



DOLLAR GENERAL (Relocation Store)
403 South Archusa Avenue
Quitman, Mississippi

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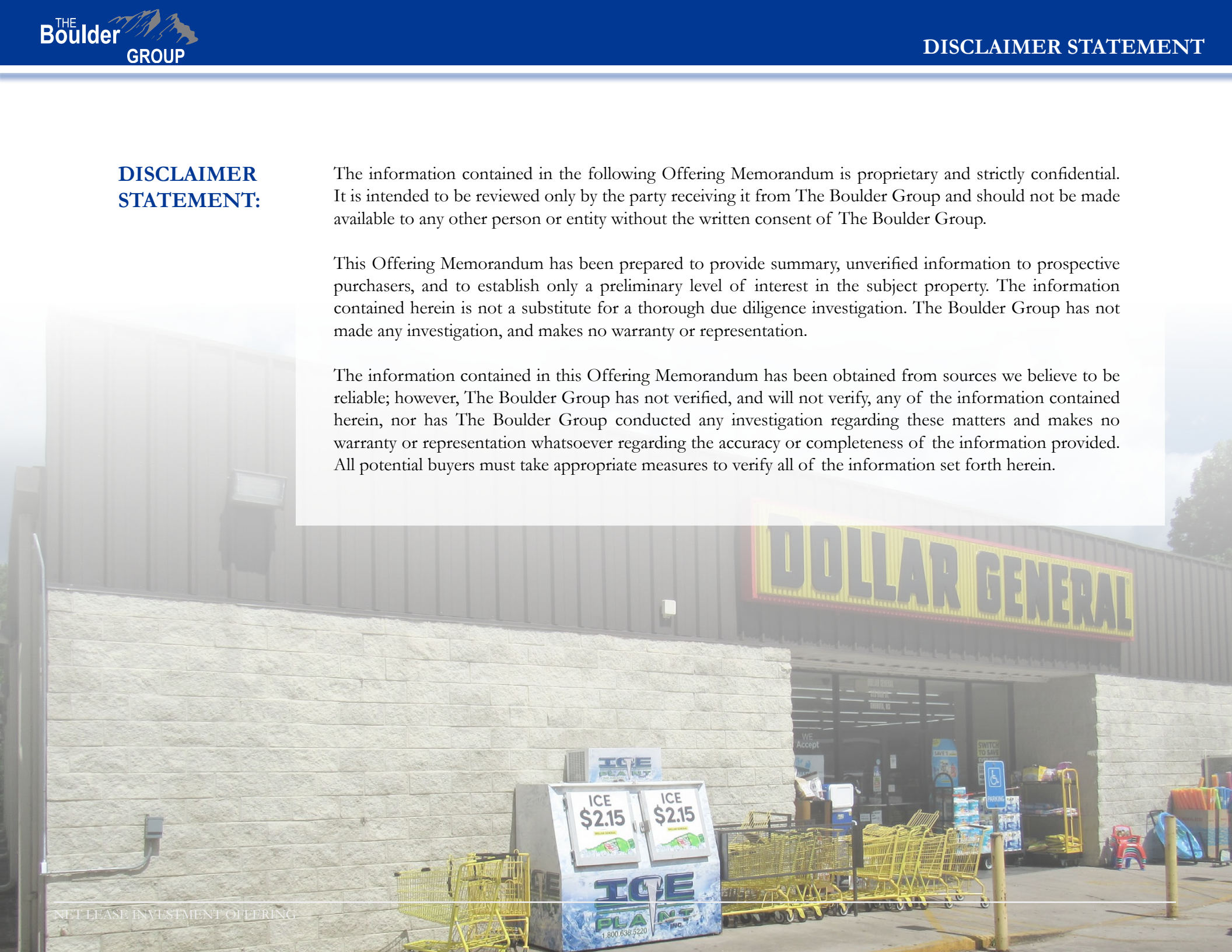


**DISCLAIMER
STATEMENT:**

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



EXECUTIVE SUMMARY:

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Dollar General property located in Quitman, Mississippi. The Dollar General was built in 2013 and has nine years remaining on the lease, which expires June 30, 2028. The lease features a rental escalation in year 11 and in each of the five 5-year renewal option periods. The lease is also absolute triple net and has zero landlord responsibilities. The property is a relocation site for Dollar General, which demonstrates their commitment to this market.

The 12,596 square foot property is strategically located along South Archusa Avenue, the primary north-south thoroughfare in the community. Dollar General serves as a primary shopping destination for residents in the area with limited competition. The subject property is located within close proximity to multiple residential communities, local businesses and schools. The store is located near H.C. Watkins Memorial Hospital, McDonald's, Hardee's, Advance Auto Parts, Pizza Hut and Napa Auto Parts.

