



RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED

REPRESENTATIVE PHOTO

5% INITIAL TERM RENT INCREASES EVERY 5 YEARS



DOLLAR GENERAL | ANNISTON, AL

FOR SALE // \$2,148,451 // 6.65% CAP RATE //
RETAIL PROPERTY

PRESENTED BY //

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DISCLAIMER



DISCLAIMER/TERMS OF USE FOR OFFERING MEMORANDUM & OWNER-AGENCY DISCLOSURE

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.

IMPORTANT DISCLOSURE: An owner/agency relationship exists with an Associate Broker of Randall Commercial Group, LLC and the owner of the property located at 4652 U.S. Highway 78, Anniston, AL 36207 (the "Subject Property"). The Associate Broker has an ownership interest in the Subject Property and other business with the Manager of the ownership entity.

INVESTMENT SUMMARY



INVESTMENT SUMMARY

OFFERING PRICE:	\$2,148,451
NET OPERATING INCOME:	\$142,872
YR1 CAP RATE:	6.65%
YEAR BUILT:	2025
BUILDING SIZE:	10,566 SF
LOT SIZE:	2.47 Acres
PRICE PER FOOT SALE PRICE:	\$200.32 psf
PROPERTY ADDRESS	4652 US Hwy 78
CITY, STATE, ZIP:	Anniston, AL 36207
3 MILE POPULATION:	7,433

PROPERTY HIGHLIGHTS

- NNN Single Tenant Investment Opportunity
- 15-Year Lease with Five (5), Five (5) Year Options
- 5% Increases Every 5 Years During Primary Term & Renewal Options
- Corporate Guarantee by Dollar General Corporation
- Anniston, AL is located in northeast Alabama, nestled in the foothills of the Appalachian Mountains.
- Anniston serves as the county seat of Calhoun County and is approximately 60 miles east of Birmingham.
- Anniston has shown strong economic momentum with a notable increase in sales tax revenues (27% since 2015, and 38.14% since FY2015 to FY2024)
- Anniston's economy is diverse, with key sectors including manufacturing (automotive, metals, firearms), healthcare, and a strong presence from the Department of Defense via the Anniston Army Depot
- Anniston Army Depot is a major employer in Calhoun County, focusing on military vehicle and arms maintenance, with thousands of employees and indirect jobs.

LEASE SUMMARY

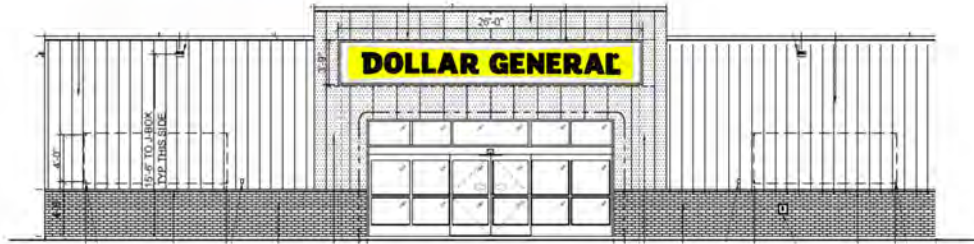
TENANT:	Dolgencorp, LLC d/b/a Dollar General
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	15-years
ANNUAL RENT:	\$142,872.00
RENT PSF:	\$13.52
BLDG. DELIVERY DATE:	September 2025
RENT COMM. DATE:	September 23, 2025
RENEWAL OPTIONS:	Five (5), Five (5) Year Options
RENT BUMPS:	5% every 5 years
LEASE GUARANTOR:	Dollar General Corporation



