



RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED



REPRESENTATIVE PHOTO

NEW DOLLAR GENERAL (UNDER CONSTRUCTION) | VANCELEAVE, MS

FOR SALE // \$1,720,817 // 6.0% CAP RATE //
RETAIL PROPERTY

PRESENTED BY //

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DISCLAIMER/TERMS OF USE FOR OFFERING MEMORANDUM & OWNER-AGENCY DISCLOSURE



CONFIDENTIALITY & DISCLAIMER

The information provided within this Offering Memorandum has been obtained from sources that are believed to be reliable, but Randall Commercial Group, LLC has not verified the information and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. The information may be estimated or generalized and is prepared to provide a summary of highlights and only a preliminary level of information regarding the project. Any interested party must independently investigate the subject property, particularly from a physical, financial, tenant, and overall development standpoint. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. This information is not intended to provide full due diligence on the subject property, as it is the responsibility of the interested buyer to conduct full due diligence with their advisors. The data contained within this offering memorandum is for information purposes only and is not sufficient for evaluation of Property for potential purchase.

Randall Commercial Group, LLC has not performed due diligence pertaining to the physical state of the property nor the property's current or future financial performance. Furthermore, no due diligence has been performed regarding the financial condition or future plans for this location. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This information may have changed and there may be omissions of material data as this is not intended to provide complete due diligence.

Past, expected or projected performance does not guarantee future performance. Property owners and/or buyers bear the full risk and exposure of all business, events, tenant, credit, and liability associated with such properties. The acreage, size, and square footage of the property and improvements are estimated and should be independently verified. Inherent risk and concentrated exposure are associated with single-tenant occupied properties and prospective buyer should fully investigate tenant, lease, market, and all relevant aspects of this property, tenant, and transaction. Unless a fully executed purchase and sale agreement has been executed, seller and Randall Commercial Group, LLC expressly reserves the right, at their sole discretion, to reject any and all expressions and/or interests or offers to purchase the property and to terminate negotiations and discussions with any person or entity reviewing this offering memorandum or making an offer on property unless a purchase and sale agreement of property has been executed and delivered.

In no event shall prospective purchaser or its agent have any claims against Seller or Randall Commercial Group, LLC or any of its affiliates, directors, offices, owners, agents, or licensees for any damages, liability, or any cause of action relating to this solicitation process, the marketing material, marketing process, or sale of property. By reviewing the material contained herein, you are agreeing to the terms and limitations of its use provided herein.

An owner/agency relationship exists with an Associate Broker of Randall Commercial Group, LLC, and the owner of the Subject Property located at 13925 Old Biloxi Road, Vancleave, MS 39565. The Associate Broker has an ownership interest in the Subject Property located at 13925 Old Biloxi Road, Vancleave, MS 39565

INVESTMENT SUMMARY



INVESTMENT SUMMARY

OFFERING PRICE:	\$1,720,817
NET OPERATING INCOME:	\$103,249
OFFERING CAP RATE:	6.0%
YEAR BUILT:	2021
BUILDING SIZE:	9,100 SF
LOT SIZE:	1.35 Acres
PROPERTY ADDRESS	13925 Old Biloxi Road
CITY, STATE, ZIP:	Vancleave, MS 39565
3 MILE POPULATION:	668

PROPERTY DESCRIPTION

Randall Commercial Group, LLC is pleased to exclusively offer for sale this brand new, free-standing Dollar General located in Vancleave, MS. The subject property has a 15-year NNN lease with an estimated delivery date of March 2021. The property is located along Old Biloxi Road, just under 8 miles from highly-traveled Interstate 10. Dollar General is an investment grade tenant with a Standard & Poor's "BBB" credit rating.

