

DOLLAR GENERAL

ABSOLUTE NNN SINGLE TENANT INVESTMENT

Investment Grade Credit Tenant - Zero LL Responsibilities

848 S 16th Avenue, Laurel, MS 39440





DOLLAR GENERAL

PROPERTY OVERVIEW

Dollar General Corp. (NYSE: DG)

We are pleased to offer to qualified investors an opportunity to purchase a single tenant absolute NNN investment fully leased to Dollar General on an original 14 year lease located in Laurel, MS. This is an excellent opportunity to acquire an investment grade credit tenant, with approximately 8 years remaining on the base term, positioned on a large 1.23 acre lot, and zero landlord responsibilities providing an ideal 1031 exchange asset.

Pricing Summary

List Price	\$1,237,027
NOI	\$89,066
CAP Rate	7.20%
Taxes	NNN
Insurance	NNN
CAM	NNN

DOLLAR GENERAL

LEASE ABSTRACT

Tenant Trade Name	Dollar General
Lease Start	January 1, 2012
Lease Expiration	December 31, 2026
Lease Term	15 Years
Term Remaining On Lease	8 Years
Base Rent	\$89,066
Rental Adjustments	1/1/2022: \$91,738
Options	5 - 5 Year Option Periods 10% Increases Every 5 Years 1/1/2027: \$100,911.72 1/1/2032: \$111,002.88 1/1/2037: \$122,103.12 1/1/2042: \$134,313.48 1/1/2047: \$147,744.84
Lease Type	Absolute NNN Lease
Roof & Structure	Tenant Responsible

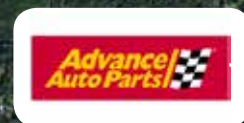
INVESTMENT HIGHLIGHTS

- Dollar General Corp. (NYSE: DG) - Rated "BBB" by Standard & Poor
- Investment Grade Credit Tenant - Pride of Ownership - Fee Simple
- Absolute NNN Lease Structure - Zero LL Responsibilities
- 14 Year Original Lease Term - Approximately 8 Years Remaining
- Inflation Hedge 3% Rental Increase in 2022
- 10% Rental Increases Each Option - 5-5 Year Option Periods
- Excellent Visibility - 1.23 Acre Lot - Recently Constructed Building - 2012
- Close Proximity to Central Regional Medical Center - 285 Bed Hospital
- Over 15,000 Stores - Operational For Over 150 Years
- Net Income of Approx. \$1.58 Billion - Over \$12.5 Billion in Total Assets





Parcel Details	
Parcel	119K-12-05-002.41
Building Area	9,026 SF
Parcel Area	1.23 Acres