Dollar General offers both name brand and generic merchandise including off-brand goods and closeouts of name-brand items. Although it has the word dollar in the name, Dollar General is not a dollar store. Many of its offerings are priced at more than one dollar. Dollar General is an investment grade rated company with a Standard & Poor's rating of BBB. Dollar General is publicly traded on the New York Stock Exchange (Symbol: DG) with a market capitalization in excess of \$36 billion. Dollar General operated more than 15,000 stores located in 45 states.



INVESTMENT HIGHLIGHTS:

- Relocation site
- Absolute NNN – Zero landlord responsibilities
- Investment grade company with an S&P rating of BBB
- Relocation site for Dollar General, which demonstrates their commitment to this market
- Approximately 9 years remaining on the corporate lease
- Rental escalation in 2023 and in each renewal option period
- Strategically located along South Archusa Avenue, the primary north-south thoroughfare in the town
- Limited competition in the area
- Located near H.C. Watkins Memorial Hospital, McDonald's, Hardee's, Advance Auto Parts, Pizza Hut and Napa Auto Parts
- Concrete parking lot

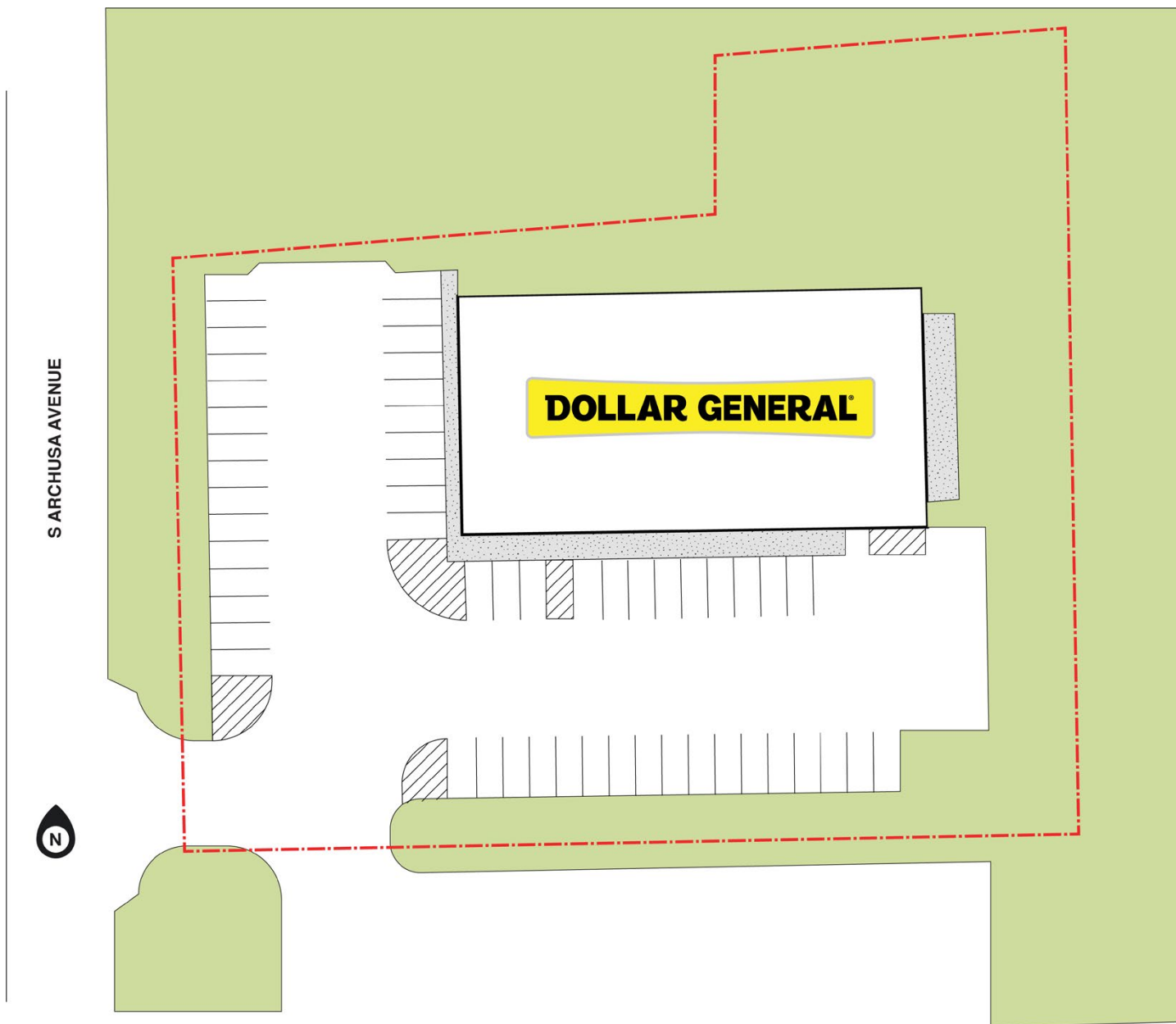


PROPERTY OVERVIEW:

