

**DOLLAR
GENERAL**

9689 SARACENNIA ROAD
MOSS POINT, MISSISSIPPI 39562



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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

INVESTMENT HIGHLIGHTS



NNN LEASED GUARANTEED BY DOLLAR GENERAL CORPORATION (NYSE: DG)

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- ★ 11 Years remain on the initial lease term
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- ★ Current lease contains Four, 5-Year options with 10% increases in each option
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- ★ 2015 construction on a large 1.52 acre lot with frontage and easy access on Saracennia Road
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- ★ Dollar General is well suited for the target demographics in the surrounding area
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- ★ Located 1.8 Miles From Trent Lott International Airport which Averages 143 Operations Per Day
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- ★ 6.7 Miles from the next Dollar General in Moss Point, Mississippi
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DOLLAR GENERAL OVERVIEW



COMPANY HIGHLIGHTS

- * Headquartered in Goodlettsville, Tennessee
- * Publically Traded on the New York Stock Exchange Under Ticker Symbol (NYSE: DG)
- * Founded in 1955 in Springfield, Kentucky

"In Dollar General, you'll find a company that embraces substance and simplicity. Our mission is "serving others" and we think our customers are best served when we keep it real and keep it simple. We build and run convenient-sized stores to deliver everyday low prices on products our customers want. We have successfully done so for many years. We deliver a smarter, easier shopping solution accessible to more consumers. Our goal is to provide our customers a better life and our employees opportunity and a great working environment."

*Please do not disturb tenant or tenants employees. All inspections will be set up through listing agent with tenant's approval.



FINANCIAL SUMMARY

Price:	\$1,232,000
CAP Rate:	7.35%
Gross Leasable Area (GLA)	9,100 SF
Lot Size:	1.52 Acres
Year Built:	2015
Ownership:	Fee Simple

LEASE SUMMARY

Tenant:	Dollar General Corporation
Lease Term:	15 Years
Lease Type:	NNN
Lease Commencement:	6/1/2015
Lease Expiration:	05/31/2030
Increases:	10% in Options
Options to Extend:	Four, 5-Year Options

ANNUALIZED OPERATING DATA

Rent Increases	Annual Rent	Monthly Rent
Jun 1, 2015 - May 31, 2030	\$90,552	\$7,546
(Option 1) Jun 1, 2030 - May 31, 2035	\$99,607	\$8,301
(Option 2) Jun 1, 2035 - May 31, 2040	\$109,568	\$9,131
(Option 3) Jun 1, 2040 - May 31, 2045	\$120,525	\$10,044
(Option 4) Jun 1, 2045 - May 31, 2050	\$132,577	\$11,048



9689 SARACENNIA ROAD
Moss Point, MS 39562



OFFERING PRICE

\$1,232,000



CAP RATE

7.35%



NET OPERATING INCOME

\$90,552



MOSS POINT, MISSISSIPPI

Moss Point was incorporated in 1901, and was the first and only community in Mississippi to be incorporated as a city before first being a village or a town. By then, Moss Point had a population of about 3,000. The city has shown many population increases and is now at approximately 14,000.

The city is known for the majestic Spanish moss that hangs in the historic oak trees. It also has the distinction of being the only Mississippi Gulf Coast city with a riverfront.

OPPORTUNITIES FOR EVERYONE

Water sports such as fishing, boating, skiing and swimming are here for your year round pleasure. Outstanding playgrounds and recreational centers. Convenient shopping centers. Schools, library, churches, and medical care are easily accessible. Meaningful family lifestyles make Moss Point a haven for retired people, where being a good neighbor is a way of life. Enjoy experiences that last a lifetime. Come to Moss Point.

MOSS POINT HISTORIC RIVER CITY

Moss Point is located 100 miles east of New Orleans - 38 miles west of Mobile. Moss Point is an excellent place to live, work and play. Come experience an adventure in the "Good Life."



DEMOGRAPHICS SUMMARY

HOUSEHOLDS BY INCOME 1 Mile 3 Miles 5 Miles

Average Household Income	\$52,873	\$52,014	\$53,195
Median Household Income	\$44,836	\$42,288	\$43,872
Per Capita Income	\$19,674	\$19,432	\$19,917

Current Daytime Population

2018 Estimate	1,074	4,888	9,745
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POPULATION



In 2018, the population in your selected geography is 2,184. The population has changed by 18.57% since 2000. It is estimated that the population in your area will be 2,312.00 five years from now, which represents a change of 5.86% from the current year. The current population is 46.67% male and 53.33% female. The median age of the population in your area is 46.71, compare this to the US average which is 37.95. The population density in your area is 695.03 people per square mile.

INCOME



In 2018, the median household income for your selected geography is \$72,165, compare this to the US average which is currently \$58,754. The median household income for your area has changed by 19.10% since 2000. It is estimated that the median household income in your area will be \$79,753 five years from now, which represents a change of 10.51% from the current year.

The current year per capita income in your area is \$47,571, compare this to the US average, which is \$32,356. The current year average household income in your area is \$108,038, compare this to the US average which is \$84,609.

HOUSEHOLDS



There are currently 961 households in your selected geography. The number of households has changed by 32.73% since 2000. It is estimated that the number of households in your area will be 1,035 five years from now, which represents a change of 7.70% from the current year. The average household size in your area is 2.33 persons.

RACE AND ETHNICITY



The current year racial makeup of your selected area is as follows: 77.54% White, 13.34% Black, 0.03% Native American and 3.87% Asian/Pacific Islander. Compare these to US averages which are: 70.20% White, 12.89% Black, 0.19% Native American and 5.59% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 5.72% of the current year population in your selected area. Compare this to the US average of 18.01%.

HOUSING



The median housing value in your area was \$240,204 in 2018, compare this to the US average of \$201,842. In 2000, there were 523 owner occupied housing units in your area and there were 201 renter occupied housing units in your area. The median rent at the time was \$646.

EMPLOYMENT



In 2018, there are 1,089 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 82.88% of employees are employed in white-collar occupations in this geography, and 19.64% are employed in blue-collar occupations. In 2018, unemployment in this area is 3.20%. In 2000, the average time traveled to work was 20.00 minutes.



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