N. 16TH AVE.

15

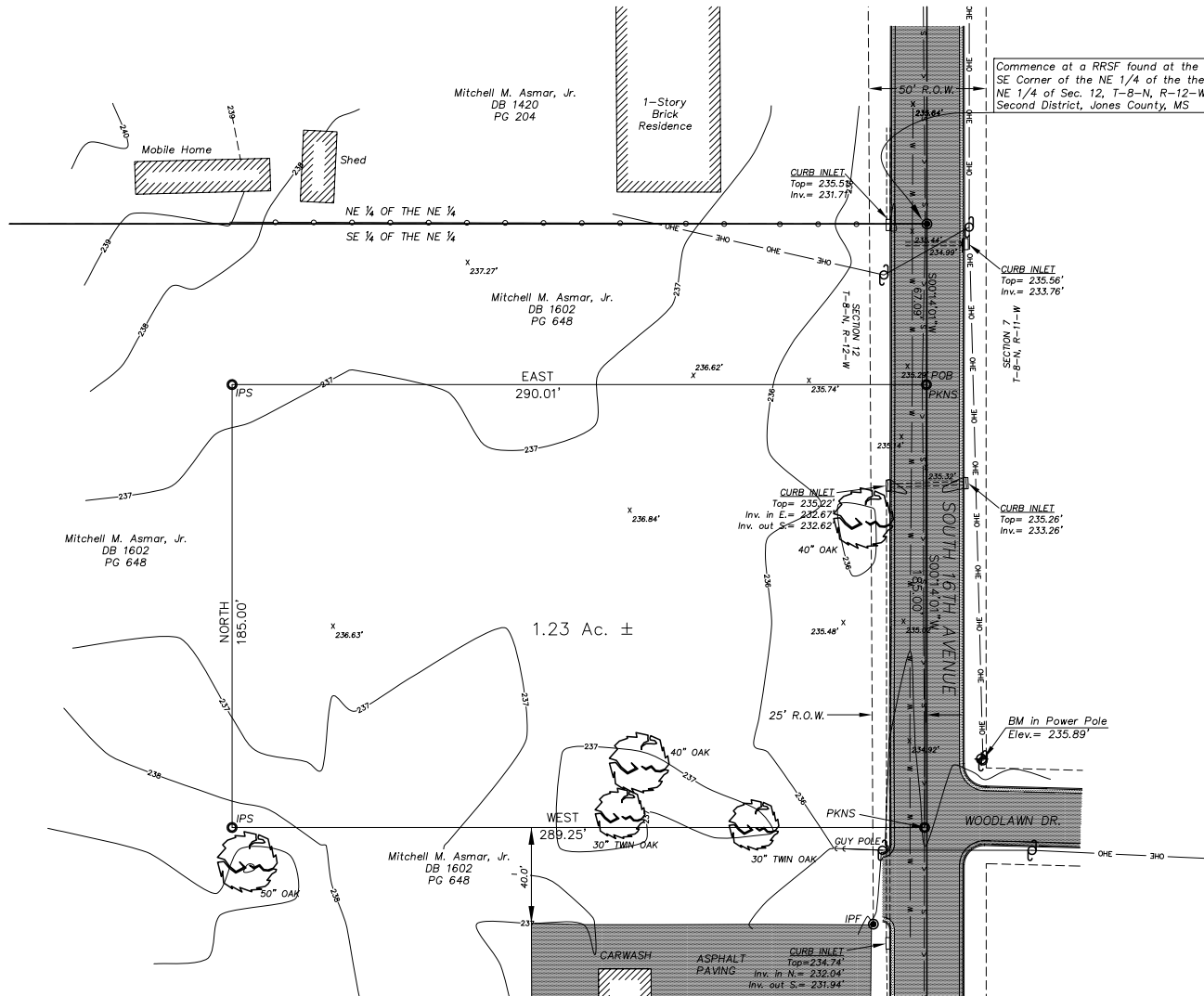
36,000 VPD

5,300 VPD



AERIAL OVERVIEW

SURVEY



DOLLAR GENERAL

**DOLLAR GENERAL
CELEBRATES ITS 75TH
ANNIVERSARY.**



REFERENCE MATERIALS

DG Exhibit (A-2)

TENANT OVERVIEW

Dollar General Corp. (NYSE: DG)

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, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 15,227 stores in 44 states as of November 2, 2018. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo. Learn more about Dollar General at www.dollargeneral.com.

DID YOU KNOW?



Approximately 70% of our stores serve communities with populations of less than 20,000.

DOLLAR GENERAL®




- **\$23.5 billion** in sales in fiscal 2017
- **15,227** retail locations as of November 2, 2018
- **7,300** square-foot stores
- **10,000 - 12,000** total stock keeping units (SKUs) per store from America's most-trusted manufacturers
- **15** distribution centers
- **Approx. 135,000** employees
- **Ranked #123** on the Fortune 500 list as of May 2018

