



DOLLAR GENERAL

Single Tenant NN

Offering Memorandum

*Actual Photo

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.

EXCLUSIVELY PRESENTED BY

FILIP HERNAS

Investment Associate
Direct | 714.849.5997
Fax | 717.797.0004
fhernas@primenetlease.com
License: CA 02035814
www.primenetlease.com



MICHAEL MATUSIK

Vice President
Direct | 714.874.4004
Fax | 717.797.0004
mmatusik@primenetlease.com
License: CA 01888322
www.primenetlease.com



PAUL R MATUSIK

President
Direct | 714.875.2400
Fax | 717.797.0004
pmatusik@primenetlease.com
License: CA 01351021
www.primenetlease.com



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

INVESTMENT OVERVIEW

04

- Investment Summary
- Offering Summary
- Investment Highlights
- Financials
- Tenant Overview
- Building Renderings

PROPERTY OVERVIEW

10

- Regional Map
- Local Map
- Aerial Photo

MARKET OVERVIEW

13

- Market Overview
- Demographics

Prime Net Lease is pleased to present this 11,200 SF Dollar General store located in Brookhaven, Mississippi. The subject property has successfully operated as a Dollar General for almost 20 years, exercising three 5-year options along the way. There is 1.5 years remaining on the current term, and no built in options left on the lease, giving an investor the potential to renegotiate the terms moving forward. The property is encumbered with a NN lease, leaving the landlord with minimal responsibilities. 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 strategically positioned to serve the local community in Brookhaven, Mississippi. Brookhaven is located in central Lincoln County. Brookhaven has a population of 34,542 and a median household income upwards of \$37,308 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.



PRICING INFORMATION

Offering Price	\$450,000
----------------	-----------

Net Operating Income	\$40,800
----------------------	----------

Cap Rate	9.00%
----------	-------

Price Per Square Foot	\$40.17
-----------------------	---------

Tenant	Dollar General
--------	----------------

Guarantor	Corporate
-----------	-----------

Lease Type	NN
------------	----

Landlord Responsibilities	Minimal
---------------------------	---------

PROPERTY INFORMATION

Property Address	125 North Jackson St Brookhaven, MS 39601
------------------	--

Rentable Square Feet	11,200
----------------------	--------

Land Area	0.58 Acres
-----------	------------

Year Built	1980
------------	------

Ownership Type	Fee Simple
----------------	------------



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.

MINIMAL LANDLORD RESPONSIBILITY



- NN Lease.
- There are minimal landlord responsibilities: maintenance, repair and replacement to exterior & interior premises.

1031 EXCHANGE ASSET



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

ACTIVE LOCATION



- Robust economy due to its close proximity to multiple shopping centers.
- Several large employers support the economic strength of the area including a Walmart Supercenter.
- Up the street from a neighborhood retail center on one of the main thoroughfares in Brookhaven with nearby traffic counts of 14,000 VPD.

POPULATION



- Exponential population growth over last 15 years.
- Current population of Brookhaven, MS is 34,500.
- Population within a 5-mile radius with an average household income over \$55,874.

NN LEASE



- 1.5 years remaining on the original 15-year lease.
- Potential to renegotiate new terms moving forward.
- Taxes, insurance and parking lot fees reimbursed.

Tenant	Square Footage SF	Term Remaining	Term		Rental Increase	Monthly Rent	Monthly Rent Per SF	Annual Rent	Annual Rent Per SF
Dollar General	11,200	1.5 years	Current	04/30/2022	None	\$3,400.00	\$0.30	\$40,800	\$3.64
(Corporate)									

Term Commencement	Term Expiration	Renewal Options	Rental Increases	Landlord Responsibilities	Tenant Responsibilities	Guarantee	Right of First Refusal
02/20/2001	04/30/2022			Minimal	NN	Corporate	Yes, 14 Days

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.

