

DOLLAR GENERAL OFFERING MEMORANDUM

**1415 ELLIS AVENUE
JACKSON, MS
39204**

Prepared by:

**Amy Sims
asims@beaubox.com
504.525.1410**

**909 Poydras Street
Suite 3025
New Orleans, LA
504.525.1410**





PROPERTY OVERVIEW

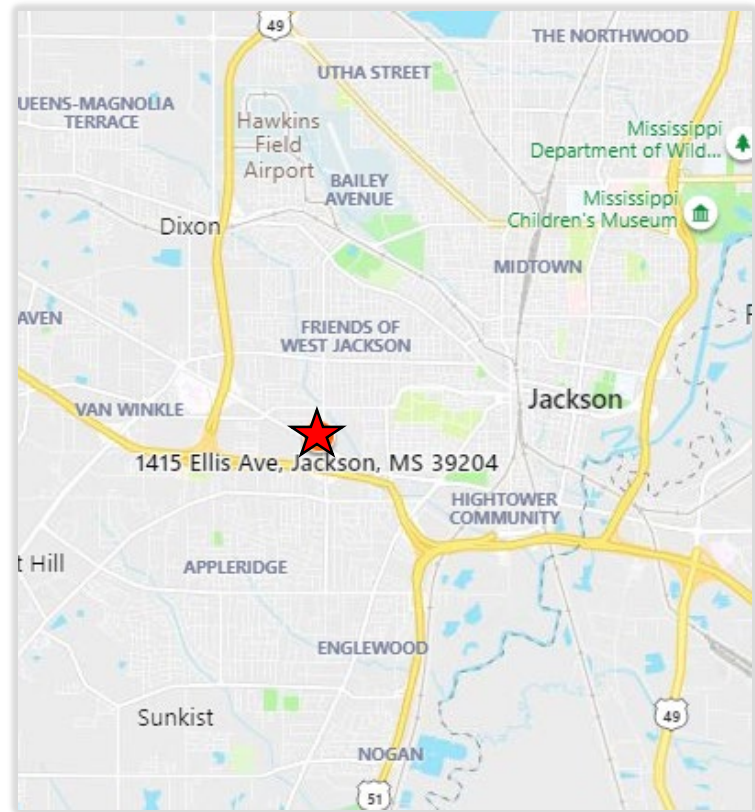
**1415 Ellis Avenue
Jackson, MS 39204**

FINANCIAL OVERVIEW

CURRENT NOI:	\$49,172
CAP RATE:	10%
PROPERTY TYPE:	Retail
BUILDING SIZE:	19,200 SF
PRICE PSF:	\$25.61
DG LEASE TERM:	Approx. 4.5 yr.
LAMAR SIGN TERM:	10 Years
VACANT SPACE:	6,000 SF (30x200)
VACANT LAND:	52,200 SF

LIST PRICE:

\$491,723



LEASE SUMMARY

DG ANNUAL RENT:	\$75,504.00
DG RENT PSF:	\$5.72
LEASE TYPE:	Gross
LAMAR SIGN ANNUAL RENT:	\$1,980.00
DG LEASE RENEWAL DATE:	1/1/2019
DG LEASE EXPIRATION DATE:	12/31/2023
RENT BUMPS:	In options
RENWEAL OPTIONS:	Three 5-year options

Contact: Amy Sims | 504.525.1410 | asims@beaubox.com

5500 Bankers Avenue, Baton Rouge, LA 70808 | beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission, and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. November 4, 2019 3:01 PM



COMPANY OVERVIEW

1415 Ellis Avenue
Jackson, MS 39204

DOLLAR GENERAL OVERVIEW

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of July 2018, Dollar General operates 15,000 stores in the continental United States.

The company began 1939 as a family-owned business called J.L Turner and Son in Scottsville, Kentucky, owned by James Luther Turner and Cal Turner. In 1955, the name changed to Dollar General Corporation and in 1968 the company went public on the New York Stock Exchange. Fortune 500 recognized Dollar General in 1999 and in 2018 reached #123. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$21 billion in 2017.

