

OFFERING MEMORANDUM

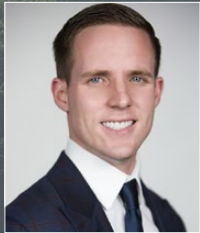


DOLLAR GENERAL - RELOCATION STORE
WINDER, GEORGIA



SCHUCHERT
RETAIL GROUP

EXCLUSIVELY LISTED BY:



JIM SCHUCHERT

Co-Founder & Managing Partner

jim@schuchert.com

D 424.363.6507

M 310.971.3892

CA License #01969414



JOE SCHUCHERT

Co-Founder & Managing Partner

joe@schuchert.com

D 424.363.6508

M 310.971.3116

CA License #01973172

BRIAN BROCKMAN - BANG REALTY-GEORGIA, INC.
BROKER OF RECORD
GA License #378952





INVESTMENT SUMMARY



LIST PRICE
\$1,678,400



LOCATION
**155 W ATHENS STREET
WINDER, GA 30680**



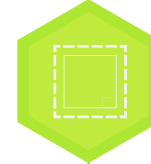
CAP RATE
6.75%



ANNUAL RENT
\$113,310.00



BUILDING SIZE
10,773 SQ. FT.



LAND AREA
2.32 ACRES



OWNERSHIP
FEE SIMPLE



LEASE TYPE
ABSOLUTE NNN



TERM REMAINING
7 YEARS



LEASE EXPIRATION
06/30/2027



RENEWAL OPTIONS
4 - 5 YEAR



RENT INCREASES
3% YR 11 & 10% AT OPTIONS



PARKING
43 SPACES



YEAR BUILT
2012



APN
WN12 527A



TRAFFIC COUNTS
13,100 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- Approximately 7 Years Remaining in the Initial 15 Year Lease Term
- 2012 Construction - 10,773 SF
- Rare Guaranteed 3% Rental Increase in Year 11 of the Initial Term (2022)
- Four (4) - Five (5) Year Option Periods with 10% Rental Increases

A TRUE COUPON CLIPPER | ABSOLUTE NNN LEASE:

- Absolute NNN Lease with ZERO Management Responsibilities
- Tenant Pays for ALL Operating Expenses, Insurance & Property Taxes
- Ideal, Management-Free Investment for an Out-of-State, Passive Investor

RELOCATION “PLUS STORE” - PROVEN MARKET | LOW RENT:

- Subject Property is a Relocation of an Established Store in the Winder Market
- 10,773 Square Feet - 20% Larger than Standard Prototype (9,100 SF)

WINDER, GEORGIA:

- Winder is Perfectly Positioned in the Heart of Georgia's Innovation Crescent, a Multi-County Region Anchored by Hartsfield-Jackson Atlanta International Airport and the Georgia Institute of Technology at One End, and the University of Georgia and Interstate 85 Corridor on the Other
- One of the Nation's Most Economically Vibrant and Diverse Locations, the Region is Home to 40% of Georgia's Population of 10.4 Million, 16 Fortune 500 Company Headquarters, and 26 Fortune 100 Company Headquarters

PROXIMITY TO MAJOR CITIES:

- Athens, Georgia | 25 Miles – 31 Minute Drive
- Alpharetta, Georgia | 41 Miles - 1 Hour Drive
- Atlanta, Georgia | 50 Miles – 1 Hour: 2 Minute Drive
- Marietta, Georgia | 57 Miles – 1 Hour: 13 Minute Drive
- Augusta, Georgia | 118 Miles – 2 Hour: 7 Minute Drive

TRADE AREA DEMOGRAPHICS:

- 1-Mile Population = 5,394 Residents ; \$47,798 Average Household Income
- 1-Mile Annual Population Growth = 2.54% (12.70% Over the Next 5 Years)
- 3-Mile Population = 25,761 Residents ; \$55,235 Average Household Income
- 3-Mile Annual Population Growth = 2.56% (12.80% Over the Next 5 Years)
- 5-Mile Population = 45,958 Residents ; \$62,255 Average Household Income
- 5-Mile Annual Population Growth = 2.54% (12.70% Over the Next 5 Years)