COMPLETE HIGHLIGHTS



Front Elevation



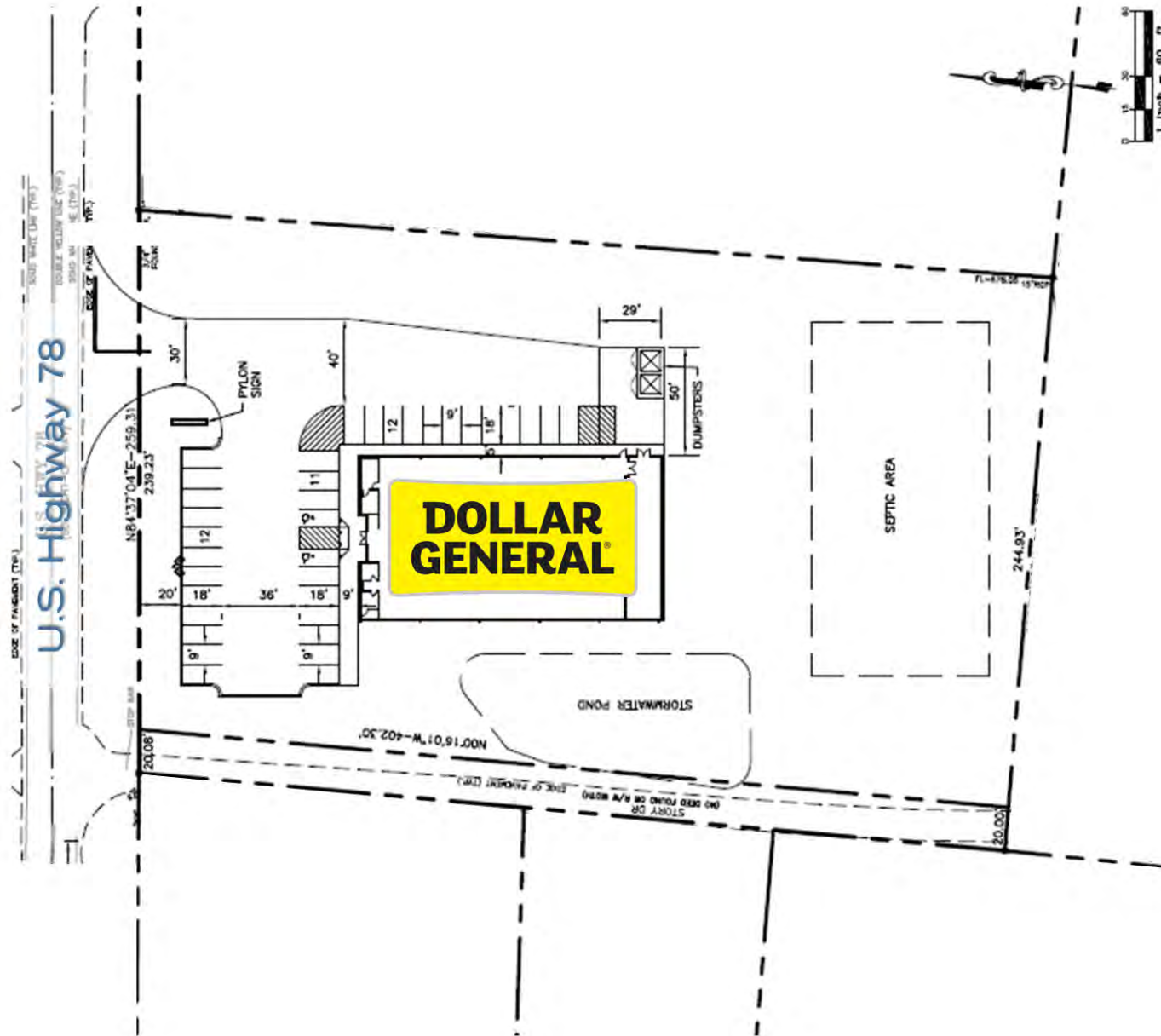
LOCATION INFORMATION

BUILDING NAME	Dollar General Anniston, AL
STREET ADDRESS	4652 US Hwy 78
CITY, STATE, ZIP	Anniston, AL 36207
COUNTY	Calhoun

BUILDING INFORMATION

NOI	\$142,872.00
CAP RATE	6.65%
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	2025
FRAMING	Metal
CONDITION	Excellent
ROOF	Standing Seem Metal Roof
FREE STANDING	Yes
NUMBER OF BUILDINGS	1

