



Randall Commercial Group, LLC

Investment Real Estate Optimized

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REPRESENTATIVE PHOTO



Brand-New Dollar General

5930 Summer Avenue | Memphis, TN 38134

\$1,679,818 | 5.75 % Cap Rate

Urban Location | Strong Retail Area

Contact:

Elizabeth J. Randall, CCIM
President | Associate Broker
Office: 662-234-4044
Direct: 662-234-4043
erandall@randallcg.com

Brian P. Phillips, CCIM
Principal Broker
Office: 662-234-4044
Direct: 662-638-0722
bphillips@randallcg.com

Disclaimer/Terms of Use for Offering Memorandum: 5930 Summer Ave. | Memphis, TN 38134

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Past performance, expected or projected performance do not guarantee future performance. Property owners/buyer 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.

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Owner-Agency Disclosure: An owner/agency relationship exists with an Associate Broker of Randall Commercial Group, LLC and the owner of Subject Property located at 5930 Summer Ave., Memphis, TN. The Associate Broker has an ownership interest in the Subject Property located at 5930 Summer Ave., Memphis, TN and other business with the Manager of the ownership entity.

INVESTMENT HIGHLIGHTS:

Offering Price:	\$1,679,818
Cap Rate:	5.75%
Net Operating Income:	\$96,589.56
Building Size:	± 7,489 sq. ft.*
Lot Size:	± 1.78 acres*
Lease Type:	NNN

RENT SCHEDULE:

Years	Annual Rent	Rent/SF	Start Date	Increase
1 - 15	\$96,589.56	\$12.90	2019	N/A
16 - 20	\$106,248.48	\$14.19	2034	10%
21 - 25	\$116,873.28	\$15.61	2039	10%
26 - 30	\$128,560.68	\$17.17	2044	10%
31 - 35	\$141,416.76	\$18.88	2049	10%
36 - 40	\$155,558.40	\$20.77	2054	10%

*Source: Lease, Site Plans & Survey

LEASE SUMMARY:

- Tenant: Dolgencorp, LLC d/b/a Dollar General
- NNN Single Tenant Investment Opportunity
- 15-year lease
- Est. Delivery Date: **October 2019**
- Five (5), Five (5)year options
- 10% increase per option
- Guarantor: Dollar General Corporation
- Address: 5930 Summer Ave. | Memphis, TN 38134

LOCATION SUMMARY:

- Strong urban location surrounded by national retailers and restaurants
- Store located just off the intersection of Summer Ave. and Sycamore View Road
- ±0.7 miles from I-40 interchange
- Strong traffic counts near store: 21,910 AADT at Store; 33,006 AADT on intersection; 123,189 AADT on I-40



± 28,761

Population within a 3-Mile Radius



± 9,809

Households within a 3-Mile Radius



± 59,826

Avg. Household Income within a 3-Mile Radius

*Source: ESRI (2019_

MARKET OVERVIEW



MEMPHIS, TN

Memphis is located in the southwestern corner of Tennessee and the county seat of Shelby County. The city is located on the fourth Chickasaw Bluff, south of the confluence of the Wolf and Mississippi rivers. Memphis had a population of 652,717 in 2016, making it the second largest city in the state of Tennessee. Memphis is famous for the influential strains of blues, soul and rock 'n' roll that originated there. Elvis Presley, B.B. King and Johnny Cash recorded albums at the legendary Sun Studio, and Presley's Graceland mansion is a popular attraction. Three Fortune 500 companies, FedEx, AutoZone, and International Paper Co. all Memphis home.

DEMOGRAPHICS - SITE (*Source: ESRI)

2018 Summary	1-mile	3-mile	5-mile
Population	6,411	28,617	71,753
Households	2,669	9,809	26,490
Families	1,563	6,050	17,002
Avg. HH Size	2.40	2.44	2.52
Median Age	29.1	31.5	32.8
Median HH Income:	\$40,391	\$44,849	\$51,133
Avg. HH Income:	\$56,711	\$59,826	\$64,989

