

For Sale

NNN Investment Grade Opportunity

Dollar General Store

**341 Hwy 382
Ellijay, Georgia**

Strategically located west of the intersection of Hwy 5 and a new direct connection to Hwy 515, across from the Coosawattee River Development



[Photograph of actual store]

Sale Price: \$725,500.00

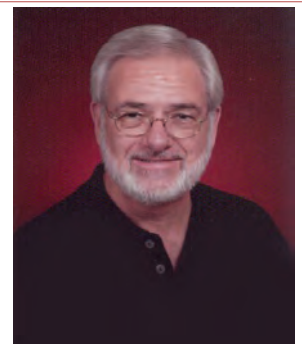
- * NOI \$58,800
- * 8.10% Cap Rate
- * 10 Yr. lease 11/13/2007—11/10/2017
- * 5 / 5 Year Options
- * 10% Bump per Option
- * 3% Percentage of Sales above natural breakpoint
- * Dollar General pays utilities, insurance, and reimburses for real estate taxes



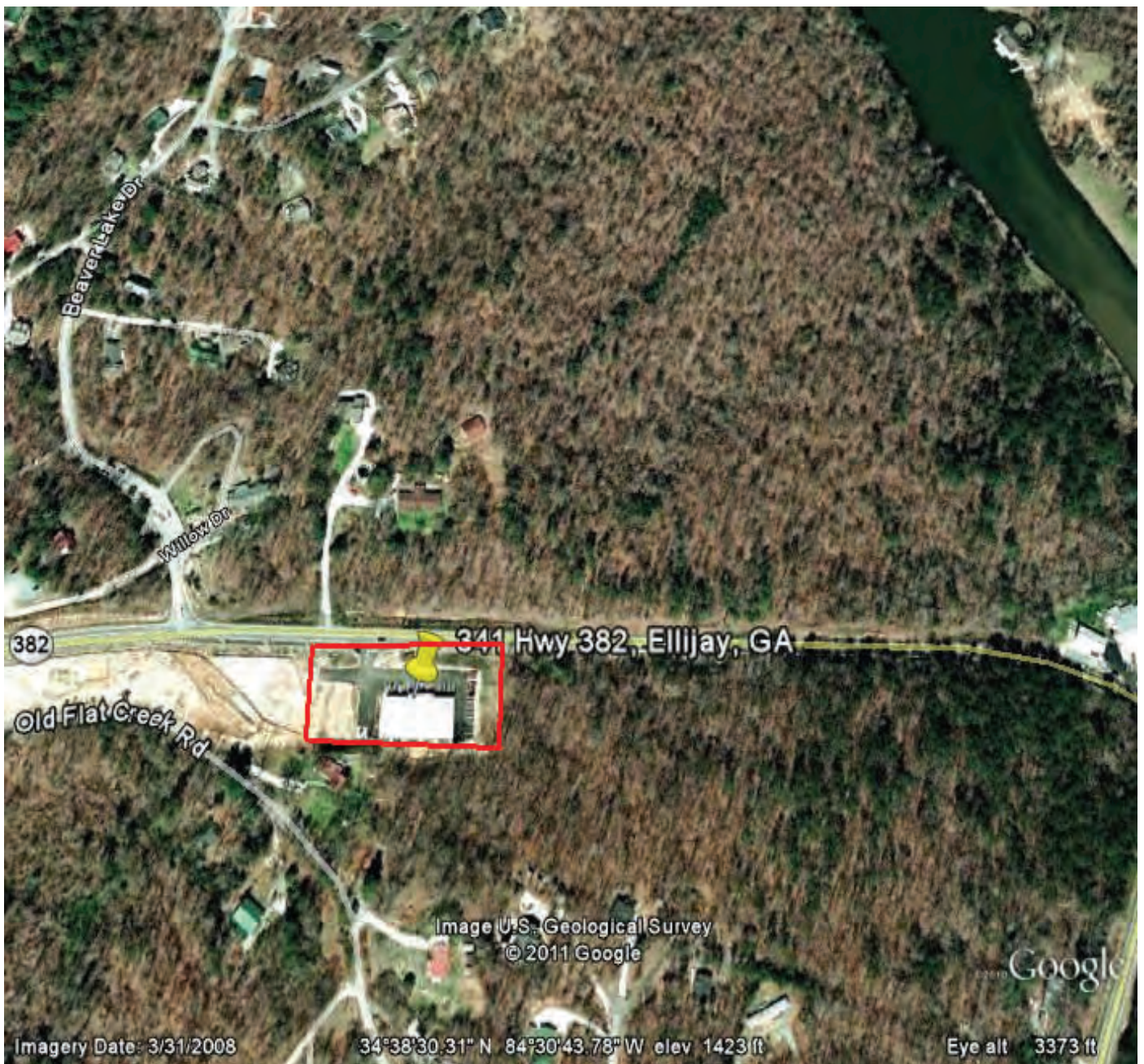
Nestled in the foothills of the Appalachian Mountains, and on the route of the Appalachian Foothills Parkway, Ellijay in Gilmer County is a short ride from Atlanta, north on the Zell Miller Parkway, where you can enjoy a paradise of forests, rivers and streams, fantastic mountain views, and southern charm. Ellijay is the Apple capital of Georgia and caters to an active community of biking enthusiasts. There is plenty of shopping and a wide variety of eating choices ranging from national franchised units to the local mom 'n pop offerings featuring local dishes galore.



