

OFFERING MEMORANDUM



Dollar General in Boyle, MS

403 GAINES HWY 61, BOYLE, MS 38730

ESTD. 2010

InCommercial
Property Group



CHICAGO, IL

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Property Description

INVESTMENT OVERVIEW

InCommercial Property Group is pleased to offer the opportunity to acquire a Dollar General, located in Boyle, Mississippi just off of Highway 61. The 9,100 SF subject property is being offered for \$528,000 at a 7.27% cap rate and has a NN lease structure. Dollar General's current lease runs through March 31, 2023. Dollar General is a credit tenant and is publicly traded on the New York Stock Exchange (Symbol: DG) with a market capitalization in excess of \$39 billion. Dollar General operates more than 15,000 stores located in 45 states.

INVESTMENT HIGHLIGHTS

- 9,100 SF building
- 0.84 Acre lot
- Year Built: 2002
- Lease Structure: NN
- Lease Expiration Date: 3/31/2023
- Renewal Options: (3) Three -- Five-year options
- Corporate Guarantee: Dollar General Corporation

\$528,000

PRICE

\$38,400

NOI

7.27%

CAP RATE



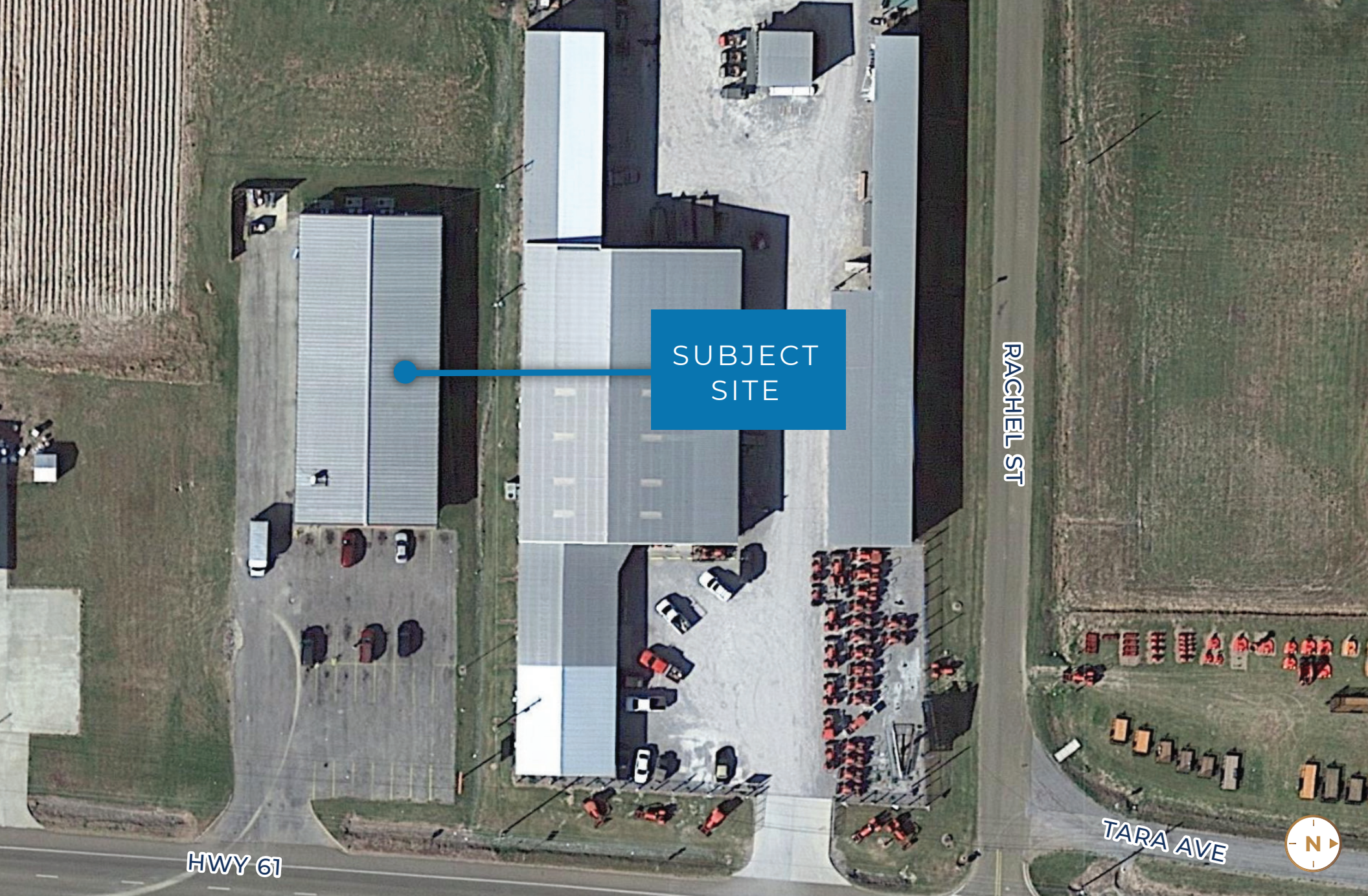
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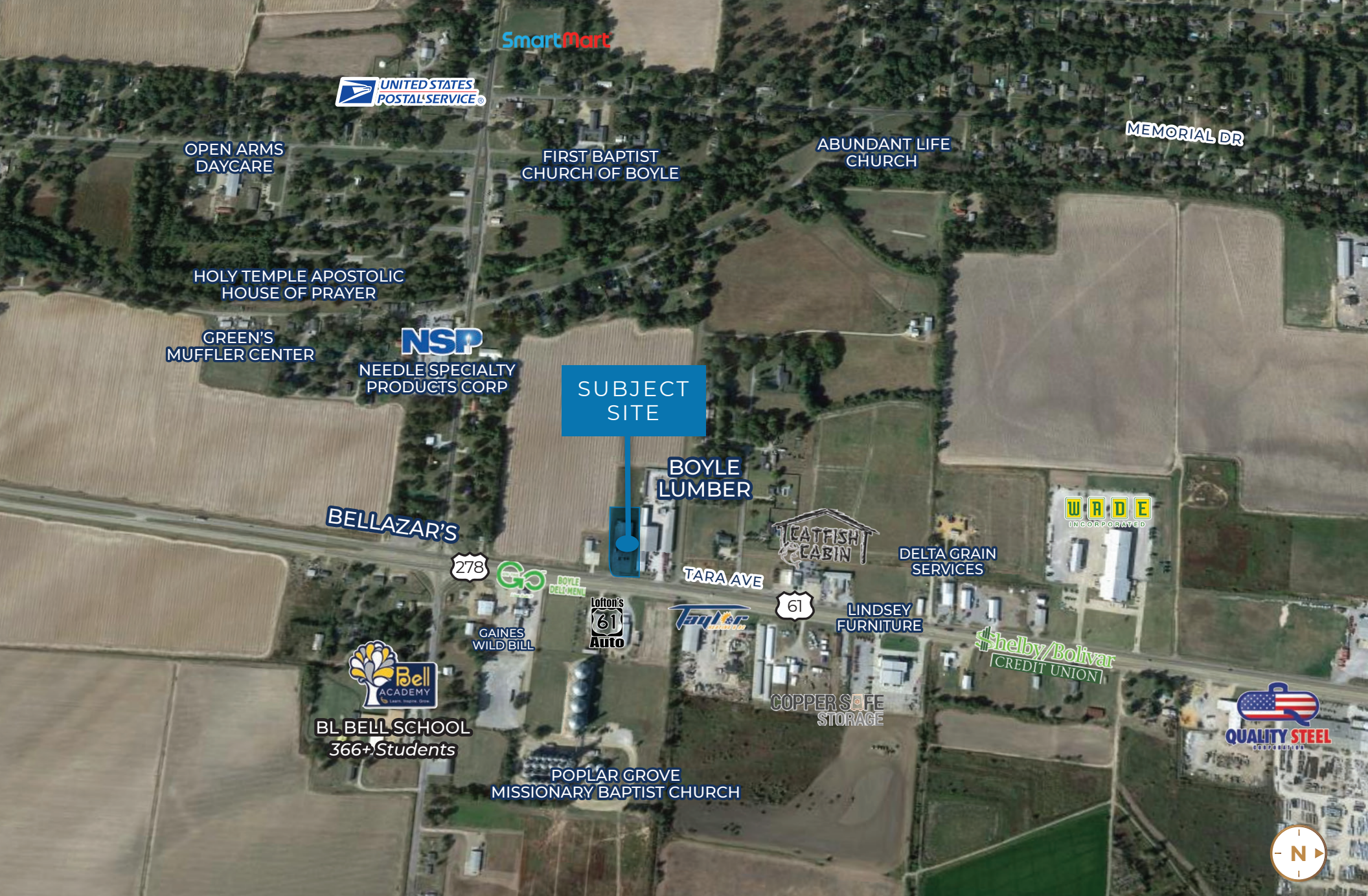
SUBJECT
SITE