TENANT:

- Dollar General (NYSE: DG) Features Investment Grade Credit “BBB” by Standard & Poor's
- 16,729 Stores in 46 States as of July 31, 2020
- Ranked #112 on the Fortune 500 List - Up 7 from Last Year (Dollar General has Moved Up the Fortune 500 Rankings for 11 Consecutive Years)





bp Chevron SUBWAY

Exxon Bank OZK

metro by F-Mobile MARATHON NAPA

DOLLAR GENERAL ingles

Waffle House DOLLAR TREE

O'Reilly CVS pharmacy

ANYTIME FITNESS TEXACO

McDonald's Pizza Hut

ACE Kentucky Fried Chicken the

Quick Lane QUALITY

Bank OZK CARQUEST

metro by F-Mobile VALERO MARATHON

TRACTOR SUPPLY CO. SUBWAY

Walmart Great Clips

MURPHY USA Shell bp

CIRCLE K DOLLAR GENERAL

Advance Auto Parts FAMILY DOLLAR

REGIONS Shell CITGO TEXACO

DOLLAR TREE Hardees Bank of America

ingles SOUTH STATE BANK Bojangles Starbucks

DOLLAR GENERAL Chevron Exxon

DOLLAR GENERAL

Shell SHEWIN-WILLIAMS Little Caesars

NAPA O'Reilly Walgreens

CVS pharmacy TACO BELL

DQ Arby's SONIC BURGER KING

POPEYES FIREHOUSE SUBS

Waffle House ZAXBY'S Ruby Tuesday

AutoZone ALDI CAPTAIN D

cricket McDonald's goodwill

BB&T WELLS FARGO CIRCLE K

Mobil Chevron Bank OZK

DUNKIN' Aaron's

F&W T Pizza Hut

RENASANT BANK COOK-OUT 76

Chevron SUBWAY Waffle House

DOLLAR GENERAL bp CITGO

Pizza Hut Bank OZK

TEXACO Domino's

THE HOME DEPOT Quick Lane AT&T

Publix McDonald's Chick-fil-A

Starbucks ZAXBY'S SALLY BEAUTY

Advance Auto Parts DUNKIN'