PROPERTY HIGHLIGHTS

- NNN Single Tenant Investment Opportunity
- Located in the Mississippi Gulf Coast MSA
- New Construction, est. Delivery in March 2021
- 15-Year Lease with Five (5), Five (5) Year Options
- 10% Increases Per Option
- Corporate Guarantee by Dolgencorp, LLC

LEASE SUMMARY

TENANT:	Dolgencorp, LLC d/b/a Dollar General
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	15-years
ANNUAL RENT:	103249
RENT PSF:	11.35
BLDG. DELIVERY DATE:	Est. March, 2021
RENT COMM. DATE:	TBD
RENEWAL OPTIONS:	Five (5), Five (5) Year Options
RENT BUMPS:	10% per Option
LEASE GUARANTOR:	Dollar General Corporation

ABOUT VANCLEAVE

The subject property is located on Old Biloxi Road in Vancleave Mississippi, situated on the western border of Jackson County, the 5th most populous Mississippi County.* Local industry is led by Ingalls Shipyard with its 11,500 employees which have built nearly 70% of the U.S. Navy's fleet of warships.** The 12 Casinos in the area offer 24-hour gaming along with fine dining and regular musical shows.

*djournal.com

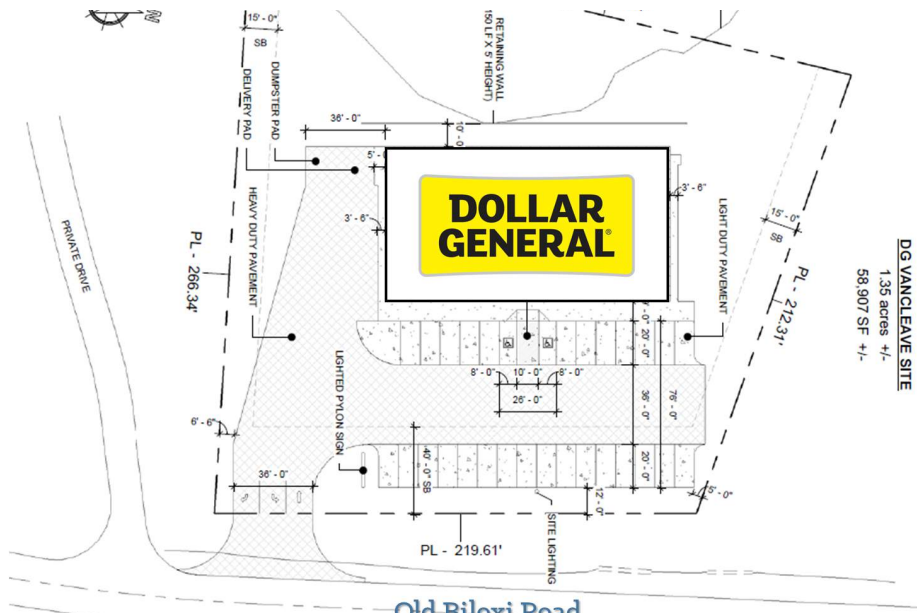
**ingalls.huntingtoningalls.com



COMPLETE HIGHLIGHTS



REPRESENTATIVE PHOTO



FOR SALE // RETAIL PROPERTY

LOCATION INFORMATION

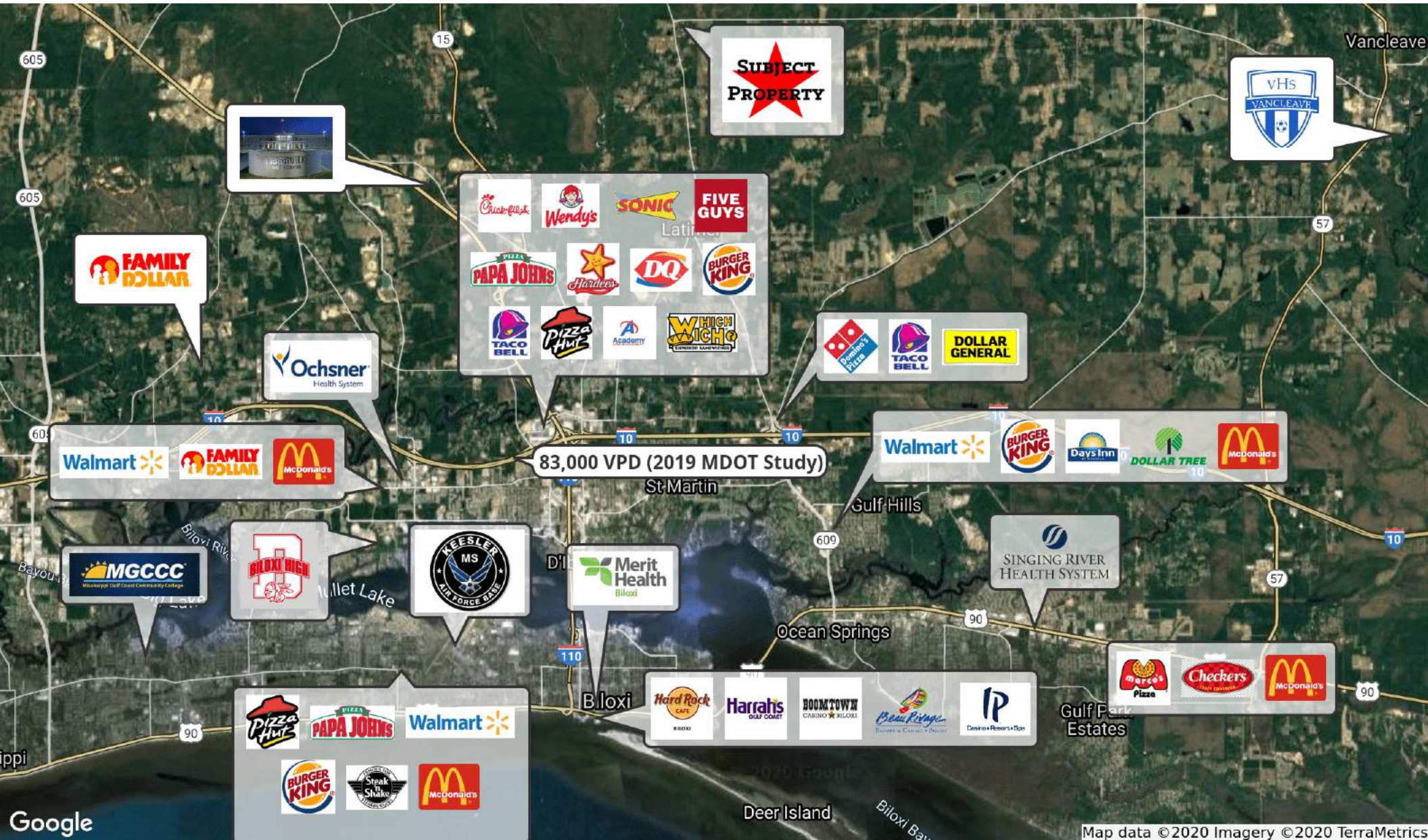
BUILDING NAME	New Dollar General (Under Construction) Vancleave, MS
STREET ADDRESS	13925 Old Biloxi Road
CITY, STATE, ZIP	Vancleave, MS 39565
COUNTY	Jackson
SIGNAL INTERSECTION	No
NEAREST AIRPORT	Gulfport-Biloxi International Airport

