



OFFERING MEMORANDUM

DOLLAR GENERAL[®]

4620 E Oglethorpe Hwy
HINESVILLE, GA 31313

DOLLAR GENERAL

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HINESVILLE, GA 31313



\$1,347,900

LIST PRICE



7.00%

CAP RATE



\$94,356

ANNUAL RENT

LISTED BY:

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DOLLAR GENERAL®

INVESTMENT HIGHLIGHTS

LEASE & LOCATION

- » Ideal 1031 exchange property for an investor seeking a reliable source of passive income
- » New 2016 construction w/ over 12.5 years remaining on original 15-year NNN lease
- » Well-located near Fort Stewart, the largest Army installation east of the Mississippi River, and Hunter Army Airfield
- » Fort Stewart has a total military population over 20,000 along with 30,000 family members
- » Hunter Airfield and Fort Stewart are the Army's world-class training and military armored power projection on the US's eastern seaboard
- » Liberty County High School (1,100+ student enrollment) is located 1.5 miles from the property
- » Rent per square foot of \$10.36 is 36% below Hinesville's NNN asking rent per square foot
- » 5-mile civilian population in excess of 19,500 residents
- » Average household income exceeds \$65,000 annually within a 3-mile radius

TENANT

- » Dollar stores are one of the few retailers that are continuing to expand, whereas the majority of retailers, feeling the effect of E-commerce, have been forced to consolidate
- » Dollar General boasts an investment grade credit rating of BBB, which was recently upgraded from its prior rating of BBB-
- » Dollar General currently has 15,000 locations with bold plans to add another 900 stores in 2019

LEASE SUMMARY

TENANT TRADE NAME	Dollar General
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Corporate (Investment Grade Credit)
LEASE TYPE	NNN
ROOF AND STRUCTURE	Tenant
ORIGINAL LEASE TERM	15 Years
RENT COMMENCEMENT DATE	9/28/2016
LEASE EXPIRATION DATE	9/27/2031
TERM REMAINING ON LEASE	± 12.75 Years
INCREASE	10% In Options
OPTIONS	Four, 5-Year Options



ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	CAP RATE
9/28/2016 - 9/27/2031	\$7,863.00	\$94,356.00	7.00%
Option 1	\$8,649.30	\$103,791.60	7.70%
Option 2	\$9,514.23	\$114,170.76	8.47%
Option 3	\$10,465.65	\$125,587.84	9.32%
Option 4	\$11,512.22	\$138,146.62	10.25%



± 9,100 SF
GLA



± 3.66 AC
LOT SIZE



2016
YEAR BUILT



\$148.12
PER SF



LARGEST DOLLAR STORE CHAIN

DOLLAR GENERAL

Dollar General is the fast-growing retailer that boasts roughly 15,000 discount stores in over 40 US states, mostly in the South, East, the Midwest, and the Southwest. It generates about 75% of its sales from consumables (including refrigerated, shelf-stable, and perishable foods) and another 10% from seasonal items. The stores also offer household products and apparel. Pricing its items at \$10 or less, Dollar General targets low-, middle-, and fixed-income shoppers while selling brand-name products from manufacturers such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo, and Coca-Cola.

With its small-box stores typically measuring some 9,100 sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value conscious has paid off big, both during and after the recession. The discount retailer boasted its 26th consecutive year of same-store sales growth in 2016 (ended January), attributable to its value and convenience proposition.

WWW.DOLLARGENERAL.COM

±15,000
LOCATIONS

±113,400
EMPLOYEES

BBB
CREDIT RATING (S&P)

AREA OVERVIEW

Hinesville, Georgia

Hinesville is a city in Liberty County, Georgia, United States. The city is the county seat of Liberty County. Nearby Fort Stewart and the principal city of Hinesville are part of the Hinesville-Fort Stewart metropolitan statistical area, which comprises all of Liberty County and neighboring Long County. Hinesville is located next to the Atlantic coast which has an abundance of coastal streams and waterways. It is known for its pine trees, oaks, deer, wild hogs, and other wildlife. The Cay Creek Wetlands is a waterway that sits in Midway, Georgia and Hinesville in which can be seen nature and the historical Liberty Trail. It is the second largest city on U.S. Route 84 in Georgia after Valdosta.

Living in Hinesville offers an affordable lifestyle as well as attainable schools for children to attend. The city falls within the Liberty County School District and holds pre-school to grade twelve, and consists of seven elementary schools, three middle schools, and two high schools. Additionally, students can advance to Georgia Southern University Liberty campus.

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2019 Estimate	2,403	20,140	65,475

HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2019 Estimate	1,011	7,830	25,416

INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$62,672	\$61,032	\$62,257

Why Hinesville?



LOCATION : Hinesville is a tight-knit coastal city, with a population of nearly 35,000 people. Residents are positioned approximately 40 miles from Savannah Georgia and less than an hour's drive from popular beaches including Tybee Beach Island and Folly Field Beach Park.



MILITARY FACILITIES : Hinesville is home to Fort Stewart - Hunter AirField is a U.S Army base with deep roots in U.S history, originally named after Daniel Stewart a Brigadier General who served during the American Revolutionary War. During World War II, the base housed approximately 2,705 military officers and over 37,000 enlisted personnel.



HISTORIC CULTURE : Events include the monthly Hinesville Area Arts Council with its high-quality galleries and art shows. Of course, this is catered by delicious fresh Farmer Market seafood. Events and "Warrior Walks" are held to honor our nation's heroes stemming back to the Revolutionary war at Ft. Stewart.



SURROUNDING AREA



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General** located in **4620 E Oglethorpe Hwy Hinesville, GA 31313** (“Property”). It has been prepared by Matthews Real Estate Investment Services. 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 Matthews Real Estate Investment Services. 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 Matthews Real Estate Investment Services 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 Matthews Real Estate Investment Services 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.

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