

# For Sale

NNN Investment Grade Opportunity

**Dollar General Store**

**93 Ivy Log Road Blairsville, Georgia**

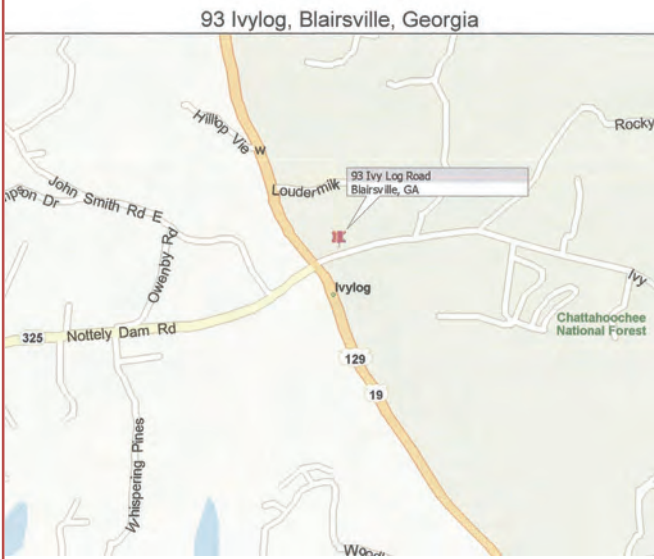
Strategically located at the Intersection of US Hwy 129 & 19 with Ivy Log Road at Nottely Dam Road and Nottely Lake



[Photograph of actual store]

**Sale Price: \$625,000.00**

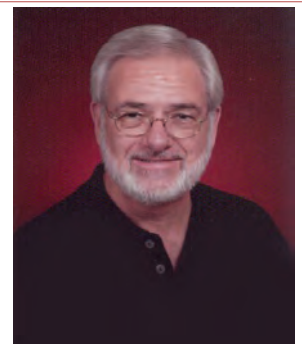
- \* NOI \$49,800.00
- \* 7.96% Cap Rate
- \* 10 Yr. lease 02/01/2006—01/31/2016
- \* 5 / 5 Year Options
- \* 10% Bump per Option
- \* 2% Percentage of Sales above natural break-point
- \* Dollar General pays utilities, insurance, and reimburses for real estate taxes



Located in the Appalachian Mountains of North Georgia, Blairsville is the land of clean air, friendly neighbors, scenic mountains, excellent demographics, low crime, and a thriving community. The Chatahoochee National Forest in the county boasts scenic attractions such as Helton Creek Falls, Trackrock Archaeological Area - ancient Indian petroglyphs, and Brasstown Bald - Georgia's highest peak. The visitor center at the summit includes an observation deck and interpretive exhibits about the area's geology, ecology, climate, weather, history and culture.