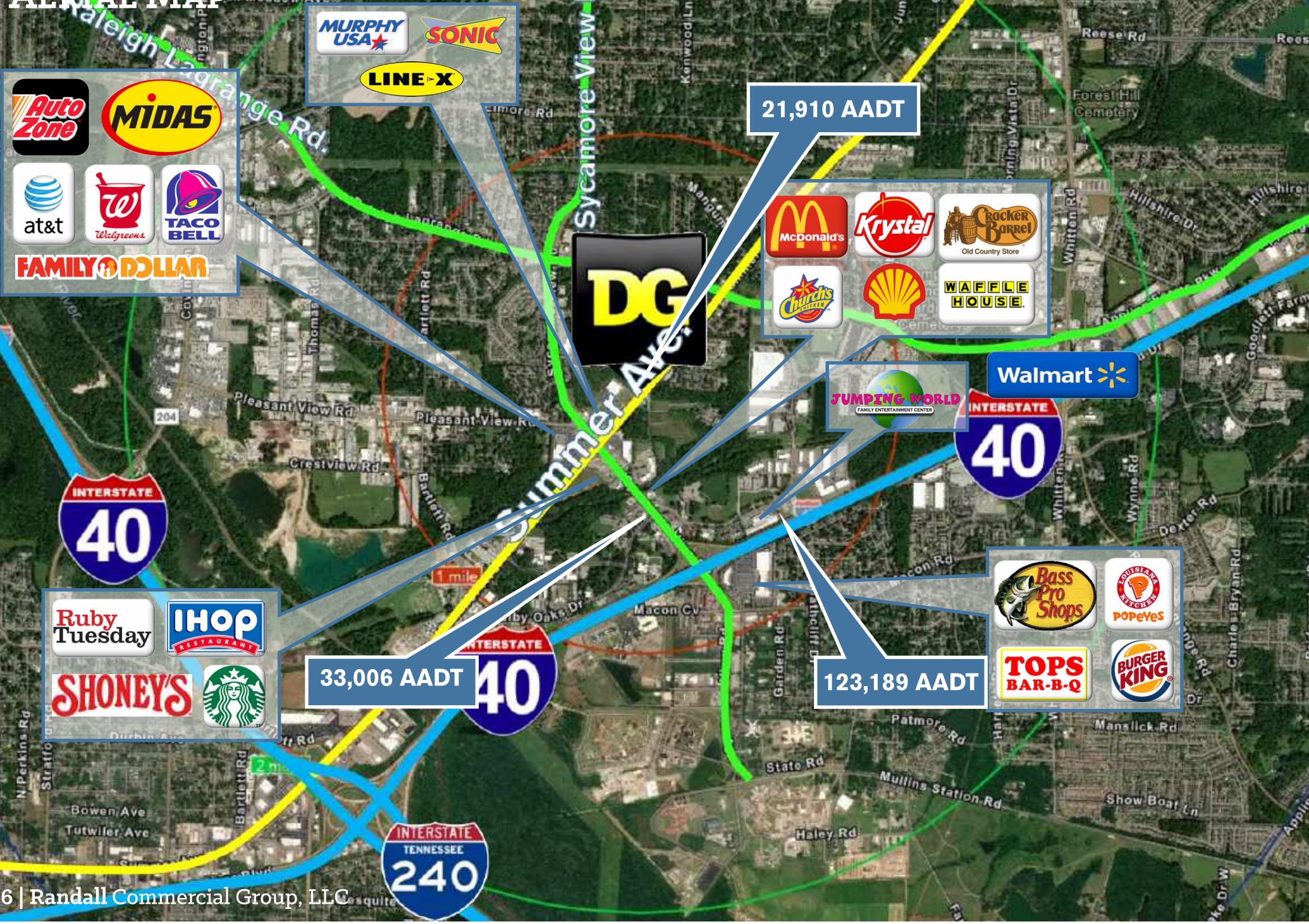
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MEMPHIS, TN - QUICK FACTS