RACHEL ST

HWY 61

TARA AVE





SmartMart

UNITED STATES
POSTAL SERVICE®

OPEN ARMS
DAYCARE

FIRST BAPTIST
CHURCH OF BOYLE

ABUNDANT LIFE
CHURCH

MEMORIAL DR

HOLY TEMPLE APOSTOLIC
HOUSE OF PRAYER

GREEN'S
MUFFLER CENTER

NSP
NEEDLE SPECIALTY
PRODUCTS CORP

SUBJECT
SITE

BOYLE
LUMBER

BELLAZAR'S

278

GO

BOYLE
DELIVERY

Lofton's
61
Auto

TARA AVE

61

TEAFISH
CABIN

DELTA GRAIN
SERVICES

W R D E
INCORPORATED

LINDSEY
FURNITURE

\$helby/Bolivar
[CREDIT UNION]

Bell
ACADEMY
The Learn. Inspire. Grow.

BL BELL SCHOOL
366+ Students

GAINES
WILD BILL

Taylor

COPPER SAFE
STORAGE

POPLAR GROVE
MISSIONARY BAPTIST CHURCH

QUALITY STEEL
EQUIPMENT



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Tenant Overview

DOLLAR GENERAL

DOLLAR GENERAL CORPORATION
(NYSE: DG)

Dollar General Corporation is a discount retailer that provides various merchandise products in 45 states throughout the United States. The company offers consumable products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, seasonal items and apparel at everyday low prices in convenient neighborhood locations.

Dollar General operated more than 15,000 stores located in 45 states. The company was formerly known as J.L. Turner & Son, Inc. and changed its name to Dollar General Corporation in 1968. Dollar General Corporation was founded in 1939 and is based in Goodlettsville, Tennessee.

Dollar General is an investment grade rated company with a Standard & Poor's rating of BBB. Dollar General is publicly traded on the New York Stock Exchange (Symbol: DG) with a market capitalization in excess of \$39 billion.





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