SUBWAY Mobil

metro by F-Mobile Waffle House

HIBBETT SPORTS T.J. MAXX target

SHANE'S FAMOUS Footwear

SUPERCUTS Great Clips

Applebees GNC

CVS pharmacy IHOP

MATTRESS FIRM KIRKLAND'S

FIVE BEL'W HomeGoods

Hardee's Express Sprint CUBE SMART self storage

bp PETSMART Chevron

belk Michaels

LONGHORN DOLLAR GENERAL CITGO

TEXACO M&M's M&M's PIZZA

CIRCLE K Exxon TACO BELL

AMC THEATRES SMOOTHIE KING YOUR TIRE

ULTA Pizza Hut

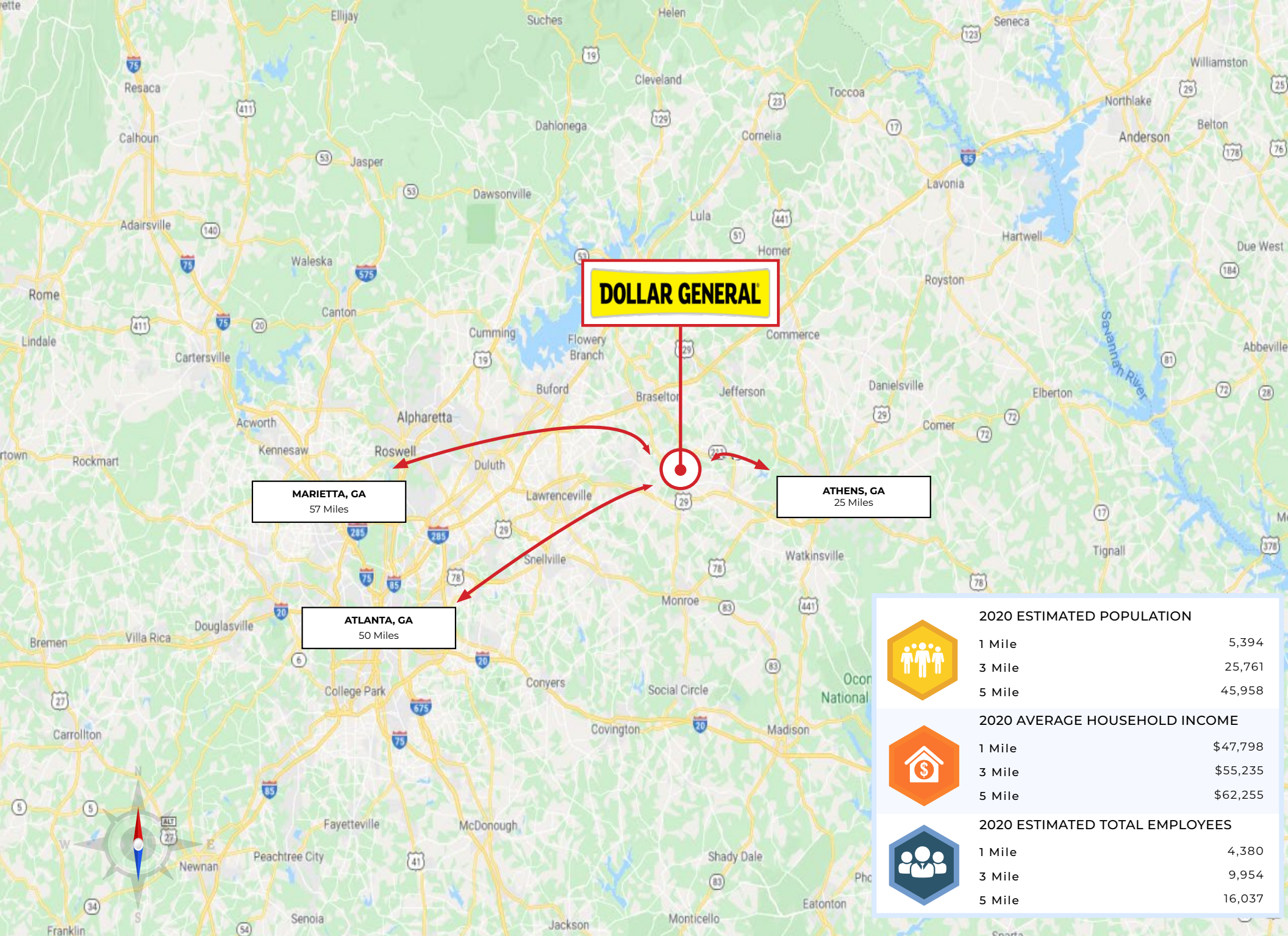
VALERO CATO Publix bp

ANYTIME FITNESS Krystal golden corral

bealls GNC ROSES

PAPA JOHN'S SHOE SHOW

DOLLAR GENERAL CUBE SMART self storage CITGO MARATHON



DOLLAR GENERAL

MARIETTA, GA
57 Miles

ATHENS, GA
25 Miles

ATLANTA, GA
50 Miles

2020 ESTIMATED POPULATION		
1 Mile		5,394
3 Mile		25,761
5 Mile		45,958
2020 AVERAGE HOUSEHOLD INCOME		
1 Mile		\$47,798
3 Mile		\$55,235
5 Mile		\$62,255
2020 ESTIMATED TOTAL EMPLOYEES		
1 Mile		4,380
3 Mile		9,954
5 Mile		16,037

AREA OVERVIEW



WINDER, GEORGIA

This small North Georgia town is the birthplace and home of Senator Richard B Russell. Golfers love playing at the par-72 Chime-neys Golf Course. The gem of this community is Fort Yargo State Park. This wooded park was named for the 1792 fort built by settlers. Amenities include camping, cottages, the 260-acre Marbury Creek Reservoir with swimming beach, boat rental, hiking and biking trails, picnicking and mini-golf. Most facilities are wheelchair accessible. The park also includes Will-A-Way Recreation Area, an accessible facility specifically designed for challenged populations, with a group camp, picnic and fishing areas, and paved trail.

