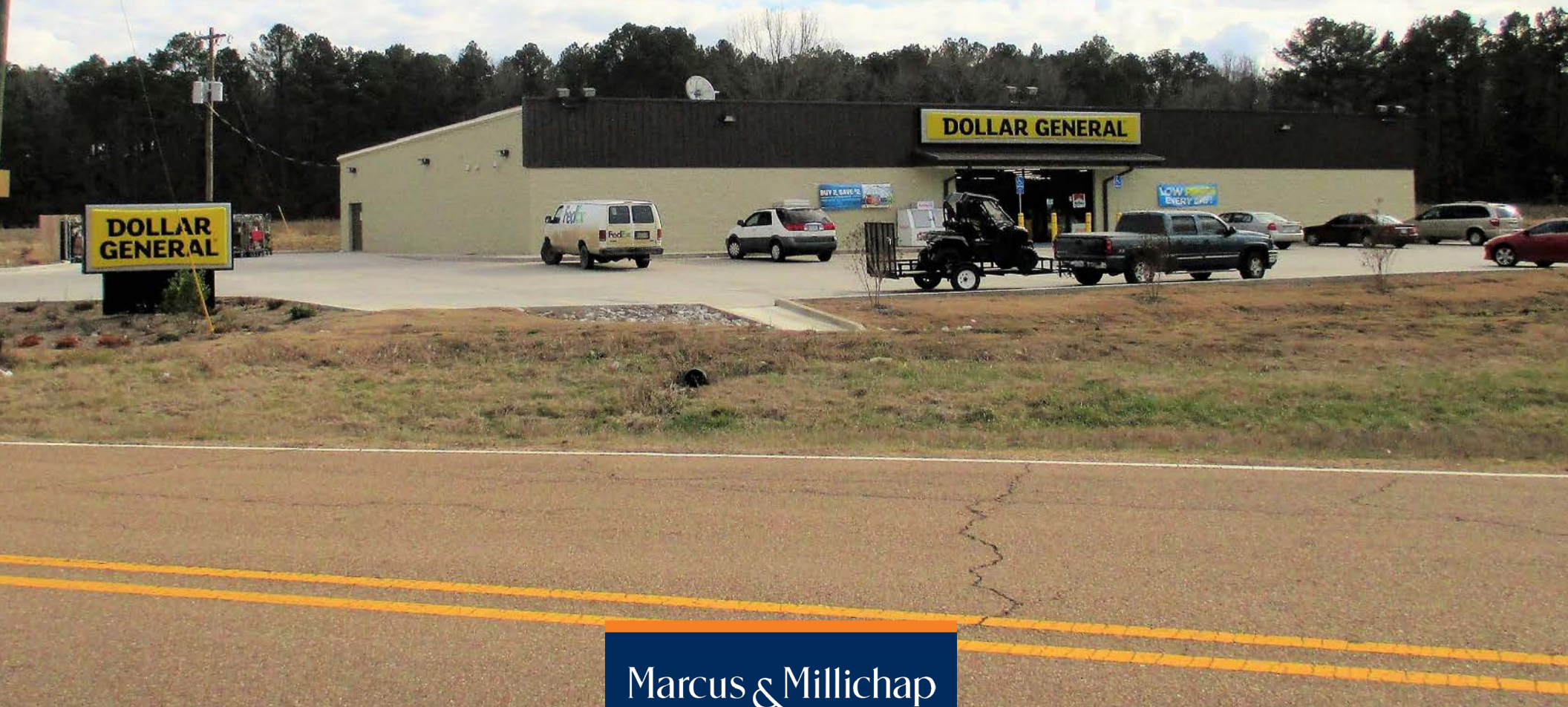


DOLLAR GENERAL

Actual Location

472 Pisgah Rd, Brandon, MS 39047





ROSS R BARNETT RESERVOIR
2 MILLION ANNUAL VISITORS

SAND HILL

GOSHEN
SPRINGS

DOLLAR GENERAL

25 MILES TO
JACKSON, MS

25

Ashland
Estates

JACKSON AIRPORT

JACKSON

JSU JACKSON STATE
UNIVERSITY®
1877

OUTLETS OF MISSISSIPPI

BRANDON

Pearl

Walmart Supercenter	Kroger	Starbucks	Bass Pro Shops
Subway	Applebee's	Wendy's	TACO BELL
COUNTRY FISHERMAN	HARBOR FREIGHT TOOLS	Office DEPOT	SAM'S CLUB
O'Reilly AUTO PARTS	golden corral	Raising Cane's	Krystal
RAMADA WORLDWIDE	ROCKY CORRAL	Chick-fil-z	WELLS FARGO
Firestone	SONIC	Waffle House	QUALITY INN
McDonald's	POPEYES	LOUISIANA KITCHEN	

FINANCIAL SUMMARY



LISTING PRICE

\$1,371,000



CAP RATE

6.40%

472 PISGAH ROAD, BRANDON, MS

PROPERTY OVERVIEW

Base Rent	\$87,744
Building SF	9,100 SF*
Lot Size	2.01 Acres*
Ownership	Fee Simple

***Building and lot info per CoStar - Buyer will need to verify the accuracy of this during the due diligence period.**

LEASE OVERVIEW

DOLLAR GENERAL

LEASE SUMMARY

Lease Type	Absolute NNN
Tenant	Dollar General
Ownership	Fee Simple
Lease Term	15 years
Lease Commencement Date	March 25, 2016
Lease Expiration Date	March 31, 2031
Term Remaining	9.9 years
Increases	10% in each Options
Options	Five, 5-year

RENT SCHEDULE

Current - 3/31/2031	\$87,744
Option 1	\$96,520
Option 2	\$106,172
Option 3	\$116,789
Option 4	\$1128,468
Option 5	\$141,315
NOI	\$87,744
TOTAL RETURN	6.40% \$87,744

DOLLAR GENERAL

INVESTMENT HIGHLIGHTS

