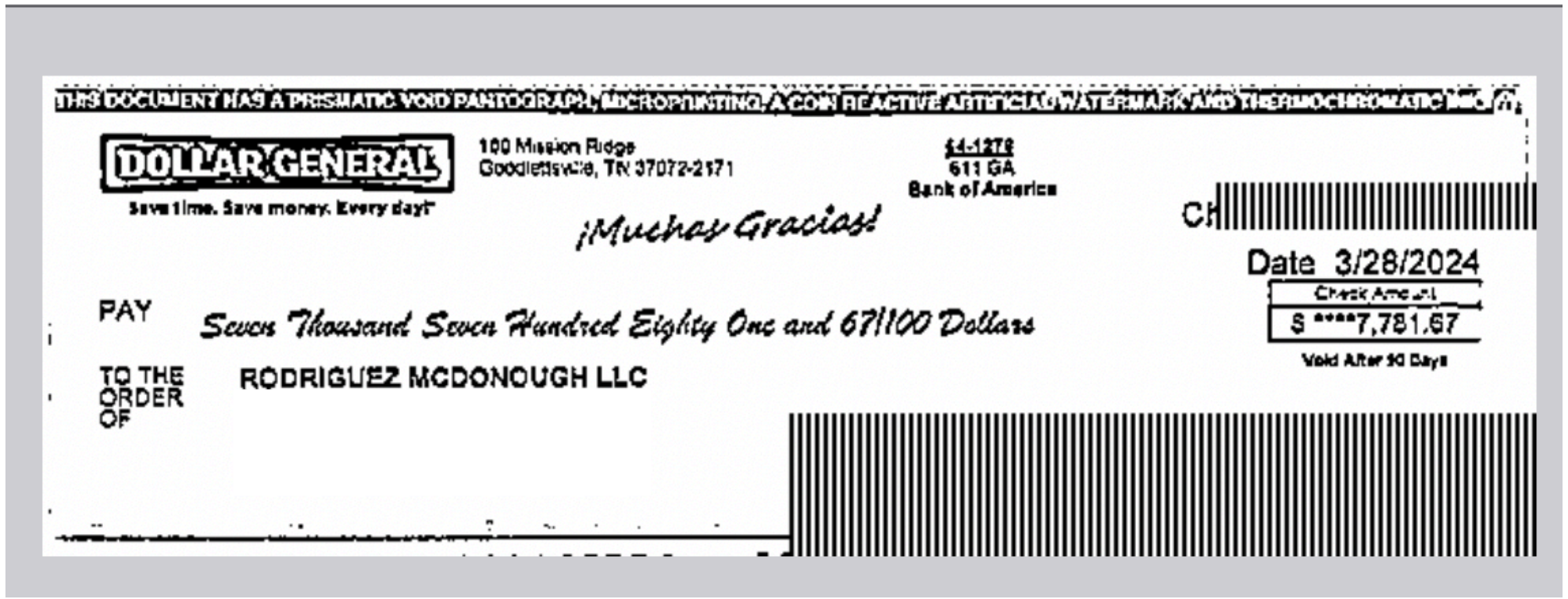




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Item #	Bank	Account #	Check #	Amount
1	BANK OF AMERICA NA	...7502	7872164	\$7,781.67



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