BUILDING INFORMATION

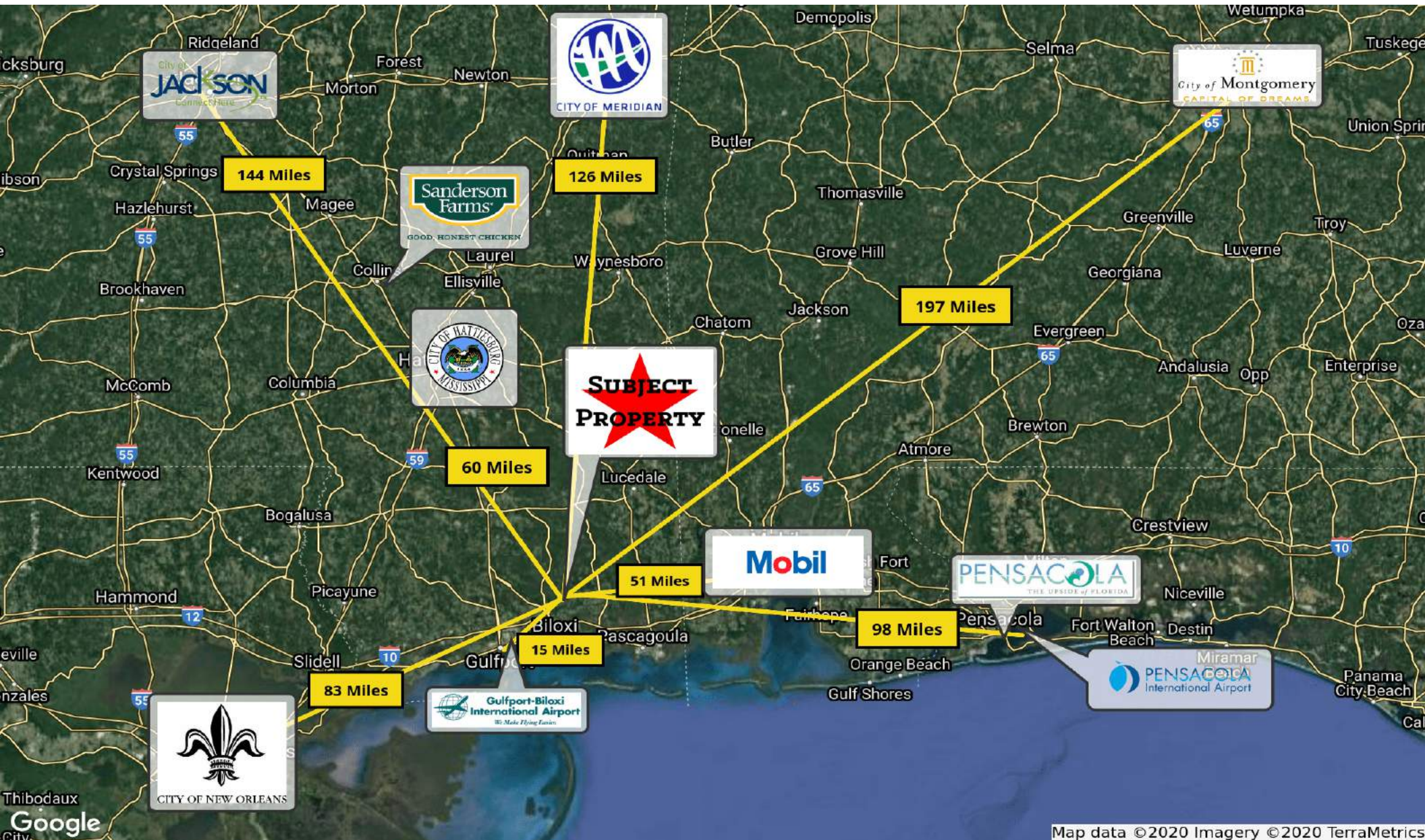
NOI	\$103,249.00
CAP RATE	6.0
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	2021
CONSTRUCTION STATUS	Under construction
FRAMING	Metal
CONDITION	Excellent
ROOF	Standing Seam Metal Roof
FREE STANDING	Yes