Snodon, Jug, Jug Tavern, and Brandon are all former names for the city of Winder, the county seat of Barrow County in north-east Georgia. Encompassing nearly eleven square miles and located forty-two miles northeast of Atlanta, Winder is now considered an Atlanta bedroom community. Originally Winder extended from the railroad crossing of Broad Street (then Jefferson Road) into three counties—Jackson, Walton, and Gwinnett—which came together at the center of town, causing much confusion in matters of governance. The situation was remedied in 1914 when Governor John M. Slaton signed a constitutional amendment creating Barrow County, and Winder became its county seat, thereby avoiding further territorial disputes.

Established as a trading center called Snodon by Creek and Cherokee Indians during the colonial period, Winder became an important railroad link between Athens and Atlanta by the turn of the twentieth century. The Creeks and the Cherokees centered their activities around the area now occupied by Athens and Church streets, and white settlers arrived in the late 1700s. The settlement name of Snodon was changed to Jug and then ten years later to Jug Tavern, a name explained by stories ranging from the presence of a jug-shaped field to a popular tavern's location. Incorporated in 1884, the town flirted briefly with a name change to Brandon before returning to Jug Tavern in 1890 and finally becoming Winder in 1893.

The town's current name resulted from the arrival of the railroad. The Gainesville Midland Railroad (then Gainesville, Jefferson, and Southern Railroad) built tracks along Midland Avenue in 1883, connecting Jug Tavern with Gainesville, Social Circle, Bethlehem, and Mulberry. The Georgia, Carolina, and Northern Railway, which later merged with the Seaboard Air Line Railway, first passed through town in 1892. Enterprising citizens offered the Seaboard Air Line Railway about sixteen acres to bring the tracks, originally slated to pass four miles south of Jug Tavern, through town. Townspeople were so delighted with the railway's decision to relocate the tracks that they changed the town's name to honor John H. Winder, the general manager of Seaboard.

Fort Yargo, today a state park, was originally developed in 1792 to protect the area from Creek Indian attacks. The park includes a two-story log blockhouse, eighteen by twenty-two feet and made of hand-hewn logs about ten inches thick, that originally housed a well-armed detachment of settlers. The park also boasts the Will-A-Way recreation area, a group camping site planned to accommodate physically challenged visitors. The camp site includes easy-access picnic and fishing areas and a paved trail.

AREA DEMOGRAPHICS



POPULATION

	1 MILE	3 MILE	5 MILE
2020 Population	5,394	25,761	45,958
2025 Projected Population	6,080	29,057	51,788
2010 Population	4,508	20,561	36,975
Annual Growth Rate: 2020 to 2025	2.54%	2.56%	2.54%



HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
2020 Households	2,059	9,312	16,206
2025 Households	2,206	9,971	17,310
2010 Households	1,720	7,348	12,921
Annual Growth Rate: 2020 to 2025	1.43%	1.41%	1.36%
Average Household Size	2.56	2.74	2.82



INCOME

	1 MILE	3 MILE	5 MILE
Average Household Income	\$47,798	\$55,235	\$62,255
Median Household Income	\$45,486	\$53,065	\$58,757
Per Capita Income	\$18,422	\$20,043	\$21,996



HOUSING

	1 MILE	3 MILE	5 MILE
2020 Housing Units	2,059	9,312	16,206
2020 Owner-Occupied Units	931	6,212	11,943
2020 Renter Occupied Housing Units	1,128	3,100	4,263