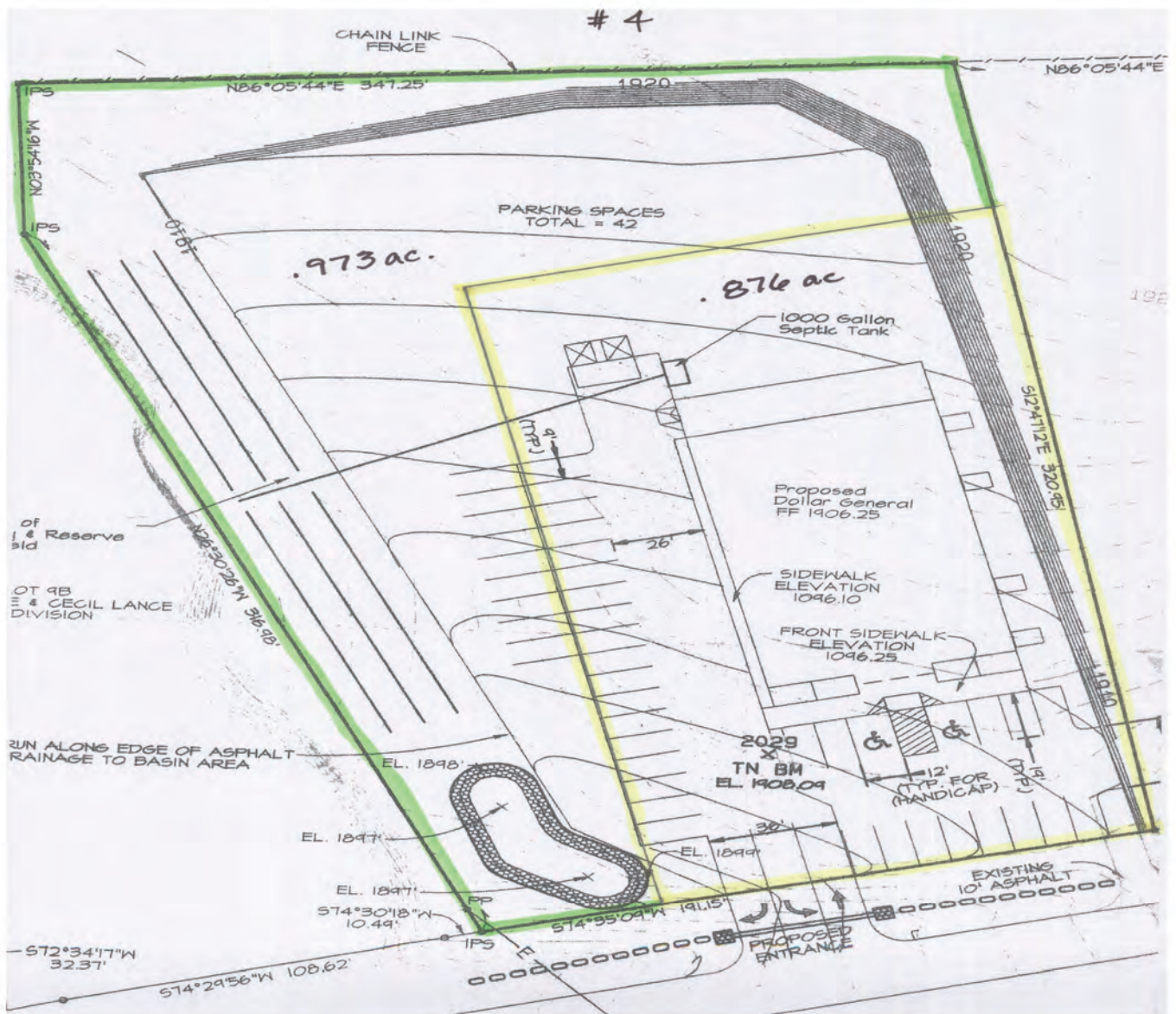


Ables Realty Company  
P. O. Box 221  
Rome, GA 30162-0221  
706-290-4772  
charlie@ablesrealty.com  
(Principal acting as Broker)



Charlie Ables, CCIM





There is a 36 foot drive-way into the site from Ivy Log Road. The Dollar General store sits on a 0.876 acre tract of land and shares a cross easement agreement with the adjoining 0.973 acre tract. The septic tank and field line system is sized for the addition of 5,000 square feet of additional building for future expansion. Together the entire tract of land encompasses 1.849 acres. The Dollar General store and the additional tract of land are priced together at \$625,000.00.



