



RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED

REPRESENTATIVE PHOTO



DOLLAR GENERAL - UNDER CONSTRUCTION | LAKE CORMORANT, MS

FOR SALE // \$1,653,971 // 5.75% CAP RATE //

RETAIL PROPERTY

PRESENTED BY //

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NEW DOLLAR GENERAL | LAKE CORMORANT, MS



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

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.

IMPORTANT DISCLOSURE: An owner/agency relationship exists with an Associate Broker of Randall Commercial Group, LLC, and the owner of the Subject Property located at 3441 Highway 301, Lake Cormorant, MS. The Associate Broker has an ownership interest in the Subject Property located at 3441 Highway 301, Lake Cormorant, MS, and other business with the Manager of the ownership entity.

NEW DOLLAR GENERAL | LAKE CORMORANT, MS



INVESTMENT SUMMARY

OFFERING PRICE:	\$1,653,971
NET OPERATING INCOME:	\$95,103
OFFERING CAP RATE:	5.75%
YEAR BUILT:	2021
BUILDING SIZE:	9,100 SF
LOT SIZE:	1.8 Acres
PROPERTY ADDRESS	3441 Highway 301
CITY, STATE, ZIP:	Lake Cormorant, MS 38641
3 MILE POPULATION:	1,876

LOCATION DESCRIPTION

The subject property is ideally located on Highway 301 just off I-69 (I-69 connects Hwy 61 and I-55) in Lake Cormorant, MS. Lake Cormorant is located ± 9 -miles north of Tunica Resorts with 6 casino resorts. Lake Cormorant is part of DeSoto County, Mississippi fastest county (source: www.usa.com). Located in the northwestern corner of the state, DeSoto County is bound by Memphis/Tennessee to the north and the Mississippi River to the west. DeSoto County is part of the Memphis MSA and is the third most populous county in Mississippi. DeSoto County has grown exponentially by attracting many Memphis residents to its suburban neighborhoods (source: <https://mississippencyclopedia.org/entries/desoto-county/>). DeSoto County has one of the most highly skilled and qualified workforces in the state. Paired with the logistical access to other major metro areas and low cost of doing business, the County could see its recent growth pattern continue far into the future (source: DeSoto County Economic Development).

LEASE SUMMARY

TENANT:	Dolgenercorp, LLC d/b/a Dollar General
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	15-years
ANNUAL RENT:	\$95,103.36
RENT PSF:	\$10.45
BLDG. DELIVERY DATE:	Est. June 2021
RENT COMM. DATE:	TBD
RENEWAL OPTIONS:	Five (5), Five (5) Year Options
RENT BUMPS:	10% per Option
LEASE GUARANTOR:	Dollar General Corporation

PROPERTY DESCRIPTION

Randall Commercial Group, LLC is pleased to exclusively offer for sale this brand new, free-standing brick Dollar General located in Lake Cormorant, Mississippi. The subject property has a 15-year, NNN lease with an estimated delivery date of June 2021. The property is located along Highway 301, just off I-69. Lake Cormorant is part of DeSoto County, the fastest growing county in MS, as well as the Memphis MSA. Dollar General is an investment grade tenant with a Standard & Poor's "BBB" credit rating.