- FedEx's worldwide headquarters is located in Memphis, TN.
- FedEx is Memphis' largest employer with more than 30,000 local workers
- FedEx recently announced it would commit over \$3.2 billion to capital investments, employee compensation, and pension funding
- Several large corporations are headquartered in Memphis, TN: FedEx, International Paper, AutoZone, ServiceMasters, First Horizon National Corp., Mueller Industries, and Thomas & Betts
- Memphis is home to 5 Universities: Christian Brothers University, Lemoyne-Owen College, University of Memphis, Rhodes College, University of Tennessee Health Science Center
- St. Jude Children's Research Hospital, located in Memphis, is one the world's premier pediatric cancer research centers
- About 7,500 patients are seen at St. Jude annually from all 50 states and from around the world
- In 2015, Bass Pro Shop reopened the Memphis Pyramid with a megastore, restaurants, bowling alley, and aquarium
- Bass Pro at The Pyramid continues to generate positive momentum for the local economy and especially for the downtown area of the city
- The Memphis Grizzlies (NBA) started in Memphis in 2001
- The FedEx Forum, a multi-purpose arena located in downtown Memphis, is home to the Memphis Grizzlies
- In addition to the Memphis Grizzlies, the FedEx forum hosts hundred's of events annually including chart-topping musical acts, major boxing events, and the NCAA basketball tournament
- Memphis has several historical landmarks including Beale Street, Graceland, and Sun Studio



AERIAL MAP



TENANT PROFILE

Dolgenercorp d/b/a Dollar General. Dollar General stands for convenience, quality brands and low prices. Dollar General's successful prototype makes shopping a truly hassle-free experience. Their design - small neighborhood stores with carefully edited merchandise assortments - makes shopping simpler. Dollar General doesn't carry every brand and size, just those the customers wants the most.

Dollar General saves you time by staying focused on life's simple necessities: laundry detergent, toilet paper, soap, shampoo, socks and underwear...and maybe a gadget or two that you just can't live without.

Dollar General strives to make shopping hassle-free and affordable with more than 15,000 convenient, easy-to-shop stores in 44 states.

- NYSE: DG
- S&P Rating: BBB
- Industry: Discount, Variety Stores
- Headquarters: Goodlettsville, Tennessee
- # of Stores: ±15,000 in 44 states
- Website: www.dollargeneral.com

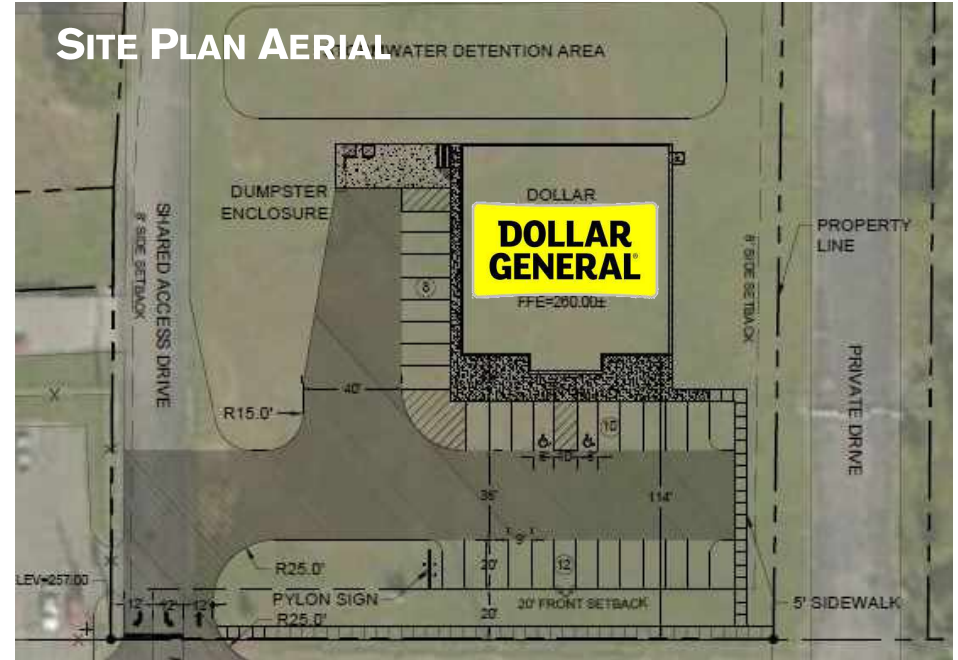
Source: <https://aboutus.dollargeneral.com/>; Reuters