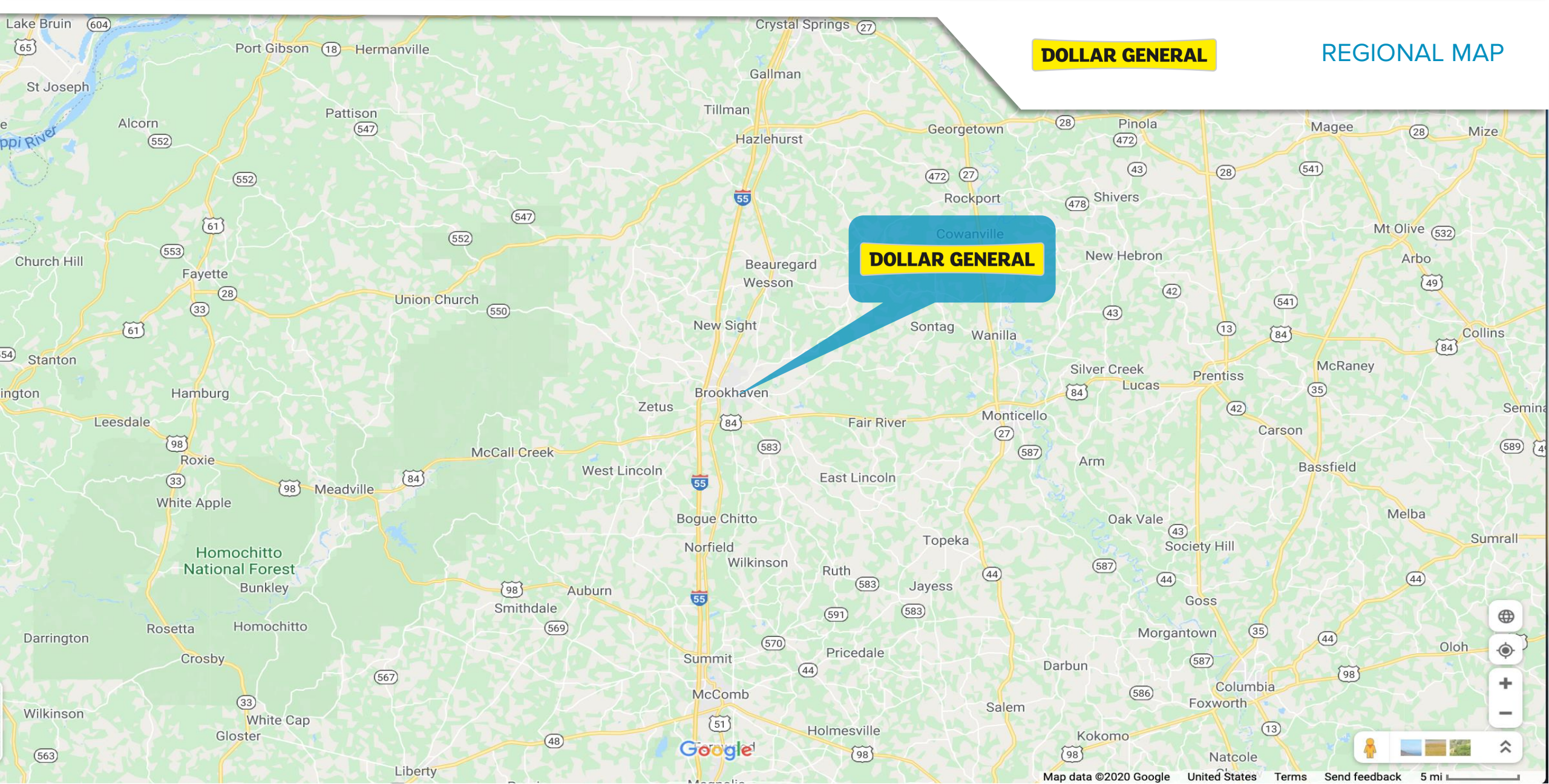
Since its inception in 1939, DG’s long history of profitable growth is founded on a commitment to a relatively simple business model: providing a broad base of customers with their basic every day and household needs at everyday low prices in conveniently located, small-box stores.