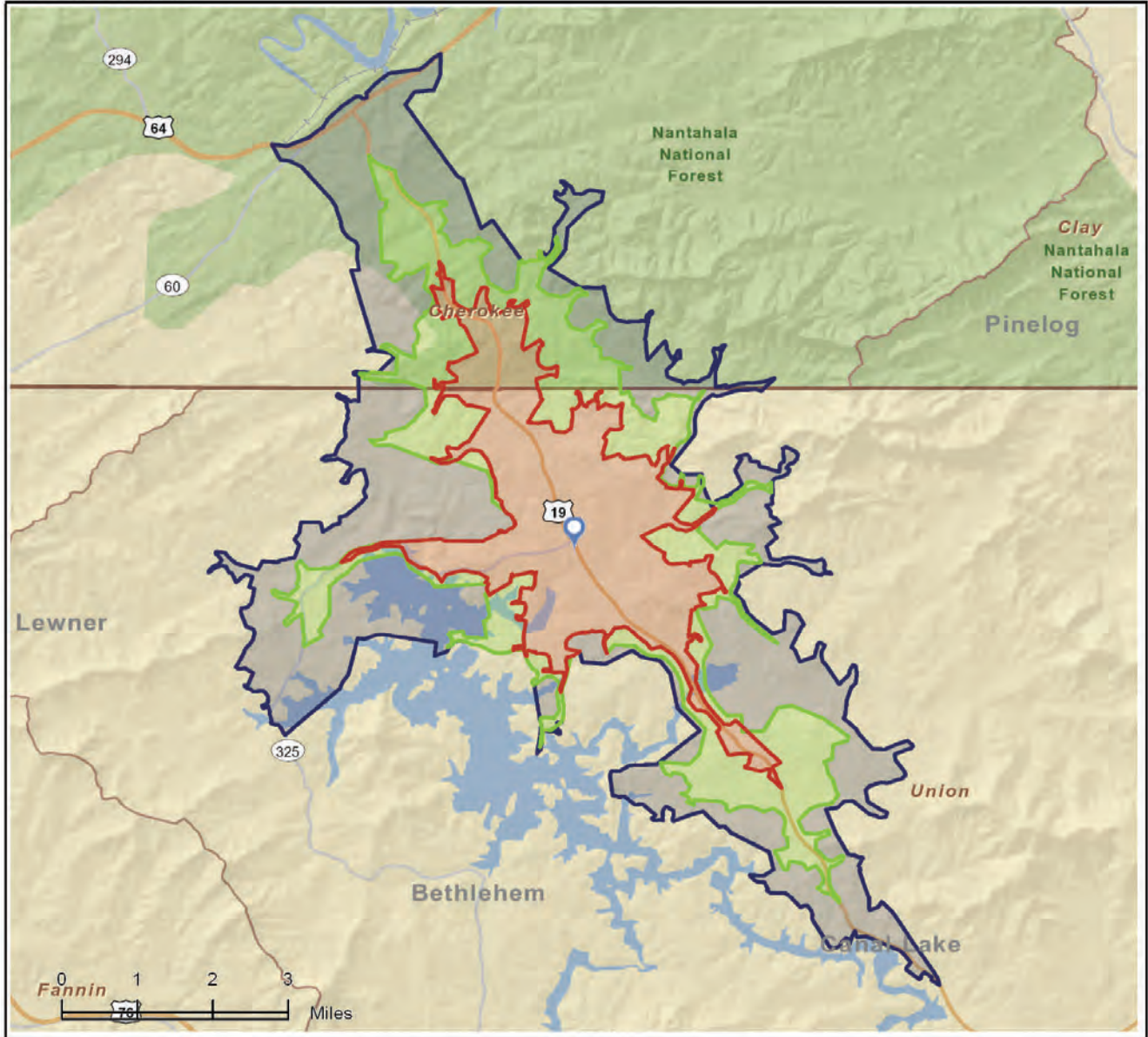


# Site Map

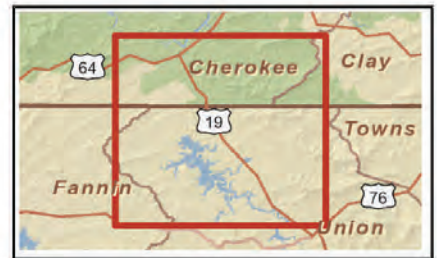
Prepared by Charles Ables

Blairsville, GA  
93 Ivy Log Rd, Blairsville, GA 30512, Dollar General Store  
Drive Time: 5, 7, 9 Minutes

Latitude: 34.962898  
Longitude: -84.058784



The 5 minute drive time (shaded red) extends into South Carolina and the Nantahala National Forest. The 7 minute drive time (shaded green) and the 9 minute drive time (shaded blue) provide easy access for those persons who live around Nottely Lake to get to the store in a timely manner.





## Executive Summary

Prepared by Charles Ables

Blairsville, GA  
93 Ivy Log Rd, Blairsville, GA 30512, Dollar General Store  
Drive Time: 5, 7, 9 Minutes

Latitude: 34.962898  
Longitude: -84.058784

	5 minutes	7 minutes	9 minutes
<b>2010 Population</b>			
Total Population	1,022	2,373	3,817
Male Population	50.1%	49.8%	49.5%
Female Population	49.9%	50.2%	50.5%
Median Age	48.8	48.6	48.4
<b>2010 Income</b>			
Median HH Income	\$34,165	\$33,215	\$33,888
Per Capita Income	\$19,221	\$18,708	\$18,664
Average HH Income	\$44,631	\$42,883	\$43,104
<b>2010 Households</b>			
Total Households	434	1,019	1,642
Average Household Size	2.35	2.33	2.32
<b>2010 Housing</b>			
Owner Occupied Housing Units	57.7%	56.9%	57.2%
Renter Occupied Housing Units	7.3%	7.4%	7.9%
Vacant Housing Units	34.9%	35.7%	34.9%
<b>Population</b>			
1990 Population	480	1,242	1,998
2000 Population	744	1,833	2,971
2010 Population	1,022	2,373	3,817
2015 Population	1,099	2,533	4,071
1990-2000 Annual Rate	4.48%	3.97%	4.05%
2000-2010 Annual Rate	3.15%	2.55%	2.47%
2010-2015 Annual Rate	1.46%	1.31%	1.3%

In the identified market area, the current year population is 3,817. In 2000, the Census count in the market area was 2,971. The rate of change since 2000 was 2.47 percent annually. The five-year projection for the population in the market area is 4,071, representing a change of 1.3 percent annually from 2010 to 2015. Currently, the population is 49.5 percent male and 50.5 percent female.