SITE PLANS



TENANT PROFILE



DOLLAR GENERAL®



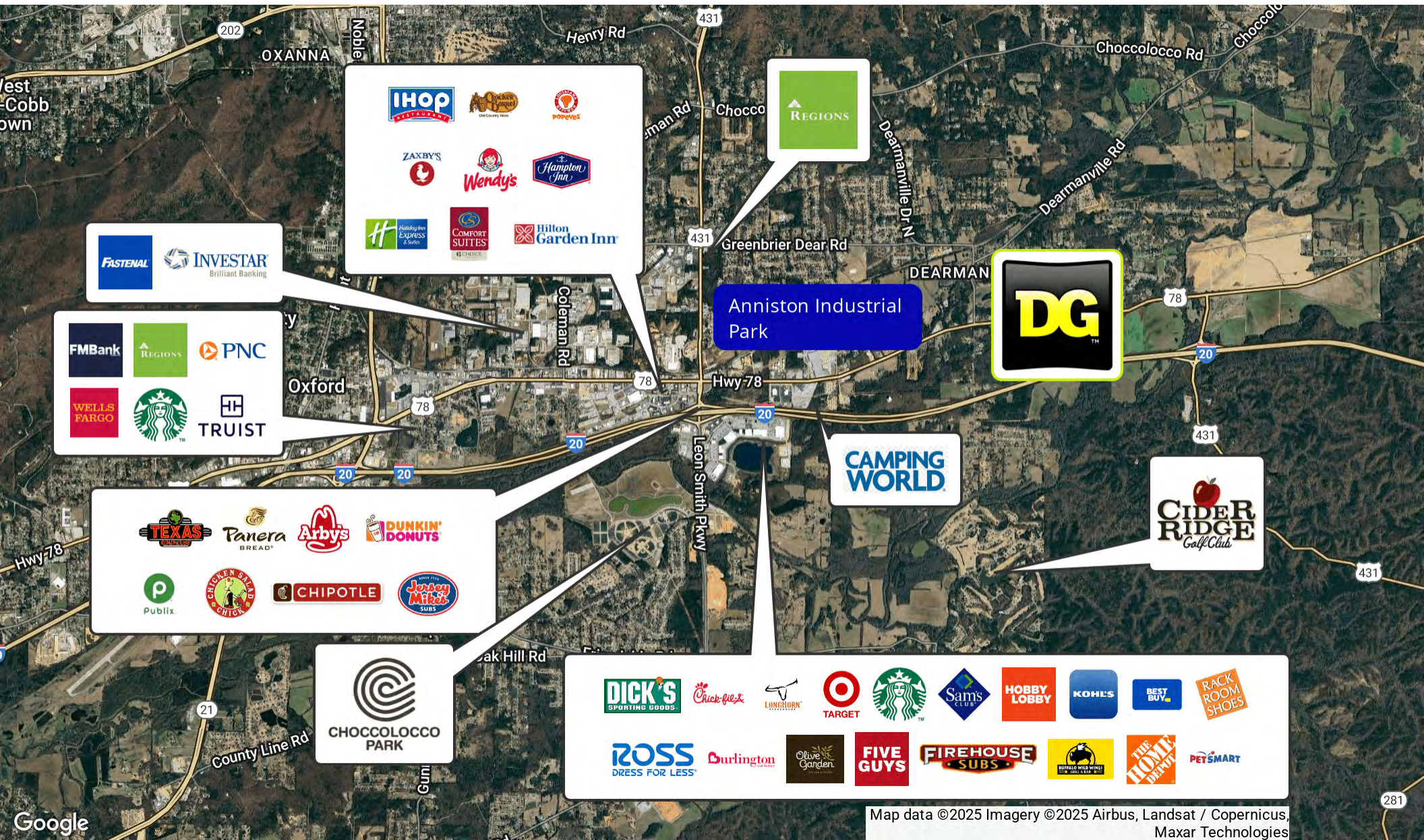
COMPANY HIGHLIGHTS

- 2024 Fiscal Year Net Sales **Increased 5.0%** to **\$40.6 Billions**
- 2024 Fiscal Year Same-Store Sales **Increased 1.2%**
- 2024 Annual Cash Flows from Operations increased **25.3% to \$3.0 Billion**
- **Ranked #111** on Fortune 500 List
- **20,500+ stores in 48 states**; 34 distribution centers
- **+/- 575** New Stores Planned to Open in 2025
- **+/- 4,885** Total Expected Real Estate Projects in 2025
- Dollar General has been **in business for 83 years** and opened its **19,000th store** in early 2023
- <https://investor.dollargeneral.com/>