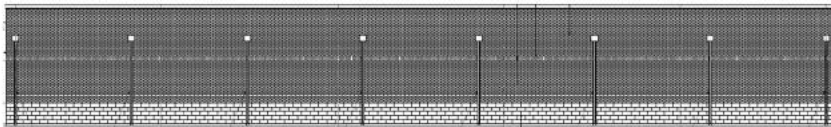
NEW DOLLAR GENERAL | LAKE CORMORANT, MS



Front Elevation



Back Elevation



LOCATION INFORMATION

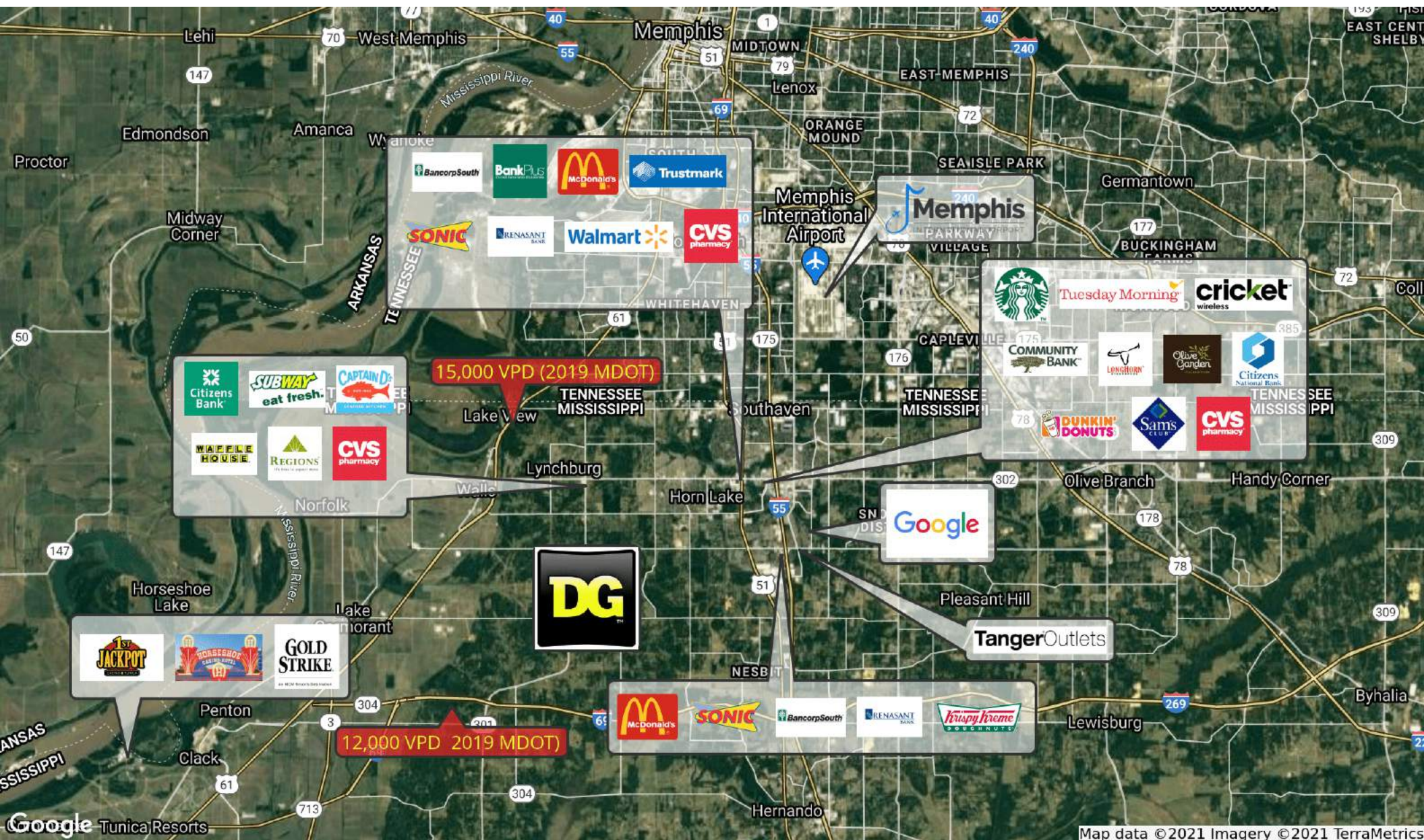
BUILDING NAME	Dollar General - Under Construction Lake Cormorant, MS
STREET ADDRESS	3441 Highway 301
CITY, STATE, ZIP	Lake Cormorant, MS 38641
COUNTY	Desoto
MARKET	Memphis
SIGNAL INTERSECTION	No
ROAD TYPE	Paved
NEAREST AIRPORT	Memphis International Airport

