

## DESCRIPTION

Over the past 10 years, Dollar Stores have become an increasing staple of the national retail landscape. Their continued corporate strength and expansion has made Dollar General, Family Dollar, and Dollar Tree some of most attractive net lease investments available.

## ATLANTA MSA

Atlanta is the hub and economic engine of the Southeast, which is the fastest growing region in the U.S. The city's thriving economy and job base, coupled with its high quality and low cost of living, make it an ideal destination to draw young and educated talent from all parts of the country. Diversified investments from corporations, as well as state and local governments, make Atlanta an ideal place to conduct business. Currently there are 15 Fortune 500 companies that call Atlanta home, which include the recently relocated Mercedes-Benz and State Farm Insurance headquarters. Bolstering the city's economic appeal, Atlanta is also home to the busiest airport in the world, Hartsfield-Jackson Atlanta International Airport, which handles more than 100 million passengers per year.

## ABOUT TENANTS-IN-COMMON

Tenants-in-Common or TIC ownership allows multiple buyers to purchase an undivided percentage of a single piece of property. Each buyer receives his own deed to the property and benefits from all of the income, tax shelters and appreciation it provides. This Millcreek Commercial property has the following characteristics:

- Property is offered debt-free
- Long-term, corporate-guaranteed lease
- Satisfies IRS requirements for 1031 exchanges



## PROPERTY INFORMATION

TENANT	Dollar General
LOCATION	863 Sparta Highway Eatonton, GA
PROPERTY TYPE	Single-tenant, freestanding, Retail
BUILDING SIZE	9,100 square feet
PURCHASE PRICE	\$1,630,000

## LEASE INFORMATION

LEASE GUARANTOR	DOLGENCORP
INITIAL LEASE TERM	15 years
RENT INCREASES	Flat
RENEWAL OPTIONS	Four 5-year options

## AVERAGE RETURN: Initial Term: 6.0%

YEAR	ANNUAL RENT	MONTHLY	CAP RATE
JUL 2019	\$97,800	\$8,150	6.00%
JUL 2020	\$97,800	\$8,150	6.00%
JUL 2021	\$97,800	\$8,150	6.00%
JUL 2022	\$97,800	\$8,150	6.00%
JUL 2023	\$97,800	\$8,150	6.00%
JUL 2024	\$97,800	\$8,150	6.00%
JUL 2025	\$97,800	\$8,150	6.00%
JUL 2026	\$97,800	\$8,150	6.00%
JUL 2027	\$97,800	\$8,150	6.00%
JUL 2028	\$97,800	\$8,150	6.00%
JUL 2029	\$97,800	\$8,150	6.00%
JUL 2030	\$97,800	\$8,150	6.00%
JUL 2031	\$97,800	\$8,150	6.00%
JUL 2032	\$97,800	\$8,150	6.00%
JUL 2033	\$97,800	\$8,150	6.00%