<b>Households</b>			
1990 Households	182	478	766
2000 Households	308	769	1,241
2010 Households	434	1,019	1,642
2015 Households	471	1,095	1,763
1990-2000 Annual Rate	5.4%	4.87%	4.94%
2000-2010 Annual Rate	3.4%	2.78%	2.77%
2010-2015 Annual Rate	1.65%	1.45%	1.43%

The household count in this market area has changed from 1,241 in 2000 to 1,642 in the current year, a change of 2.77 percent annually. The five-year projection of households is 1,763, a change of 1.43 percent annually from the current year total. Average household size is currently 2.32, compared to 2.39 in the year 2000. The number of families in the current year is 1,208 in the market area.

### Housing

Currently, 57.2 percent of the 2,523 housing units in the market area are owner occupied; 7.9 percent, renter occupied; and 34.9 percent are vacant. In 2000, there were 1,820 housing units - 61.1 percent owner occupied, 7.6 percent renter occupied and 31.2 percent vacant. The rate of change in housing units since 2000 is 3.24 percent. Median home value in the market area is \$148,690, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 2.21 percent annually to \$165,852. From 2000 to the current year, median home value changed by 4.53 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



## Executive Summary

Prepared by Charles Ables

Blairsville, GA  
93 Ivy Log Rd, Blairsville, GA 30512, Dollar General Store  
Drive Time: 5, 7, 9 Minutes

Latitude: 34.962898  
Longitude: -84.058784

	5 minutes	7 minutes	9 minutes
<b>Median Household Income</b>			
1990 Median HH Income	\$17,500	\$19,315	\$20,069
2000 Median HH Income	\$31,622	\$30,184	\$30,000
2010 Median HH Income	\$34,165	\$33,215	\$33,888
2015 Median HH Income	\$38,360	\$37,264	\$38,273
1990-2000 Annual Rate	6.1%	4.57%	4.1%
2000-2010 Annual Rate	0.76%	0.94%	1.2%
2010-2015 Annual Rate	2.34%	2.33%	2.46%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$8,423	\$8,650	\$9,105
2000 Per Capita Income	\$17,495	\$16,646	\$16,205
2010 Per Capita Income	\$19,221	\$18,708	\$18,664
2015 Per Capita Income	\$22,092	\$21,383	\$21,206
1990-2000 Annual Rate	7.58%	6.77%	5.93%
2000-2010 Annual Rate	0.92%	1.15%	1.39%
2010-2015 Annual Rate	2.82%	2.71%	2.59%
<b>Average Household Income</b>			
1990 Average Household Income	\$22,490	\$23,349	\$24,219
2000 Average Household Income	\$40,933	\$39,050	\$38,254
2010 Average HH Income	\$44,631	\$42,883	\$43,104
2015 Average HH Income	\$50,764	\$48,885	\$48,626
1990-2000 Annual Rate	6.17%	5.28%	4.68%
2000-2010 Annual Rate	0.85%	0.92%	1.17%
2010-2015 Annual Rate	2.61%	2.65%	2.44%

### Households by Income

Current median household income is \$33,888 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$38,273 in five years. In 2000, median household income was \$30,000, compared to \$20,069 in 1990.

Current average household income is \$43,104 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$48,626 in five years. In 2000, average household income was \$38,254, compared to \$24,219 in 1990.

Current per capita income is \$18,664 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$21,206 in five years. In 2000, the per capita income was \$16,205, compared to \$9,105 in 1990.

### Population by Employment

Total Businesses	36	76	122
Total Employees	85	203	396

Currently, 89.0 percent of the civilian labor force in the identified market area is employed and 11.0 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 91.3 percent of the civilian labor force, and unemployment will be 8.7 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 51.1 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.5 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 46.0 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 17.7 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 36.3 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 78.4 percent of the market area population drove alone to work, and 3.6 percent worked at home. The average travel time to work in 2000 was 29.8 minutes in the market area, compared to the U.S. average of 25.5 minutes.

### Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 19.0 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 40.9 percent were high school graduates only (29.6 percent in the U.S.)
- 8.5 percent had completed an Associate degree (7.7 percent in the U.S.)
- 8.0 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 4.2 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.