Price:	\$1,593,105
Cap Rate:	7.25%
Net Operating Income:	\$115,500
Lease Expiration Date:	June 30, 2028
Renewal Options:	Five 5-Year
Rental Escalations:	118,965 – July 1, 2023 \$130,862 – July 1, 2028 \$143,948 – July 1, 2033 \$158,343 – July 1, 2038 \$174,177 – July 1, 2043 \$191,954 – July 1, 2048
Guarantor:	Dollar General Corporation
Credit Rating:	Investment Grade – BBB (Standard & Poor's)
Year Built:	2013
Lease Type:	Absolute NNN (No Landlord Responsibilities)
Building Size:	12,596 SF
Lot Size:	1.59 AC









**DEMOGRAPHIC
REPORT:**

Population	3-Mile	5-Mile	7-Mile
Total Population	2,924	4,318	6,561
Total Households	1,192	1,756	2,611

Income	3-Mile	5-Mile	7-Mile
Average Household Income	\$49,627	\$50,696	\$50,864

DOLLAR GENERAL®

**MARKET
OVERVIEW:**

Quitman, Mississippi

Quitman is a city in Clarke County, Mississippi, United States, along the Chickasawhay River. The population was 2,323 at the 2010 census. Quitman is the county seat of Clarke County. U.S. Route 45, a four-lane divided highway, bypasses the city to the east and leads north to Meridian and south to Waynesboro. Mississippi Highway 18 passes through the center of the city, departing south from the town but then turning northwest to Pachuta and Interstate 59, and leading east to the Alabama border. Mississippi Highway 145 represents the old alignment of US 45 and intersects Highway 18 in the center of town.



TENANT OVERVIEW:

Dollar General

Dollar General Corporation is a discount retailer that provides various merchandise products in 45 states throughout the United States. The company offers consumable products, including paper and cleaning products comprising paper towels, bath tissues, paper dinnerware, trash and storage bags, and laundry and other home cleaning supplies; packaged food products, such as cereals, canned soups and vegetables, condiments, spices, sugar, and flour; perishables consisting of milk, eggs, bread, frozen meals, beer, and wine; snacks that comprise candies, cookies, crackers, salty snacks, and carbonated beverages; health and beauty products, such as over-the-counter medicines, as well as soap, body wash, shampoo, dental hygiene, and foot care products; pet products, which include pet supplies and pet food; and tobacco products. It also provides seasonal products, including decorations, toys, batteries, small electronics, greeting cards, stationery products, prepaid phones and accessories, gardening supplies, hardware products, and automotive and home office supplies; and home products consisting of kitchen supplies, cookware, small appliances, light bulbs, storage containers, frames, candles, craft supplies and kitchen products, beds, and bath soft goods. In addition, the company offers apparel for infants, toddlers, girls, boys, women, and men, as well as socks, underwear, disposable diapers, shoes, and accessories.

Dollar General operated more than 15,000 stores located in 45 states. The company was formerly known as J.L. Turner & Son, Inc. and changed its name to Dollar General Corporation in 1968. Dollar General Corporation was founded in 1939 and is based in Goodlettsville, Tennessee.

Dollar General is an investment grade rated company with a Standard & Poor's rating of BBB. Dollar General is publicly traded on the New York Stock Exchange (Symbol: DG) with a market capitalization in excess of \$36 billion.

Company Website:	www.dollargeneral.com
Stock Symbol:	NYSE: DG
Market Capitalization:	\$36 Billion
Standard & Poor's Rating:	BBB
Number of Total Stores:	15,000+
Headquarters:	Goodlettsville, TN

DOLLAR GENERAL®



Randy Blankstein
President
847.562.0003
randy@bouldergruop.com

Jimmy Goodman
Partner
847.562.8500
jimmy@bouldergruop.com

3520 Lake Avenue, Suite 203
Wilmette, IL 60091

www.bouldergruop.com

THE
Boulder
GROUP