CUSTOM TABLE HEADLINE

LEASE YEAR	ANNUAL RENT	INCREASE
1	\$142,872	
2	\$142,872	
3	\$142,872	
4	\$142,872	
5	\$142,872	
6	\$150,024	5%
7	\$150,024	
8	\$150,024	
9	\$150,024	
10	\$150,024	
11	\$157,524	5%
12	\$157,524	
13	\$157,524	
14	\$157,524	
15	\$157,524	
OPTION 1	\$165,396	5%
OPTION 2	\$173,664	5%
OPTION 3	\$182,352	5%
OPTION 4	\$191,472	5%
OPTION 5	\$201,048	5%

AERIAL MAP



LOCATION MAP





CALHOUN COUNTY, AL ECONOMY



ECONOMY

- The charming city of Anniston is the county seat of Calhoun County in Northeast Alabama
- The Anniston Department of Economic Development assists companies in corporate, manufacturing, and retail development, and it's proactive and targeted on business sectors based on workforce and resource strengths
- Anniston is known for its unique historical sites, verdant parks, and captivating museums that beckon visitors from across the globe
- Calhoun County, AL is a great place to do business and attend college with **progressive communities and strong economies**
- Calhoun County is located about **50 miles East of Birmingham, AL** and **80 miles West of Atlanta, GA**
- Calhoun County makes up **612 square miles with 4 major highways**, including Interstate 20, highway 78, 278, and 431
- **Cities located in Calhoun County** include Anniston, Jacksonville, Ohatchee, Oxford, Southside, and Weaver
- Sources: wikipedia.org, anniston.al.gov, alabama.travel, bestplaces.net, visitcalhouncounty.com, calhouncounty.org



CALHOUN COUNTY, AL EDUCATION



JACKSONVILLE STATE UNIVERSITY

- Jacksonville State University (JSU) has **9,672 total students** as of the Fall of 2023
- JSU consists of **347 full-time and 187 part-time faculty members**
- JSU has **70,000 alumni in 50 states and 136 counties**
- JSU offers **96** undergraduate programs, **8** undergraduate microcredential and certificate programs, **64** master's programs, **5** doctoral programs, **7** educational specialist programs, and **11** graduate certificate programs/microcredentials, as well as **more than 40** online programs
- Athletics at JSU consist of **18 sports** including the new Women's Bowling addition, and JSU has won **6 team national championships and 2 individual national championships**
- JSU's 2024 rankings include **#8** Best Online Colleges in Alabama, **tied for #29** among Top Public Universities in the South, **tied for #63** among Best Regional Universities in the South, and **tied for #98** in the US among Top Performers on Social Mobility
- Source: jsu.edu



GADSDEN STATE COMMUNITY COLLEGE

- Gadsden State is a **public, open door, comprehensive community college** that's comprised of **5 campuses or educational centers** in Calhoun, Cherokee, and Etowah counties
- Gadsden State Community College is **accredited by the Southern Association of Colleges and Schools Commission on Colleges (SACSCOC) to award associate degrees**, as well as credentials like certificates and diplomas at approved degree levels
- Gadsden State offers **more than 70 programs** that lead to certificates or associate degrees
- Students at Gadsden State have the opportunity to participate in **more than 40 clubs and organizations**
- Gadsden State is a **member of the National Junior College Athletic Association**, and sponsors intercollegiate teams in cross country, men's tennis, men's basketball, men's baseball, women's basketball, women's volleyball, and women's softball
- Source: gadsdenstate.edu



CALHOUN COUNTY, AL HEALTHCARE



REGIONAL MEDICAL CENTER

- Regional Medical Center (RMC) is the premier regional health care provider that serves a **5 county area** in Northeast Alabama
- RMC has a total of **338** inpatient beds at the Anniston, AL campus, **125** at Stringfellow Memorial, and **numerous** outpatient facilities, urgent care, and specialty clinics
- RMC is the region's leading provider of choice for **more than 13,500** inpatients, **57,000** outpatients, **nearly 1,800** newborn deliveries, and **42,000** emergency room visits each year
- RMC has **more than 2,000** employees, **300** volunteers, and **over 200** physicians
- RMC offers a **full range of medical specialties**, including cardiac, orthopedics, oncology, and emergency services
- RMC's Cancer program is accredited by the American College of Surgeons' Commission on Cancer and is an affiliate in the University of Alabama (UAB) Cancer Care Network
- RMC's Orthopedics program is recognized by Blue Cross and Blue Shield of Alabama as a Blue Distinction Centers+ for Knee and Hip Replacement
- RMC's OB/maternity program is the first designated Baby-Friendly birthing facility in the state of Alabama
- Source: rmccares.org



