



**DOLLAR GENERAL**

Single Tenant NNN  
Offering Memorandum

The Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General** (“property”). It has been prepared by Prime Net Lease. 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 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 Prime Net Lease. 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 offices, 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.

Owner and Prime Net Lease 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 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 the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offer Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to the 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 executive Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Prime Net Lease or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

BY ACCEPTING THIS CONFIDENTIAL OFFERING MEMORANDUM, YOU AGREE TO RELEASE PRIME NET LEASE 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.

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In Association with: Bang Realty of Mississippi Inc. RE# 21542

## INVESTMENT OVERVIEW

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Investment Summary

Offering Summary

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Market Overview

Demographics



Prime Net Lease is pleased to present this 9,026 SF Dollar General store located in Hernando, MS. The property is encumbered with a fifteen (15) year absolute NNN lease, leaving zero landlord responsibilities. There are currently 14 years remaining on the base lease. The lease contains 5 (5) year options to renew, each features a 10% rental rate increase. The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of “BBB”, which is classified as Investment Grade.

This Dollar General is highly visible as it is strategically positioned in Hernando, MS. The five-mile population from the site exceeds 4,500 while the five-mile average household income exceeds \$66,000 per year, making this location ideal for a Dollar General. The subject offering represents an ideal opportunity for a 1031 exchange buyer or a “passive” investor to attain the fee simple ownership of a Dollar General. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, the nation’s top dollar store.



Representative Photo



## PRICING INFORMATION

Offering Price	\$1,472,270
Net Operating Income	\$92,753
Cap Rate	6.30%
Price Per Square Foot	\$163.11
Tenant	Dollar General
Guarantor	Corporate
Lease Type	Absolute NNN
Landlord Responsibilities	None

## PROPERTY INFORMATION

Property Address	3421 Highway 301, Hernando, MS 38632
Rentable Square Feet	9,026
Land Area	1.50 Acres
Year Built	2019
Ownership Type	Fee Simple

DOLLAR GENERAL





## FAVORABLE LEASE



- 14 Years remaining on the initial 15-year lease.
- 10% Rental Increases in each option period.
- There are five (5)-year renewal options.

## ZERO LANDLORD RESPONSIBILITY



- Absolute NNN Lease
- There are Zero Management responsibilities, perfect for buyers looking for a “hands-off” investment while reaping all the benefits of owning real estate.

## STRONG TENANT



- Dollar General is the largest “Small Box” retailer in the nation.
- Dollar General has been in business since 1939 and has 16,000+ locations Nationwide.
- NYSE: DG Investment Grade “BBB” rating

## EXCELLENT LOCATION



- Hernando, MS is located 25 miles south of downtown Memphis, TN.
- Robust Economy due to its close proximity to the Memphis-Forrest City metropolitan area commonly referred to as the Mid-South.

## POPULATION



- Exponential Population growth
- Current Population of Hernando, MS is 16,317, and has nearly tripled since 2000, when its population was just 6,812.
- Five Mile Household income over \$66,000

## 1031 EXCHANGE ASSET



- Dollar General is a great exchange property due to Dollar General credit worthiness and lack of landlord responsibilities.
- It is deemed an essential business, thus staying open throughout the stay at home ordinances.

Tenant	Square Footage SF	Term Remaining	Term		Rental Increase	Monthly Rent	Monthly Rent Per SF	Annual Rent	Annual Rent Per SF
Dollar General	9,026	14 years	Current	03/31/2034	None	\$7,729.42	\$0.86	\$92,753.00	\$10.28
(Corporate)									
		1 <sup>st</sup> Option	04/01/2034	03/31/2039	10%	\$8,502.36	\$0.94	\$102,028.30	\$11.30
		2 <sup>nd</sup> Option	04/01/2039	03/31/2044	10%	\$9,352.58	\$1.04	\$112,231.13	\$12.43
		3 <sup>rd</sup> Option	04/01/2044	03/31/2049	10%	\$10,287.85	\$1.14	\$123,454.24	\$13.68
		4 <sup>th</sup> Option	04/01/2039	03/31/2054	10%	\$11,316.64	\$1.25	\$135,799.67	\$15.05
		5 <sup>th</sup> Option	04/01/2054	03/31/2059	10%	\$12,448.30	\$1.38	\$149,379.63	\$16.55

Term Commencement	Term Expiration	Renewal Options	Rental Increases	Landlord Responsibilities	Tenant Responsibilities	Guarantee	Right of First Refusal
03/31/2019	03/31/2034	Five, 5-Year Options	10%	None	NNN	Corporate	Yes, 14 Days