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.



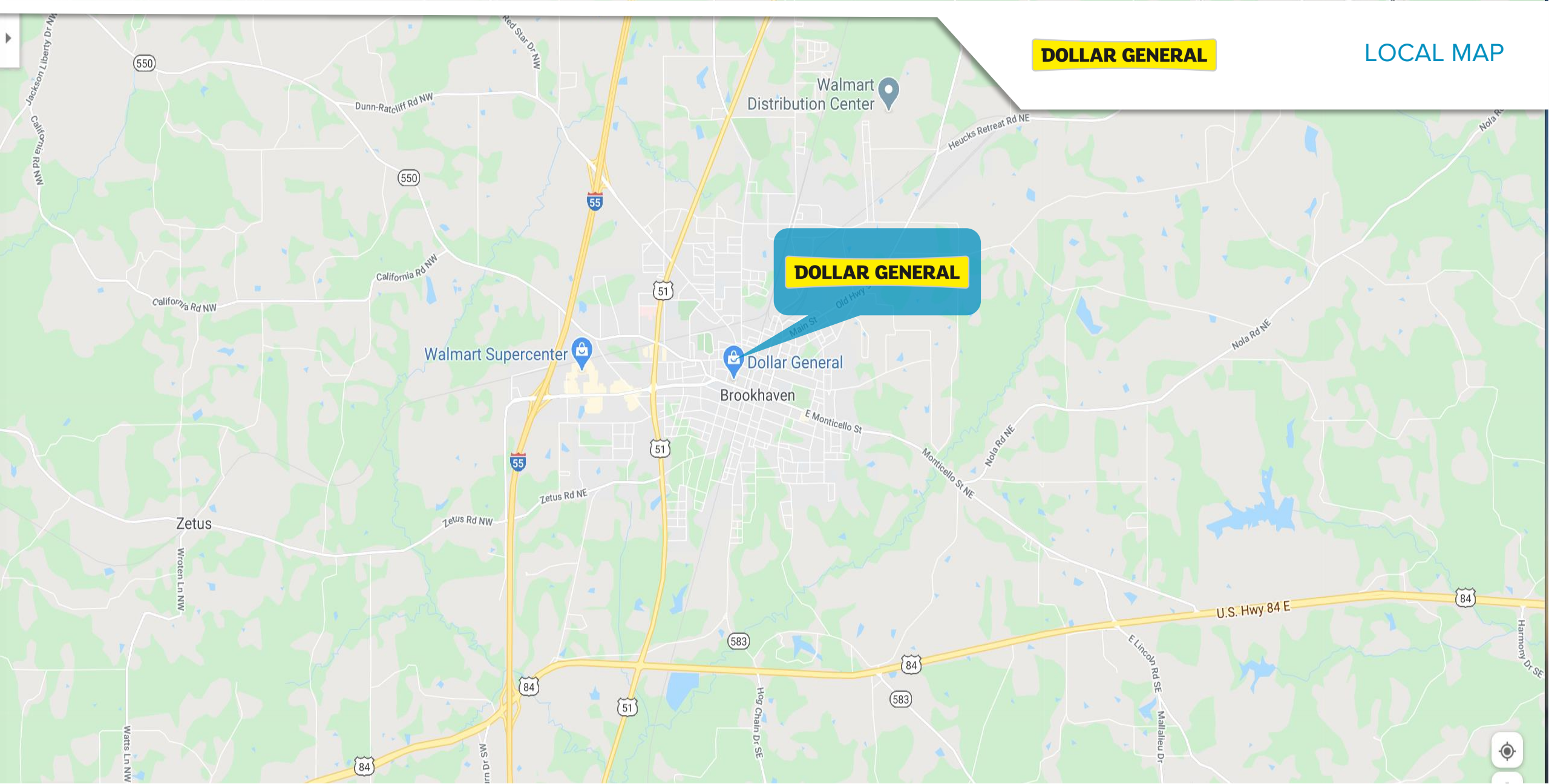
Website	www.dollargeneral.com
Founded	1939
Headquarters	Goodlettsville, TN
Number of Locations	16,000 ±
Number of Employees	135,000 ±