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Charlie Ables, CCIM



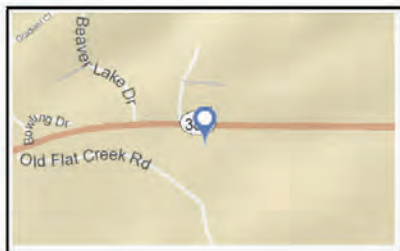
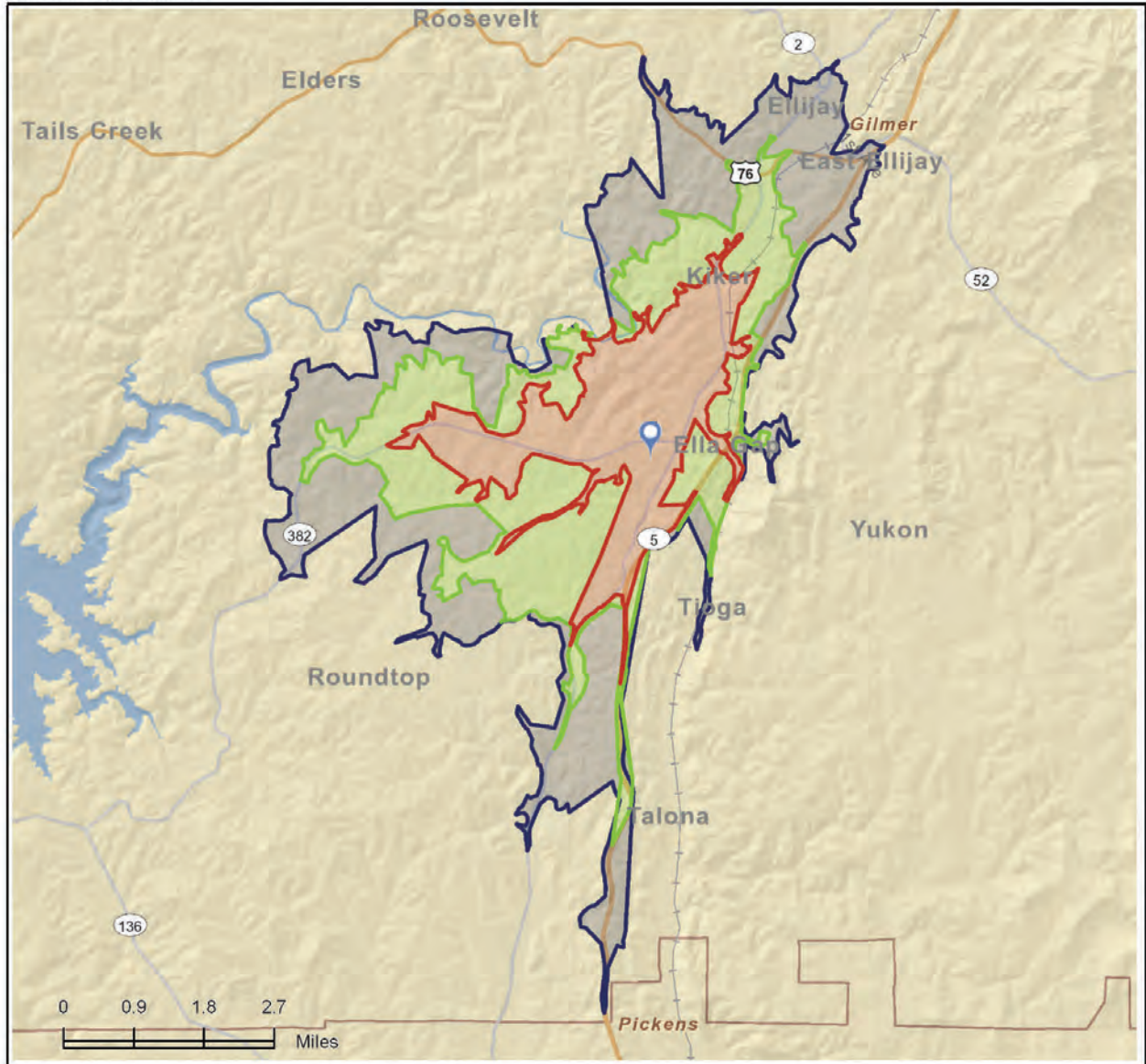