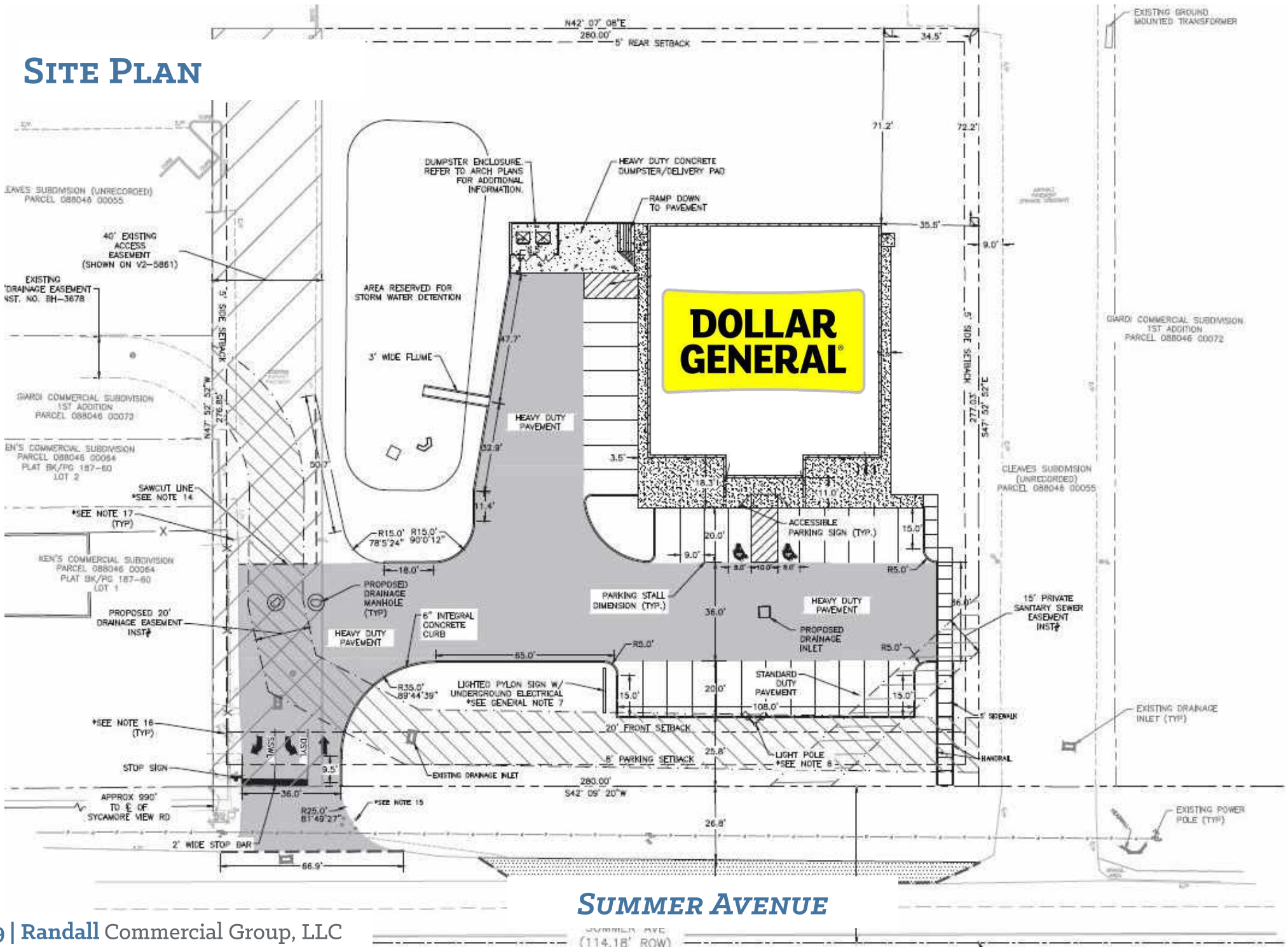
BUILDING INFORMATION

Building Size:	± 7,489 sq. ft.*
Lot Size:	± 1.78 acres*
Parking:	30 Spaces (2 HC)
Parking Ratio:	4.01 per 1,000 sq. ft.
Year Built:	2019
Est. Delivery Date:	October 2019
Exterior:	7,500 SF prototype

*Source: Landlord Provided Data



SITE PLAN





NET LEASE GROUP

Exclusively Listed By:

Randall Commercial Group, LLC

Elizabeth J. Randall, CCIM

President | Associate Broker

Direct: 662-234-4043

Email: erandall@randallcg.com

Licensed: MS, AL, AR, GA, LA, MO, NC, SC, TN

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Direct: 662-638-0722

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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, tenants, 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.