BUILDING INFORMATION

NOI	\$95,103.36
CAP RATE	5.75
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



NEW DOLLAR GENERAL | LAKE CORMORANT, MS

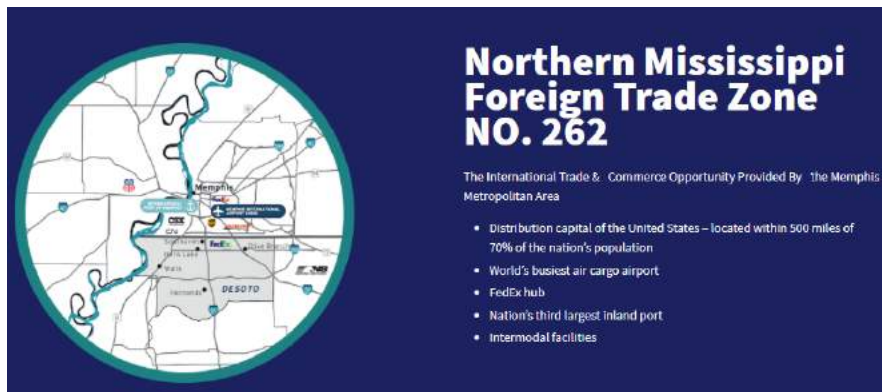


FOR SALE // RETAIL PROPERTY

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OFFICE: 662.234.4044 // 850 INSIGHT PARK AVE. UNIVERSITY, MS 38677 // RANDALLCOMMERCIALGROUP.COM

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DESOTO COUNTY

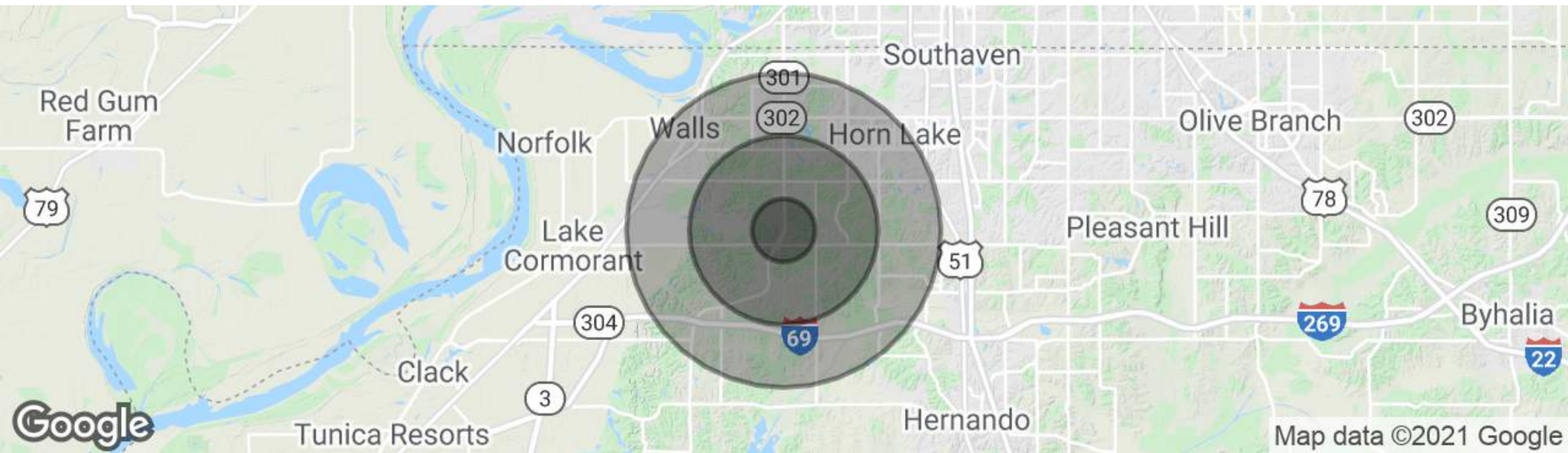
The County has experienced a large population boom over the past decade, driven by the migration of key industries and lower cost of living compared to Memphis, TN. The area's growth has benefited from solid job creation and a leading healthcare presence. DeSoto County has the highest median income in the state of Mississippi and has experienced some of the fastest population growth in the country in recent years, making it a rising star for commercial real estate investments. This prime location is in the wealthiest county in Mississippi and has the highest-ranked school systems in the state. DeSoto County has one of the most highly skilled and qualified workforces in the state. Paired with the logistical access to other major metro areas and low cost of doing business, the County could see its recent growth pattern continue far into the future.