- ▶ Absolute NNN Lease with 9.9 years remaining on term
- ▶ Investment Grade Corporate Guarantor (NYSE: DG) BBB Rating by S&P
- ▶ 2016 Build-to-Suit construction
- ▶ 10% rent increase in each Option period

PROPERTY HIGHLIGHTS

- ▶ 23,000+ residents within 10-miles with projected growth
- ▶ Hard corner location with excellent visibility from Hwy-25 (4,900 VPD)
- ▶ Average Household Income of \$85,000+ within 3-miles
- ▶ Minutes from the Barnett Reservoir, which has over 2 million annual recreation-seeking visitors
- ▶ Brandon is part of the Jackson MSA and less than 30 minutes to Jackson
- ▶ Brandon, one of the fastest growing cities in MS, ranked as the 2nd best city to live in MS (2018, onlyinyourstate.com)
- ▶ Minimal local competition - only one Dollar General within 10-miles



TENANT OVERVIEW

Dollar General Corporation has been delivering value to shoppers for over 75 years. Dollar General 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, clothing for the family, housewares and seasonal items at low everyday prices in convenient neighborhood locations. Dollar General operated 16,000+ stores in 44 states as of March 2020. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola.

Dollar General's (DG) business strategy revolves around driving profitable top line growth while enhancing its low-cost operator position and capturing new growth opportunities. The company attempts to drive profitable top line growth through strategies like improving the in-stock position of its stores and continuously offering products at competitive prices.