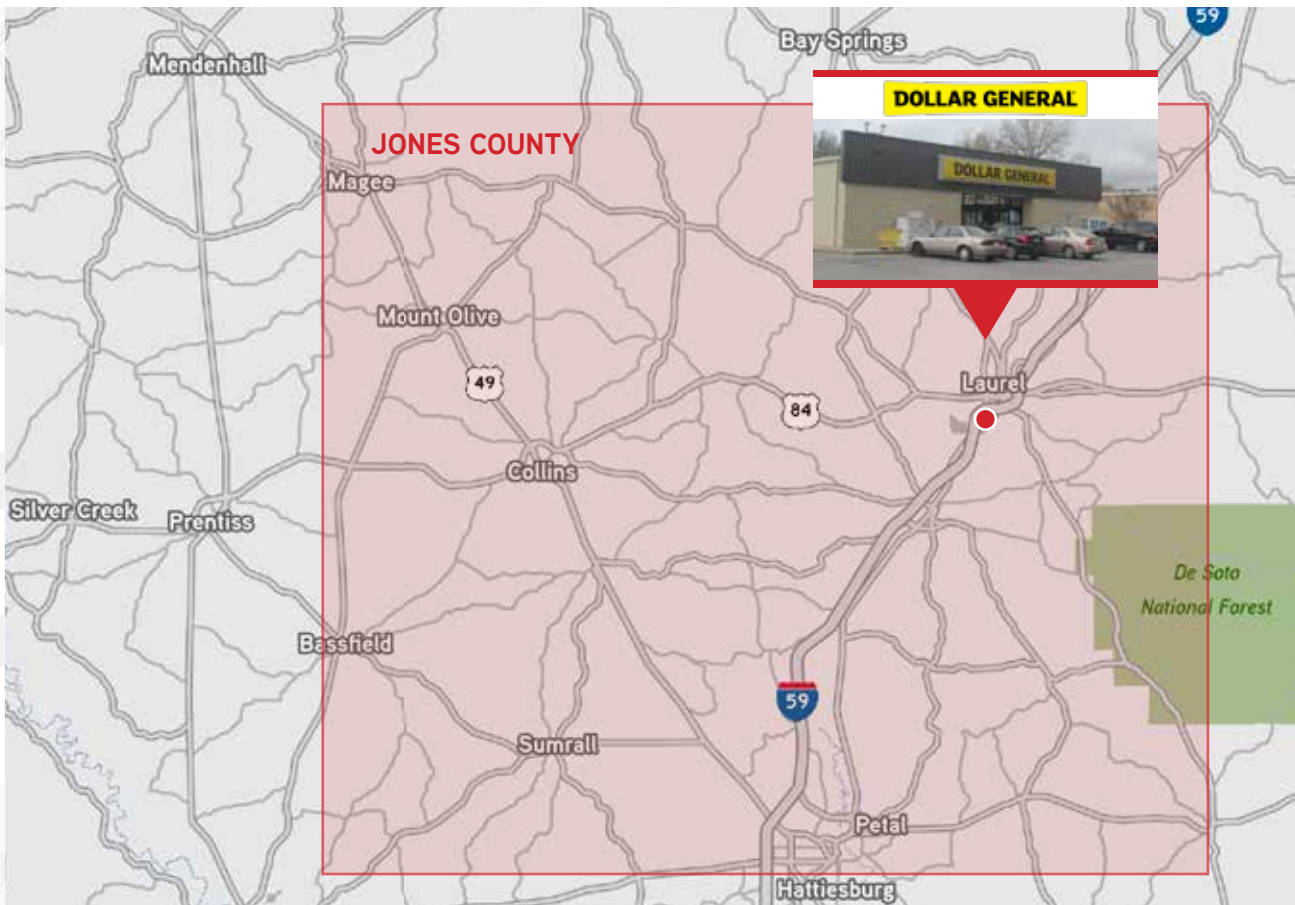


JONES COUNTY, MS | LAUREL

Laurel is a city in and the second county seat of Jones County, Mississippi. Laurel, MS has a population of 18,806 people with a median age of 34.1 and a median household income of \$30,096. Between 2015 and 2016 the population of Laurel, MS grew from 18,770 to 18,806, a 0.19% increase and its median household income grew from \$28,516 to \$30,096, a 5.54% increase. The median property value in Laurel, MS is \$75,300, and the homeownership rate is 58.5%. Laurel's major employers include Howard Industries, Sanderson Farms, Masonite International, Family Health Center, Howse Implement, Thermo-Kool, and South Central Regional Medical Center.



				
Population	3-MILE	5-MILE	10-MILE	
Estimated Population (2018)	17,195	28,684	53,172	
Projected Population (2023)	17,019	28,352	52,585	
Households	3-MILE	5-MILE	10-MILE	
Estimated Households (2018)	6,086	10,616	19,714	
Projected Households (2023)	6,024	10,491	19,490	
Income	3-MILE	5-MILE	10-MILE	
Avg. Household Income (2018)	\$51,269	\$55,858	\$58,675	
Median Household Income (2018)	\$26,889	\$38,197	\$42,336	





DOLLAR GENERAL

This Offering Memorandum contains select information pertaining to the business and affairs of Dollar General - Laurel, MS. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of Dollar General - Laurel, MS or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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Colliers International | 3 Park Plaza, Suite 1200 | Irvine, CA 92614 | Snyder/Carlton Team

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