MARKET HIGHLIGHTS

- DeSoto County ranks 7th in job creation in the nation and Southaven is located just minutes away from Memphis International Airport
- The population has grown 156% since 1990 in Southaven and 243% in DeSoto County (Census)
- Amazon, AT&T, McKesson, and Amerisource Bergen have major fulfillment centers in DeSoto County (DeSoto County Economic Development)
- Google is opening its first US Operations Center in Southaven, MS, a 60,000 sq.ft. building that is scheduled for completion in the summer of 2021 (DeSoto County Economic Development)
- DeSoto County has two of the top five high schools in the state (Lewisburg High School ranked #1, DeSoto Central High ranked #5). The schools have consistently maintained an "A" ranking, one of only nine counties in the state to hold this rank (DeSoto Times Tribune)
- The county's top employers include the healthcare giants of Baptist Memorial Hospital and Methodist Olive Branch Hospital, and the numerous distribution and manufacturing businesses including FedEx, Williams-Sonoma, McKesson, Siemens, Milwaukee Electric, and Synnex (DeSoto County Economic Development)
- Large new developments such as the Silo Square mixed-use community and the recent major industrial developments of the 1.4M sq.ft. Medline distribution facility, 200,000 sq.ft. Spectra Laboratory, and Google Operations Center show commitment to the area by some of the nation's most innovative corporations



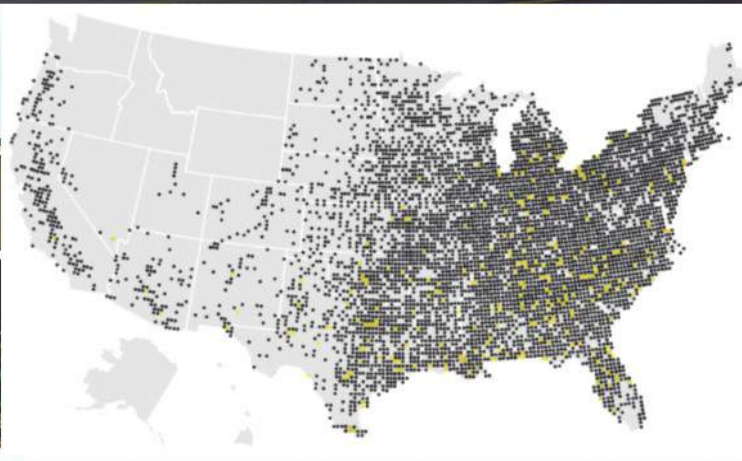
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SUMMARY 2020	1 MILE	3 MILES	5 MILES
	304		35,557
HOUSEHOLDS	101	1,876	12,276
FAMILIES	78	1,414	8,846
AVG HH SIZE	3.01	2.87	2.89
MEDIAN AGE		39.4	34.3
MEDIAN HH INCOME	\$75,000	\$54,916	\$52,148
AVG	\$89,012	\$72,314	\$66,378

* Demographic data derived from Site to Do Business (Esri 2020)

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



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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.