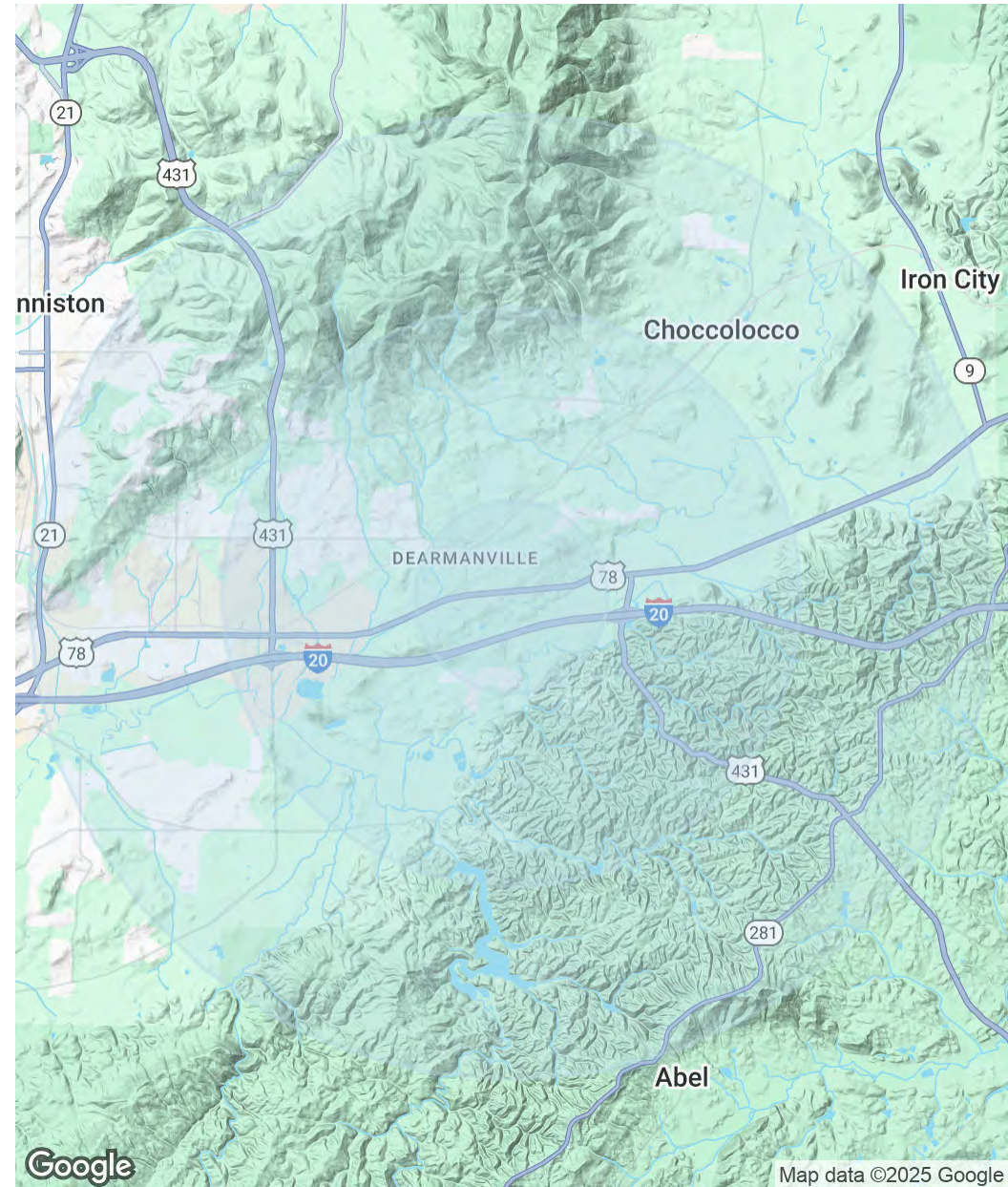
DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,206	7,433	22,616
AVERAGE AGE	40	45	44
AVERAGE AGE (MALE)	39	44	42
AVERAGE AGE (FEMALE)	41	46	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	514	3,174	9,540
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$84,660	\$88,786	\$81,729
AVERAGE HOUSE VALUE	\$270,861	\$296,191	\$253,649

Demographics data derived from AlphaMap





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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.