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RETAILER MAP



REGIONAL MAP

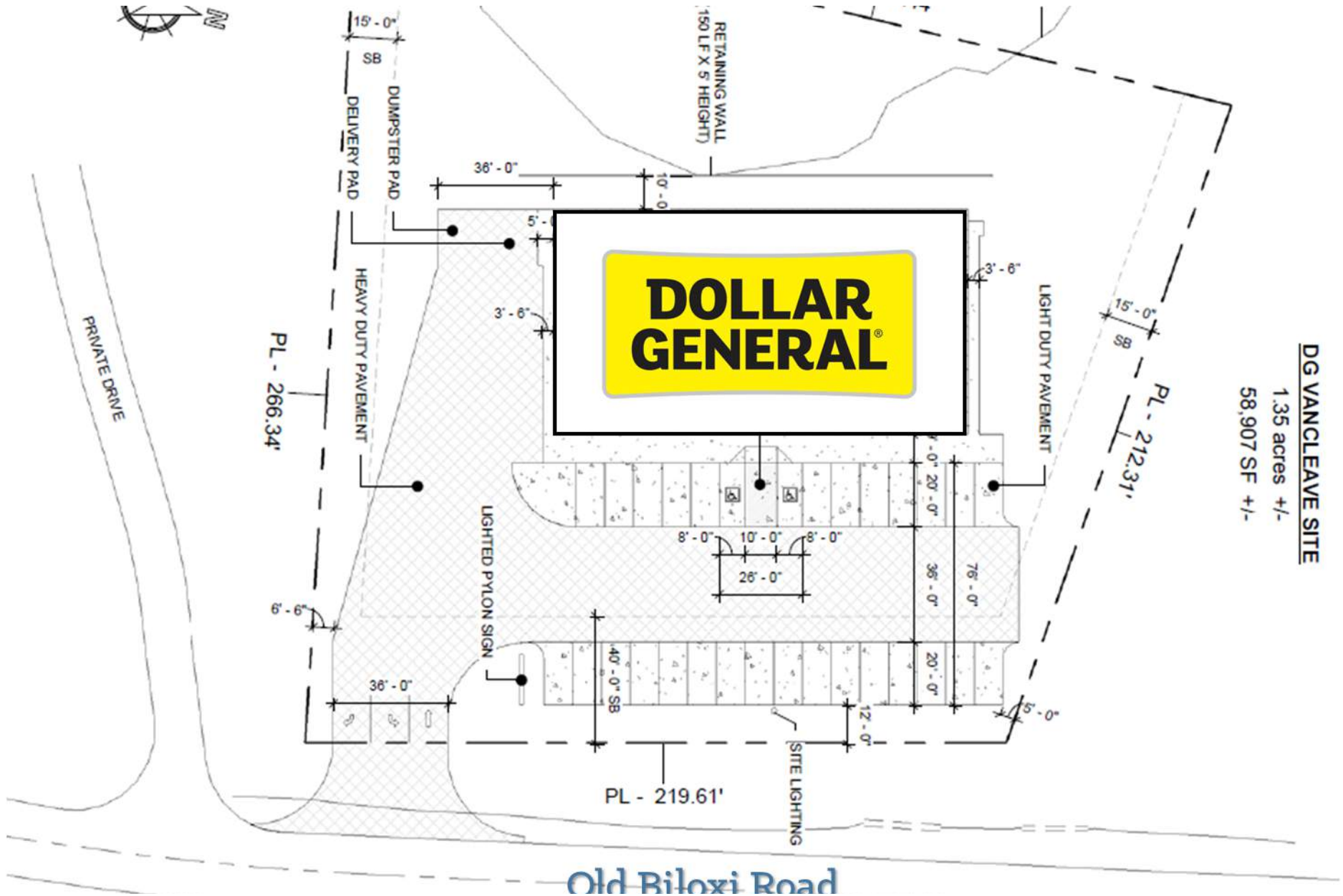


FOR SALE // RETAIL PROPERTY

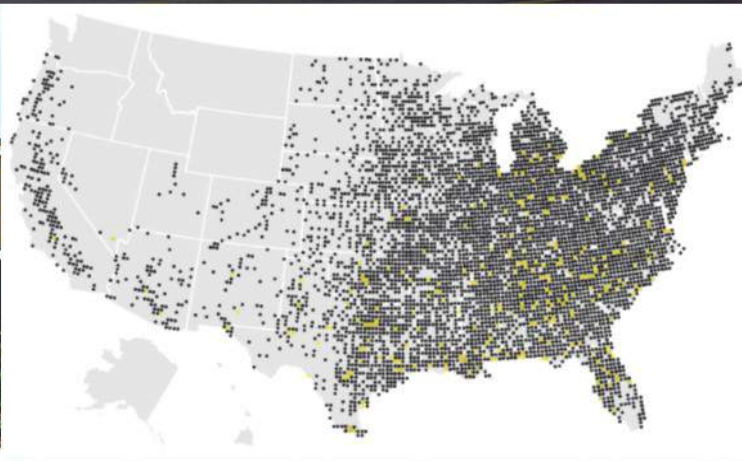
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SITE PLAN



TENANT PROFILE



Dollar General Corporation has been delivering value to shoppers for 80 years. Headquartered in Goodlettsville, TN, the BBB S&P rated, company 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 operates over 16,000 stores as of February 2020. 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.