ENTRY ELEVATION



NORTHWEST ELEVATION



NORTHEAST ELEVATION - ENTRY

MATERIAL LEGEND:	
A	BRICK VENEER
B	SPUT FACE BLOCK BASE
C	18" S STUCCO SYSTEM & SAND
D	DECORATIVE SHUTTERS
E	DECORATIVE GOOSENECK LIGHT FIXTURES
F	WALL PACK LIGHT FIXTURES
G	PRI. FINISHED METAL CAP FLASHING
H	DECORATIVE CORNICE
I	STORIFRONT SYSTEM
J	REAR SERVICE DOORS
K	METAL GUTTER & DOWNSPOUTS
L	BOLLARDS
M	LOUVERED SCREEN AROUND HVAC UNITS, AS REQ'D. BY CITY OF HERNDON.





**Revenues:** \$25.6 Billion in 2019  
**Rank:** Largest “Small Box” retailer in the nation  
**Credit Ranking:** BBB  
**NYSE Symbol:** DG

Dollar General (“DG”) is one of the largest discount retailer in the United States, with over 16,000 stores located in 45 states as February 1, 2020. DG offers products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at low everyday prices (typically \$10 or less with approximately 25% at \$1 or less) in convenient neighborhood locations.

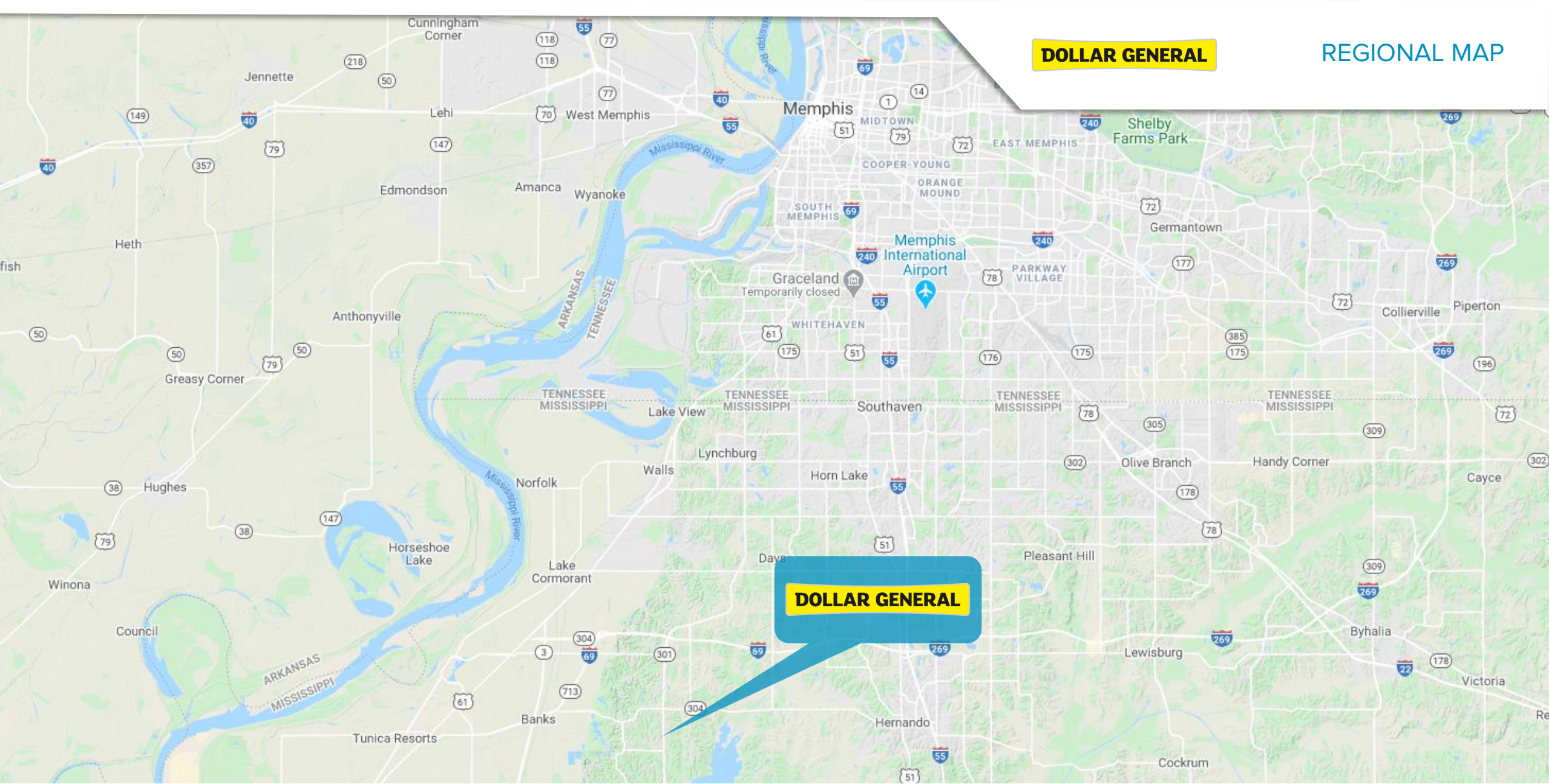
Since its inception in 1939, DG’s long history of profitable growth is founded on a commitment to a relatively simple business model: providing a broad base of customers with their basic every day and household needs at everyday low prices in conveniently located, small-box stores.