AL AGENCY-BROKERAGE SERVICES DISCLOSURE



**THIS IS FOR INFORMATION PURPOSES
THIS IS NOT A CONTRACT
REAL ESTATE BROKERAGE SERVICES DISCLOSURE**

*Alabama law requires you, the consumer, to be informed about the types of services which real estate licensees may perform. The purpose of this disclosure is to give you a summary of these services.

A **SINGLE AGENT** is a licensee who represents only one party in a sale. That is, a single agent represents his or her client. The client may be the seller or the buyer. The licensee when acting as an agent must represent the best interests of the client by placing the interests of the client ahead of the interests of any other party. In a real estate transaction, when a real estate licensee is employed as an agent, the licensee is obligated to advise and advocate for the best interests of his or her client. A single agent must be loyal and faithful to the client.

When two or more licensees under the same qualifying broker are in separate agency agreements with a different party in the same transaction, the qualifying broker can designate those licensees as single agents as to the licensee's client. The designation must be in writing and done as soon as reasonably possible. A designated single agent is not a dual agent, and neither the qualifying broker, the designated single agent, nor any other licensee involved in the transaction shall be assumed to have knowledge to any other party with whom the licensee has not entered an agency agreement.

A **DUAL AGENT** is a licensee, who is an individual, acting as an agent for both the buyer and the seller. This may only be done with the written, informed consent of all parties. This type of agent must also be loyal and faithful to each client, except where the duties owed to the clients' conflict with one another.

A **TRANSACTION FACILITATOR** assists one or more parties, who are customers, in a sale. Transaction facilitator describes a brokerage arrangement whereby the real estate licensee assists one or more parties, who are customers, in a contemplated real estate transaction, without being the agent, fiduciary, or advocate of that party to the transaction. The transaction facilitator can act as an intermediary between buyers and sellers. A licensee can serve as a transaction facilitator to a single party or to both the buyer and seller. A licensee can also represent one party as an agent and serve as a transaction facilitator for the other party in the transaction. In the absence of an agency agreement, a licensee is presumed to be acting as a transaction facilitator for any otherwise unrepresented party to whom the licensee is providing services. To provide services honestly and in good faith;

1. To provide services honestly and in good faith;
2. To exercise reasonable care and skill;
3. To keep confidential any information gained in confidence, unless disclosure is required by law or duty to a client, the information becomes public knowledge, or disclosure is authorized in writing;
4. To present all written offers in a timely and truthful manner when assisting a party in the negotiation of a real estate transaction; and
5. To act on behalf of the licensee or his or her immediate family, or on behalf of any other individual, organization, or business entity in which the licensee has personal interest only with a timely written disclosure of this interest to all parties to the transaction.

Further, even if you are working with a licensee who is not your agent, there are many things the licensee may do to assist you. Some examples are:

1. Provide information about properties;
2. Show properties;

AL AGENCY-BROKERAGE SERVICES DISCLOSURE



3. Assist in making a written offer; or
4. Provide information on financing.

You may choose which type of service you want from a licensee and sign a brokerage service agreement. If you do not sign an agreement, by law the licensee working with you is a transaction facilitator. A written agreement is required by law prior to a licensee listing a property on your behalf or submitting an offer on your behalf for compensation.

The licensee's broker is required by law to have on file an agency disclosure office policy describing the company's brokerage services and general information on how the company and licensee are compensated for the brokerage services. That agency disclosure office policy is required, in addition to this form, to be provided to you prior to the licensee providing you any brokerage services. You should feel free to ask any questions you have.

The Alabama Real Estate Commission requires the real estate licensee to sign, date, and provide you a copy of this form. Your signature is not required by law or rule but would be appreciated.

Name of Licensee: Brian P. Phillips

Licensee Signature: [Signature]

Date: _____

Consumer Name: _____

Signature: _____
(Acknowledgement for Receipt Purposes Only)

Date: _____