

Single Tenant Net Lease Opportunity

5855 Ft. Caroline Road, Jacksonville, Florida 32277

DOLLAR GENERAL®

HIGHLIGHTS

Tenant Summary:

Guarantor is "Investment Grade",
Guaranteed by Parent company (NYSE: DG)

- S&P Rating BBB
- Ranked #139 on 2016 Fortune 500 Listed
- 13,601 Stores in 44 States as of 5/17

Lease Summary:

- NNN - No landlord responsibilities
- Brand New Long Term Corporate Lease
- Brand new construction

Building Summary:

- Brand New Construction
- 7,500 Square Feet
- Prototype-Front Entry
- Architectural metal panels with brick wainscot

Location Summary:

- Near busy, lighted intersection
- Densely populated and great HH incomes
- Proven market as this store is a relocation in the area
- Across the street from Arlington Community Academy



FOR SALE

\$2,040,386.00

LEASE PAYS \$122,423.16 NNN

6.00% CAP RATE

INVESTMENT SUMMARY

Price:	\$2,040,386.00
Cap Rate:	6.00%
NOI:	\$122,423.16
Building Size:	7,545 SF
Lot Size:	1.48 +/- AC
Lease Type:	NNN
Lease Term:	15 YR
Options:	Four, 5-Year Options with 10% increases

DOLLAR GENERAL

Has been serving consumers for 75 years. With more than 13,000 stores in 44 states, they are America's largest small-box discount retailer by sales. In 2016, Dollar General achieved its 27th consecutive year of same-store sales growth and revenues exceeded \$22.0 billion with a net income of \$1.25 billion, and net worth of \$6 billion. In the 6+ years since going public in late 2009, the Dollar General stock price has approximately quadrupled!



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BUILDING SUMMARY

Store Style:	Front, Center Entry
Building Size:	7,500 SF
Building Material/Type:	Prefinished metal panels with brick wainscot
Roof:	Standing Seam Roof
HVAC:	Roof Mounted Units
Parking:	Asphalt
New Location	Relocation store
Landscaping:	Extensively Upgraded
Floors:	Retro plate Concrete Polished Flooring System
Ceiling:	New Open plan w/o Grids of HVAC Ducts

LEASE SUMMARY

Tenant:	Dolgenercorp, LLC
Guarantor:	Dollar General Corporation
Site Address:	5855 Ft. Caroline Road, Jacksonville, Florida
Lease Type:	NNN
Primary Term:	Fifteen (15) Years
Estimated Rent Start:	01/2018
Estimated Rent End:	01/2033
Annual Rent:	\$122,423.16
Rent Increases:	10% per renewal option
Website:	www.dollargeneral.com

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP	YIELD
1-15	\$122,423.16	\$10,201.93		6.00%
16-20 (OPTION 1)	\$134,665.56	\$11,222.13	10%	6.60%
21-25 (OPTION 2)	\$148,132.08	\$12,344.34	10%	7.26%
26-30 (OPTION 3)	\$162,945.24	\$13,578.77	10%	7.99%
30-35 (OPTION 4)	\$179,239.80	\$14,936.65	10%	8.78%



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30.3659573 -81.6003647	3 mi radius	5 mi radius	7 mi radius
Population (2017)	61,105	150,902	303,092
Median household income (2017)	\$45,103	\$40,246	\$45,040
Population Median Age	34.8	35.7	36.7
Households	24,612	61,511	123,955

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