DG’s slogan, “Save time. Save money. Every day!” summarizes their appeal to customers. DG’s ability to deliver highly competitive prices on national brand and quality private brand products in convenient locations and their easy “in and out” shopping format create a compelling shopping experience that distinguishes DG from other discount, convenience and drugstore retailers.

Fiscal year 2018 represented Dollar General’s 29th consecutive year of same-store sales growth. DG believes that this growth, regardless of economic conditions, suggests that DG has a less cyclical model than most retailers and is a result of their compelling value and convenience proposition. DG’s ability to effectively deliver both value and convenience allows them to succeed in small markets with limited shopping alternatives, as well as to profitable coexist alongside retailers in more competitive markets.



Website	<a href="http://www.dollargeneral.com">www.dollargeneral.com</a>
Founded	1939
Headquarters	Goodlettsville, TN
Number of Locations	16,000 ±
Number of Employees	135,000 ±

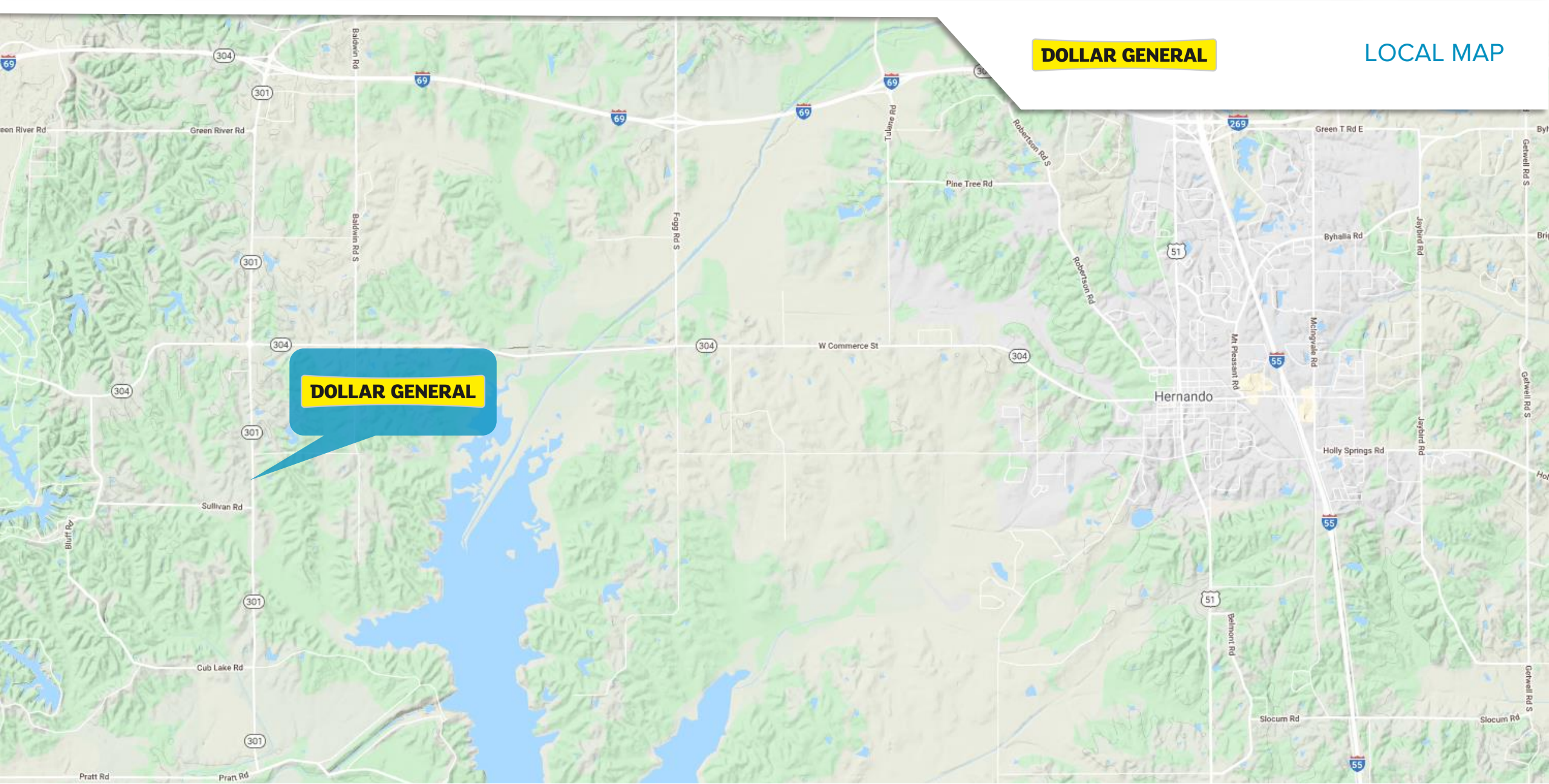


**DOLLAR GENERAL**

REGIONAL MAP

**DOLLAR GENERAL**





**DOLLAR GENERAL**

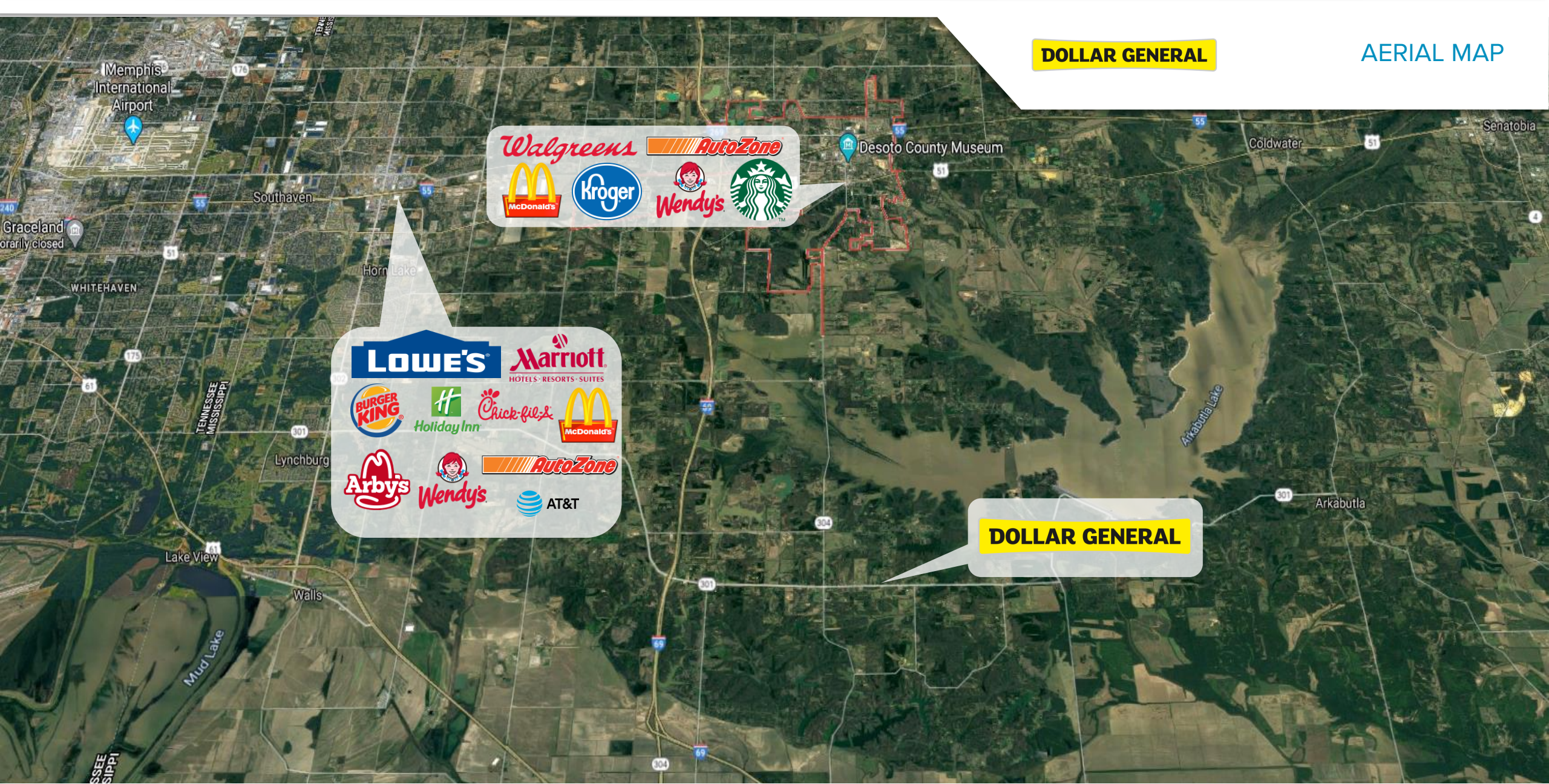
LOCAL MAP

**DOLLAR GENERAL**



DOLLAR GENERAL

AERIAL MAP





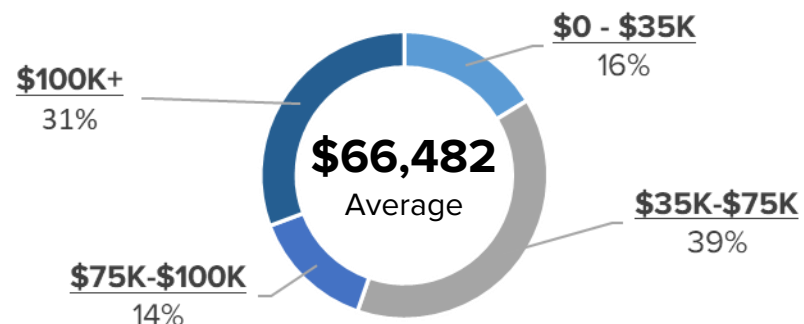
Hernando is a city in and the county seat of DeSoto County, which is on the northwest border of Mississippi, United States. The population is currently 16,317, up from 6,812 in 2000. DeSoto County is the second-most-populous county in the Memphis metropolitan area, which includes counties in Tennessee and Mississippi.

U.S. Route 51 and the I-55 freeway traverse the city from north to south, and the I-69 freeway crosses the city from east to west. The county courthouse is located within Hernando's historic downtown square. It is located at the intersection of Commerce Street and present-day U.S. 51.

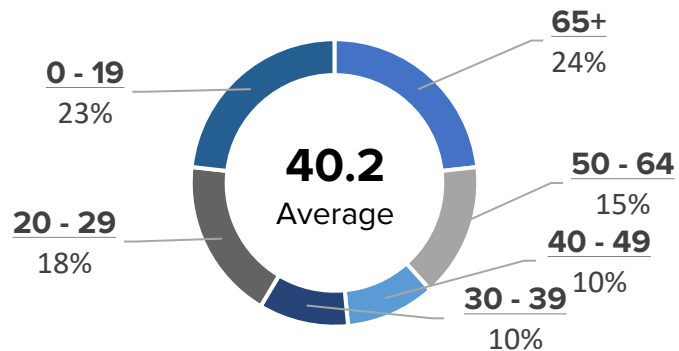
At the time of encounters by French and Spanish colonists, the Chickasaw people had long inhabited this area. France had developed colonial settlements along the Gulf Coast, to the north on the middle Mississippi River in what was called the Illinois Country, and in New France (present-day Quebec in Canada). An 18th-century French colonial log house (see first photo in gallery below) in Hernando is a reminder of typical dwellings built in their settlements in the Illinois country, such as in Ste. Genevieve, Missouri. The French and French Canadians had a wide trading network with various American Indian tribes along this river, for instance in Natchez.



## HOUSEHOLD INCOME



## AGE DISTRIBUTION



**DOLLAR GENERAL**

## DEMOGRAPHICS

	3 Mile	5 Miles	10 Miles
Total Population	2,460	4,513	28,759
2023 Population	2,606	4,781	30,249
Population Grown Rate	5.93%	5.94%	5.18%
Average Age	41.60	40.20	37.90
# of Persons Per HH	2.60	2.70	2.70
Average Household Income	\$56,795	\$66,842	\$72,131
Median House Value	\$150,937	\$163,685	\$164,383