



TRINITY
REAL ESTATE INVESTMENT SERVICES

Jennifer D. Stein

**JDS Real Estate
Services, Inc.**

MS Broker Lic: #21201
213.446.5366

jstein@jdsreservices.com



DOLLAR GENERAL & SHERWIN-WILLIAMS

4960 GAUTIER VANCLEAVE RD, GAUTIER, MS 39553

\$1,115,327

8.56% CAP

TRINITYREIS.COM | JDS Real Estate Services, Inc.

Actual Property



**DOLLAR
GENERAL**

GAUTIER, MS

\$1,115,327 | 8.56% CAP

- Investment Grade Tenants - Dollar General (NYSE: DG) Carries a BBB Rating and Sherwin Williams (SHW) an A Rating (Moody's)
- Low Rent for Each Tenant - Dollar General is Paying \$5.32/SF and Sherwin Williams is Paying \$8.55/SF, Both Very Replaceable
- Dollar General Recently Extended Lease 7 Years While Paying Increase in Rent - Commitment to Location
- Healthy 22,000+ 5 Mile Populations (Growing)
- Both Tenants Have Been Operating at Current Locations Since 2005 when the Building was Built
- Rare Opportunity to Acquire 2 Very Strong Tenants at \$1M Price Point

EXCLUSIVELY MARKETING BY:

CHANCE HALES

806.679.9776 | Chance@trinityreis.com

BRANSON BLACKBURN

325.864.9775 | B.Blackburn@trinityreis.com

JENNIFER STEIN

JDS Real Estate Services, Inc. | SD Lic #: 15955

213.446.5366 | Jstein@jdsreservices.com

PROPERTY DETAILS:

Building Area:	14,214 SF
Land Area:	2.33 AC
Year Built:	2004
Guarantor:	See Rent Roll
Price (Psf):	\$78.47

LEASE OVERVIEW:

Remaining Lease Term:	See Rent Roll
Rent Commencement:	See Rent Roll
Lease Expiration:	See Rent Roll
Base Annual Rent:	\$95,472
Lease Type:	NN
Scheduled Rent Increases:	See Rent Roll
Options & Increases:	See Rent Roll
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PARTIALLY REIMBURSED BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Landlord
HVAC:	PAID BY Landlord

RENT ROLL

4960 GAUTIER VANCLEAVE RD | GAUTIER, MS

TENANT NAME	GUARANTOR	LEASE TYPE	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	RENT PSF	ANNUAL RENT	OPTIONS AND INCREASES
Dollar General	Dollar General Inc.	NN	A	9,014	2/1/2005	1/31/2026	\$5.66	\$51,000	Three (3), 5-Year; 10%
Sherwin-Williams	The Sherwin-Williams Company	NN	B	5,200	12/30/2005	6/30/2019	\$8.55	\$44,472	One (1), 2-Year; 5%
Totals/Averages				14,214					



DEMOGRAPHICS OVERVIEW

4960 GAUTIER VANCLEAVE RD | GAUTIER, MS

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	3,242	12,674	24,415
Estimated Population (2019)	3,344	12,463	24,982
Projected Population (2024)	3,374	12,464	25,173
POPULATION GROWTH			
2010-2019 (Historical)	0.90%	(1.66%)	2.32%
2019-2024 (Projected)	0.90%	0.01%	0.76%
CONSUMER SPENDING			
Aggregate (in Thousands)	\$28,392	\$100,824	\$221,230
HOUSEHOLD INCOME			
2019 Average	\$66,949	\$57,528	\$67,416
2019 Median	\$58,361	\$50,356	\$57,852