<https://www.dollargeneral.com/>



4.6% Increase
Same Store Sales Q3



\$25.6 Billion
In Sales



1,000
Stores to Open in
2020



80
Years in Business



32 Quarters
Same Store Growth

MARKET INFORMATION



MISSISSIPPI GULF COAST QUICK FACTS

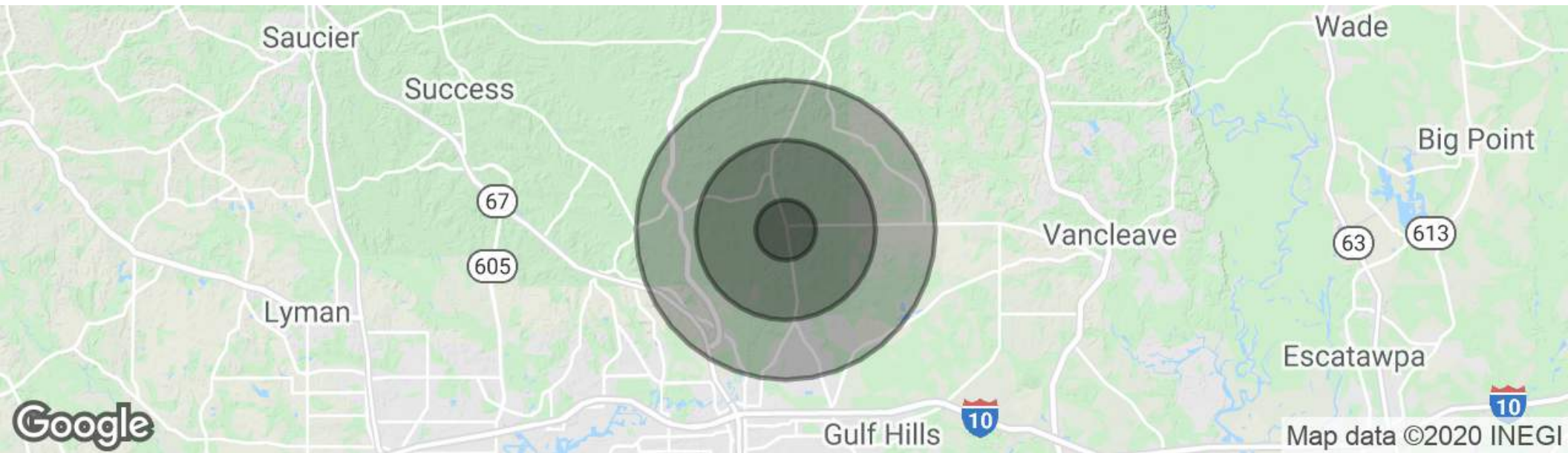
- ✓ The subject is \pm 13.7 miles from Downtown Biloxi, home to 12 casinos, and the Biloxi Shuckers of Minor League Baseball.
- ✓ Ingalls Shipbuilding in Pascagoula hosts 11,500 employees and is the largest manufacturing employer in Mississippi. Ingalls is the largest supplier of U.S. Navy warships.*
- ✓ Chevron's largest US refining facility has been in Pascagoula since 1963. This facility is in the midst of a \$1 billion expansion to allow for base oil production.
- ✓ Omega Protein in Moss Point is the world's largest manufacturer of heart-healthy fish oils containing Omega-3 fatty acids for human consumption, as well as specialty fish meals and fish oil used as value added ingredients in livestock feeds.**
- ✓ Singing River Health System has 2 Hospitals in Jackson County, Pascagoula and Ocean Springs, along with community medical clinics throughout the area.
- ✓ The Mississippi Gulf Coast is home to 6 of the top 20 High Schools ϕ in the State. Mississippi Gulf Coast Community College is one of 8 schools in the country to be named a winner of the Excellence and Equity in Community College STEM Award by the Aspen Institute.

* ingalls.huntingtoningalls.com

** jcedf.org

ϕ US News and World Report

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	482	1,863	10,315
AVERAGE AGE	38.5	38.1	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	174	668	3,594
AVERAGE HH INCOME	\$89,046	\$86,800	\$75,810

** Demographic data derived 2020 ESRI*



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ABOUT RANDALL COMMERCIAL GROUP, LLC

Randall Commercial Group, LLC is a boutique commercial real estate investment brokerage and consulting firm focused on properties and development opportunities in the southeastern United States for clients located throughout the country. Through a myriad of brokerage services, we serve institutional and individual investors as well as end users, tenant, and developers on deals ranging up to \$50 million in estimated market value.

Our proprietary research, continual education, creativity, and perseverance allow us to focus on creating client wealth by optimizing real estate strategies for businesses and investors while building meaningful, long-term relationships. The majority of our business results from expanding our client relationships and referrals from clients and peers. We believe the reward for hard work well done is the opportunity to do more of it; for this, we thank you for your trust and belief in our methodology.

Our corporate strategy is simple: client first. We do not desire to be all things to all clients, but we are singularly focused on being all things investment real estate.