DOLLAR GENERAL

REGIONAL MAP

DOLLAR GENERAL



DOLLAR GENERAL

LOCAL MAP

DOLLAR GENERAL

AERIAL MAP

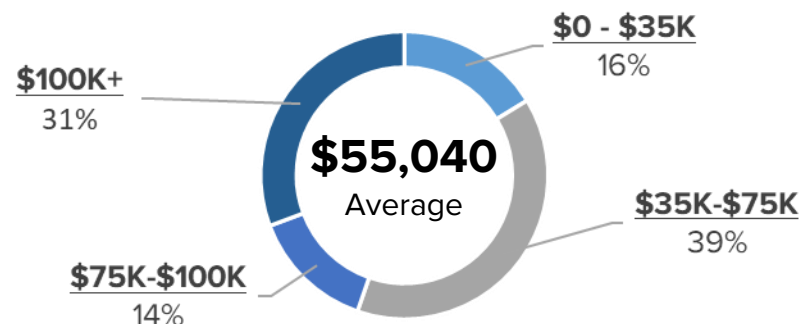


Brookhaven is a city in and the county seat of Lincoln County, which is on the northwest border of Mississippi, United States. The population is currently 34,542 up from 9,800 in 2000. Lincoln county underwent large changes prior to 2010 which resulted from the substantial annexations and tripling the size of the city of Brookhaven. Interstate 55 passes through the west side of the city with U.S. Route 51 running parallel to it. U.S Route 51 passes through the west side of Brookhaven more central to the city. The Downtown Brookhaven Historic District is home to locations from the ancient remains of native settlements to houses of founding fathers, the civil war and much more.

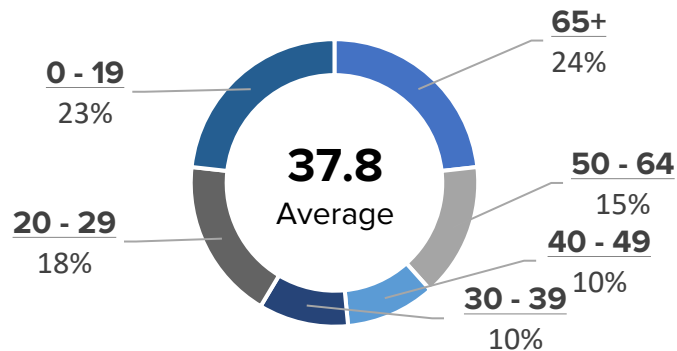
Brookhaven, Mississippi was founded in 1818 by Samuel Jayne who named his settlement just south of the Bogue Chitto River “Brookhaven” after his original hometown in New England. The settlement grew rapidly as a trading post with the Choctaw Indians and experienced an even greater rise in growth in 1858 when the railroads were established. This railroad connected Brookhaven to New Orleans at the south and Memphis at the north. Brookhaven is the county seat of Lincoln County which was formed in 1870 and was named in honor of the United State’s 16th president, Abraham Lincoln.



HOUSEHOLD INCOME



AGE DISTRIBUTION



DOLLAR GENERAL

DEMOGRAPHICS

	3 Mile	5 Miles	10 Miles
Total Population	13,085	17,700	29,309
2023 Population	13,606	17,981	31,549
Population Grown Rate	3.94%	1.58%	7.64%
Average Age	35.8	36.7	37.7
# of Persons Per HH	2.60	2.70	2.70
Average Household Income	\$55,040	\$55,874	\$57,178
Median House Value	\$94,937	\$107,685	\$109,383