Site Map

Prepared by Charles Ables

Ellijay, GA
341 Highway 382 W, Ellijay, GA 30540, Dollar General Store
Drive Time: 5, 7, 9 Minutes

Latitude: 34.641195
Longitude: -84.513467



The five minute drive time (shaded in red) encompasses the huge Coosawattee River Development north of the store across Hwy 382. The 7 minute drive time (shaded in green) includes the Gilmer County Airport which is south of the store off Hwy 382. The 9 minute drive time (shaded in blue) includes many year round residences.





Executive Summary

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	5 minutes	7 minutes	9 minutes
2010 Population			
Total Population	1,672	3,473	5,896
Male Population	50.5%	50.4%	50.5%
Female Population	49.5%	49.6%	49.5%
Median Age	36.3	36.3	36.5
2010 Income			
Median HH Income	\$45,277	\$44,337	\$43,827
Per Capita Income	\$19,357	\$18,625	\$18,545
Average HH Income	\$51,937	\$50,535	\$50,128
2010 Households			
Total Households	611	1,236	2,128
Average Household Size	2.73	2.79	2.75
2010 Housing			
Owner Occupied Housing Units	57.8%	57.5%	55.3%
Renter Occupied Housing Units	18.6%	18.8%	19.7%
Vacant Housing Units	23.5%	23.6%	25.0%
Population			
1990 Population	413	1,005	1,742
2000 Population	1,215	2,614	4,134
2010 Population	1,672	3,473	5,896
2015 Population	1,856	3,771	6,364
1990-2000 Annual Rate	11.39%	10.03%	9.03%
2000-2010 Annual Rate	3.16%	2.81%	3.52%
2010-2015 Annual Rate	2.11%	1.66%	1.54%

In the identified market area, the current year population is 5,896. In 2000, the Census count in the market area was 4,134. The rate of change since 2000 was 3.52 percent annually. The five-year projection for the population in the market area is 6,364, representing a change of 1.54 percent annually from 2010 to 2015. Currently, the population is 50.5 percent male and 49.5 percent female.