FOUNDED:	1939
TOTAL REVENUE:	\$21.96B
NET INCOME:	\$1.25B
NET WORTH:	\$25.60B
HEAD QUARTERS:	Goodlettsville, TN
WEBSITE:	www.Dollargeneral.com

Contact: Amy Sims | 504.525.1410 | asims@beaubox.com

5500 Bankers Avenue, Baton Rouge, LA 70808 | beaubox.com

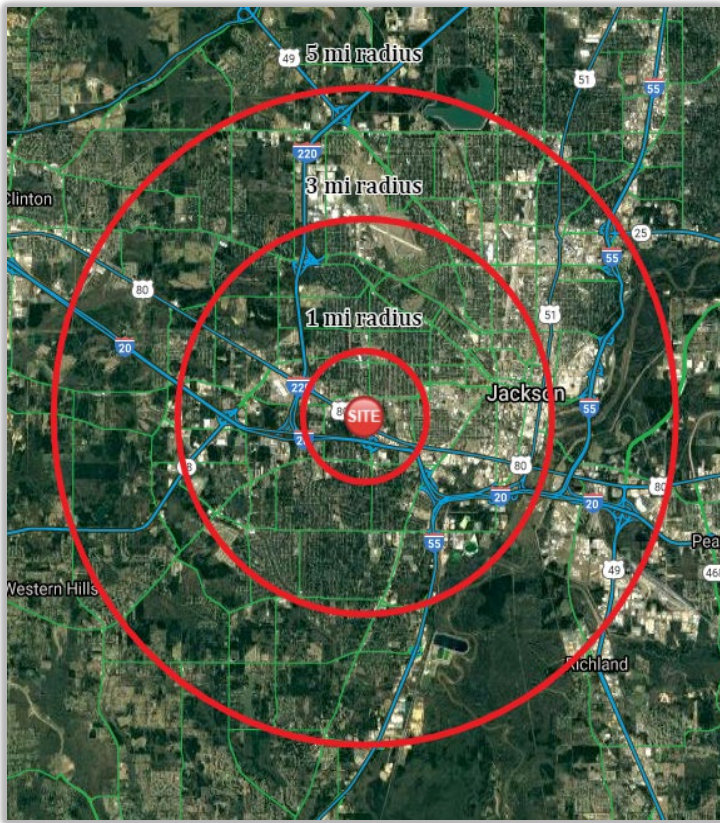
Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission, and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. November 4, 2019 3:01 PM





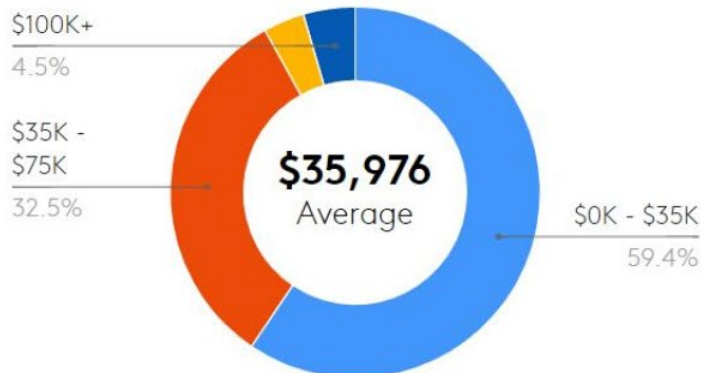
DEMOGRAPHICS

1415 Ellis Avenue
Jackson, MS 39204

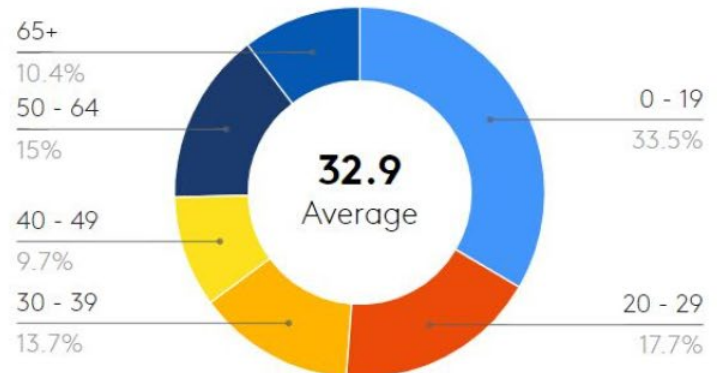


2019 ESTIMATES	1 Mile	3 Mile	5 Mile
POPULATION:	8,144	58,593	106,073
HOUSEHOLDS:	3,182	21,426	41,290
HH INCOME :	\$32,333	\$37,490	\$44,338
BUSINESSES:	353	3,019	6,783
EMPLOYEES:	2,848	44,918	107,475