PLACE OF WORK

	1 MILE	3 MILE	5 MILE
2020 Businesses	537	1,119	1,658
2020 Employees	4,380	9,954	16,037

TENANT OVERVIEW



STOCK
NYSE: DG



CREDIT RATING
S&P: BBB



MARKET CAP
\$49 Billion



FORTUNE 500
#112



YEAR FOUNDED
1939



HEADQUARTERS
Goodlettsville, TN



STORES
16,720



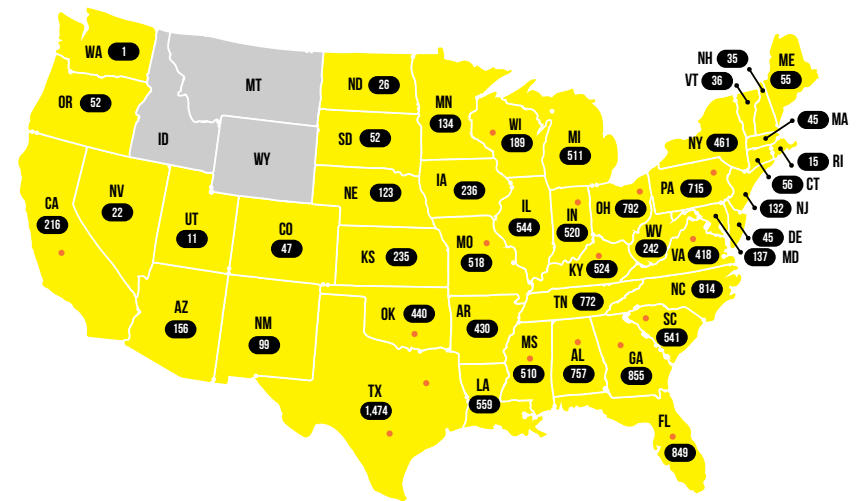
NO. EMPLOYEES
135,000

ABOUT

Dollar General Corporation has been delivering value to shoppers for 80 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 16,720 stores in 46 states as of July 31, 2020. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

16,720 STORES | **IN 46 STATES** |
AS OF 07/31/2020

● STORES
● DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Dollar General located at 155 W Athens Street, Winder, GA 30680 ("Property"). This Offering Memorandum is intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. The information and materials contained herein are selective and limited in nature, and neither Owner or Schuchert Retail Group purports this to be an all-inclusive report on the Property.

This Offering Memorandum contains select information pertaining to the Property and does not purport to be all-inclusive or contain all or part of the information which prospective purchasers may require to evaluate a purchase of the Property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation, express or implied, as to the truth, accuracy or completeness of any information provided and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. The information contained herein is not a substitute for a thorough due diligence investigation. All information is presented "as is" without representation or warranty of any kind. It is your responsibility to independently confirm its accuracy and completeness.

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, including engineering and environmental inspections, to determine the condition of the Property and its suitability for their needs. Prior to submitting an offer, prospective purchasers should consult with their own financial, legal, tax and construction advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

By receipt of this Offering Memorandum for the Property, you agree that:

- This Offering Memorandum and its contents are of a confidential nature.
- You will treat it in the strictest confidence.
- You will not disclose this Offering Memorandum or any of its contents to any other person or entity without the prior written authorization of the Owner or Schuchert Retail Group.
- 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 Owner or Schuchert Retail Group.
- You will be responsible for making your own decisions.

Owner and Schuchert Retail Group expressly reserve the right, in its sole discretion, to: (i) reject any or all expressions of interest or offers to purchase the Property without providing any reason or (ii) to terminate any negotiations with any party, at any time, with or without notice. The Owner shall have no legal commitment or obligations to any recipient viewing this Offering Memorandum or making an offer to purchase the property unless and until a written agreement for the purchase of the property has been fully executed on terms acceptable to Owner and any and all conditions set by Owner have been fully satisfied or waived.

By accepting this Offering Memorandum you agree to release the Seller and Schuchert Retail Group of any and all liability and hold the parties harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of the Property.



EXCLUSIVELY LISTED BY:

JIM SCHUCHERT
Co-Founder & Managing Partner

jim@schuchert.com
D 424.363.6507
M 310.971.3892
CA License #01969414

JOE SCHUCHERT
Co-Founder & Managing Partner

joe@schuchert.com
D 424.363.6508
M 310.971.3116
CA License #01973172

BRIAN BROCKMAN
Bang Realty-Georgia, Inc.

Broker of Record
CA License #378952