**DOLLAR
GENERAL**



**45 Miles to
Downtown Mobile**

RETAILER MAP

4960 GAUTIER VANCELEAVE RD | GAUTIER, MS



RETAILER MAP

4960 GAUTIER VANCELEAVE RD | GAUTIER, MS



Gautier Vancleave Road - 16,800+ VPD

Actual Property

RETAILER MAP

4960 GAUTIER VANCELEAVE RD | GAUTIER, MS



Key Demographics 5 Miles



Total Population
2019
24,982



Historic Growth
2010 - 2019
2.32%%



SHERWIN
WILLIAMS

DOLLAR
GENERAL

SHERWIN-WILLIAMS PAINTS

DOLLAR GENERAL

Actual Property



Actual Property

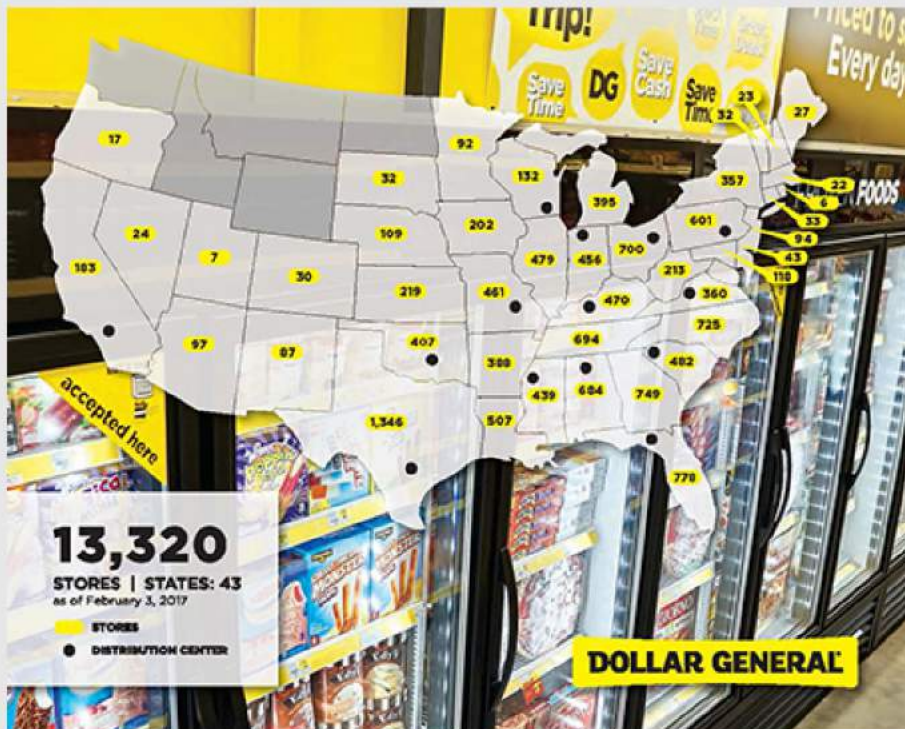
TENANT SUMMARY

Dollar General Corporation has been delivering value to shoppers for over 75 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, clothing for the family, housewares and seasonal items at low everyday prices in convenient neighborhood locations. Dollar General operated 14,000 stores in 44 states as of August 19, 2017. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola.

STRATEGY

Dollar General sells similar products as wholesale retailers Wal-Mart (WMT) and Target (TGT), but typically at lower prices. Because of this, during harsh economic conditions, many consumers may make the change of shopping at Dollar General instead of a regular wholesale retailer.

Dollar General's (DG) business strategy revolves around driving profitable top line growth while enhancing its low-cost operator position and capturing new growth opportunities. The company attempts to drive profitable top line growth through strategies like improving the in-stock position of its stores and continuously offering products at competitive prices.



TENANT DETAILS:

Tenant Name:	Dollar General
Tenant Type:	Net-Leased Dollar Store
Parent Company Trade Name:	Dollar General
Ownership:	Public (NYSE: DG)
No. of Locations:	15,000 (as of June 2018)
Website:	dollargeneral.com
Year Founded:	1939
Credit Rating (S&P):	BBB
No. of Employees:	127,000+
Headquartered:	Goodlettsville, Tennessee

TENANT SUMMARY

Sherwin-Williams is an American *Fortune* 500 company in the general building materials industry. Founded by Henry Sherwin and Edward Williams in Cleveland, OH in 1866, the company has only experienced substantial growth throughout the years, becoming the second largest paint manufacturer in the world and largest in the United States. They primarily engage in the manufacture, distribution, and sale of paints, coatings and related products. Sherwin-Williams prides themselves on maintaining strong relationships, allowing them to continue being the leading paint and coatings company for over 150 years.

STRATEGY

Sherwin-Williams has been in business since 1866. The Company's core business is the manufacture, distribution and sale of coatings and related products. Sherwin-Williams has annually increased dividends since 1979. In 2015, Sherwin-Williams was recognized as the most used brand as well as the winner for brand familiarity and quality rating in the Paints category by *Builder* magazine. The company's guiding values include Integrity, Quality, Performance, Innovation, and Growth. They stand by their slogan "What is worth doing is worth doing well", by providing quality of services and products to customers across the country.



TENANT DETAILS:

Tenant Name:	Sherwin-Williams
Tenant Type:	Home & Garden
Parent Company Trade Name:	The Sherwin-Williams Co.
Ownership:	Public
No. of Locations:	4,000+ Locations
Website:	sherwin-williams.com
Year Founded:	1866
Credit Rating (S&P):	BBB
No. of Employees:	30,700+ Employees
Headquartered:	Cleveland, OH

All materials and information received or derived from Trinity Real Estate Investment Services its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Trinity Real Estate Investment Services its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Trinity Real Estate Investment Services will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Trinity Real Estate Investment Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Trinity Real Estate Investment Services does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Actual Property

JDS Real Estate Services, Inc.



REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY MARKETING BY:

CHANCE HALES

806.679.9776

Chance@trinityreis.com

BRANSON BLACKBURN

325.864.9775

B.Blackburn@trinityreis.com

MATT DAVIS

325.513.6406

Matt@trinityreis.com

BROKER OF RECORD**JENNIFER STEIN**

MS Broker Lic #21201

JDS Real Estate Services, Inc.

213.446.5366

jstein@jdsreservices.com

Actual Property