HOUSEHOLD INCOME



AGE DISTRIBUTION



Contact: Amy Sims | 504.525.1410 | asims@beaubox.com

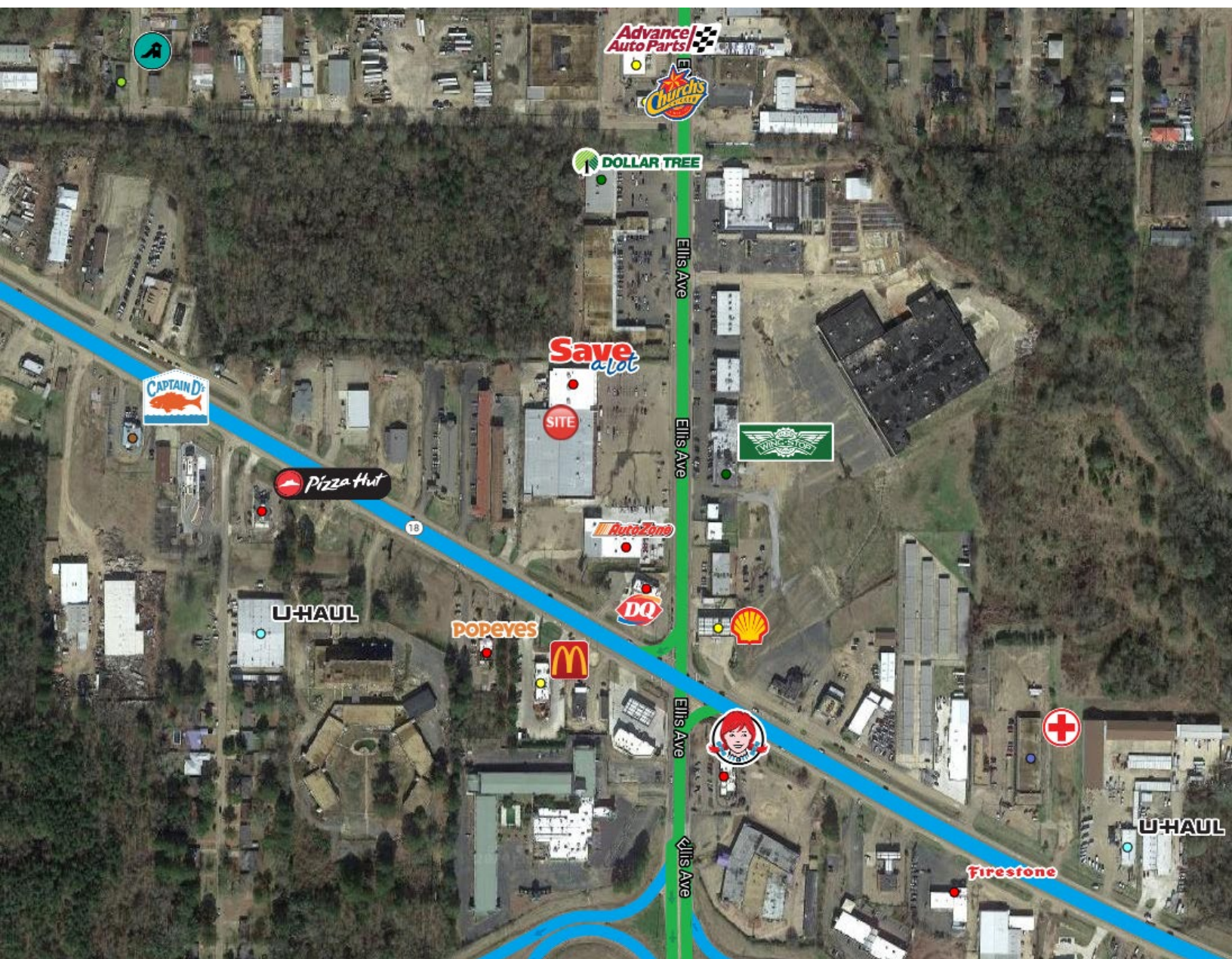
5500 Bankers Avenue, Baton Rouge, LA 70808 | beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission, and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. November 4, 2019 3:01 PM



MERCHANT MAP

1415 Ellis Avenue
Jackson, MS 39204



Contact: Amy Sims | 504.525.1410 | asims@beaubox.com

5500 Bankers Avenue, Baton Rouge, LA 70808 | beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission, and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. November 4, 2019 3:01 PM