	5 minutes	7 minutes	9 minutes
Households			
1990 Households	145	343	617
2000 Households	442	911	1,472
2010 Households	611	1,236	2,128
2015 Households	678	1,347	2,304
1990-2000 Annual Rate	11.79%	10.26%	9.08%
2000-2010 Annual Rate	3.21%	3.02%	3.66%
2010-2015 Annual Rate	2.1%	1.73%	1.6%

The household count in this market area has changed from 1,472 in 2000 to 2,128 in the current year, a change of 3.66 percent annually. The five-year projection of households is 2,304, a change of 1.6 percent annually from the current year total. Average household size is currently 2.75, compared to 2.78 in the year 2000. The number of families in the current year is 1,514 in the market area.

Housing

Currently, 55.3 percent of the 2,838 housing units in the market area are owner occupied; 19.7 percent, renter occupied; and 25.0 percent are vacant. In 2000, there were 1,807 housing units - 60.8 percent owner occupied, 20.6 percent renter occupied and 18.6 percent vacant. The rate of change in housing units since 2000 is 4.5 percent. Median home value in the market area is \$131,560, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 1.41 percent annually to \$141,116. From 2000 to the current year, median home value changed by 4.14 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.



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	5 minutes	7 minutes	9 minutes
Median Household Income			
1990 Median HH Income	\$21,563	\$22,143	\$21,594
2000 Median HH Income	\$40,087	\$37,386	\$36,998
2010 Median HH Income	\$45,277	\$44,337	\$43,827
2015 Median HH Income	\$48,296	\$47,596	\$47,318
1990-2000 Annual Rate	6.4%	5.38%	5.53%
2000-2010 Annual Rate	1.19%	1.68%	1.67%
2010-2015 Annual Rate	1.3%	1.43%	1.54%
Per Capita Income			
1990 Per Capita Income	\$8,430	\$8,742	\$9,031
2000 Per Capita Income	\$16,753	\$15,885	\$15,980
2010 Per Capita Income	\$19,357	\$18,625	\$18,545
2015 Per Capita Income	\$21,957	\$21,045	\$20,977
1990-2000 Annual Rate	7.11%	6.15%	5.87%
2000-2010 Annual Rate	1.42%	1.56%	1.46%
2010-2015 Annual Rate	2.55%	2.47%	2.5%
Average Household Income			
1990 Average Household Income	\$24,307	\$24,264	\$24,373
2000 Average Household Income	\$45,991	\$43,797	\$43,719
2010 Average HH Income	\$51,937	\$50,535	\$50,128
2015 Average HH Income	\$58,623	\$56,974	\$56,643
1990-2000 Annual Rate	6.58%	6.08%	6.02%
2000-2010 Annual Rate	1.19%	1.41%	1.34%
2010-2015 Annual Rate	2.45%	2.43%	2.47%

Households by Income

Current median household income is \$43,827 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$47,318 in five years. In 2000, median household income was \$36,998, compared to \$21,594 in 1990.

Current average household income is \$50,128 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$56,643 in five years. In 2000, average household income was \$43,719, compared to \$24,373 in 1990.

Current per capita income is \$18,545 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$20,977 in five years. In 2000, the per capita income was \$15,980, compared to \$9,031 in 1990.

Population by Employment

Total Businesses	42	184	924
Total Employees	168	1,085	6,184

Currently, 89.2 percent of the civilian labor force in the identified market area is employed and 10.8 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 91.4 percent of the civilian labor force, and unemployment will be 8.6 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, 60.1 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

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

- 48.1 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 14.7 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 37.2 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 71.5 percent of the market area population drove alone to work, and 2.6 percent worked at home. The average travel time to work in 2000 was 30.3 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:

- 24.3 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 37.3 percent were high school graduates only (29.6 percent in the U.S.)
- 4.9 percent had completed an Associate degree (7.7 percent in the U.S.)
- 12.7 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 5.5 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.