- **Dollar General reported profit of \$574.3MM in 2020 Q3**
- **Dollar General's same store sales rose 12.2% in 2020 Q3**
- **Dollar General revenue for the twelve months ending January 31, 2020 was \$27.754B, a 8.31% increase year-over-year**
- **Dollar General annual revenue for 2019 was \$25.625B**

 **17,000+**
LOCATIONS

 HEADQUARTERED IN
Goodlettsville, TN

\$23.47
Billion
SALES VOLUME

STOCK SYMBOL
NASDAQ:
DG

FOUNDED IN
1955

MORE THAN
129,000
EMPLOYEES



BBB
STANDARD & POOR'S
CREDIT RATING



DOLLAR GENERAL

**235 MILES TO
MONTGOMERY**

MONTGOMERY

JACKSON

**25 MILES TO
JACKSON**

**200 MILES TO
MOBILE**

MOBILE

**185 MILES TO
BATON ROUGE**

BATON ROUGE

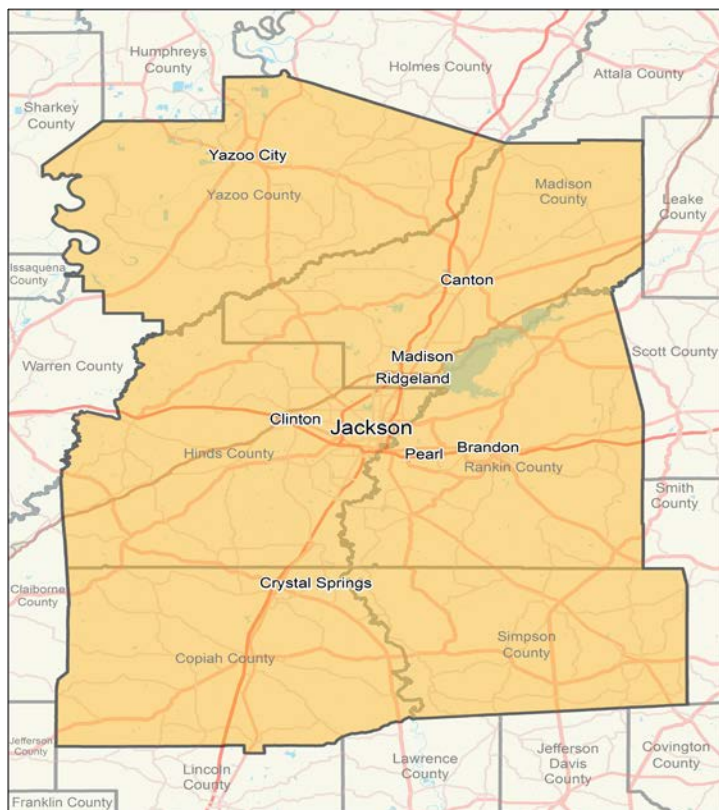
DEMOGRAPHICS

POPULATION	3 Miles	5 Miles	10 Miles
■ 2025 Projection			
Total Population	1,980	3,168	26,376
■ 2020 Estimate			
Total Population	1,809	2,931	24,321
■ 2010 Census			
Total Population	1,539	2,546	21,114
■ 2000 Census			
Total Population	1,364	2,399	14,816
■ Current Daytime Population			
2020 Estimate	1,110	1,832	14,250
HOUSEHOLDS	3 Miles	5 Miles	10 Miles
■ 2025 Projection			
Total Households	771	1,218	9,985
■ 2020 Estimate			
Total Households	702	1,120	9,127
Average (Mean) Household Size	2.69	2.67	2.68
■ 2010 Census			
Total Households	585	954	7,789
■ 2000 Census			
Total Households	507	871	5,385
■ Occupied Units			
2025 Projection	771	1,218	9,985
2020 Estimate	808	1,275	9,862
HOUSEHOLDS BY INCOME	3 Miles	5 Miles	10 Miles
■ 2020 Estimate			
\$150,000 or More	7.78%	12.13%	17.45%
\$100,000 - \$149,000	12.71%	15.91%	19.20%
\$75,000 - \$99,999	11.11%	11.94%	16.25%
\$50,000 - \$74,999	18.71%	17.35%	17.58%
\$35,000 - \$49,999	12.86%	10.94%	9.05%
Under \$35,000	36.81%	31.74%	20.46%
Average Household Income	\$65,495	\$81,804	\$102,008
Median Household Income	\$50,540	\$63,597	\$79,181
Per Capita Income	\$25,531	\$31,371	\$38,353

HOUSEHOLDS BY EXPENDITURE	3 Miles	5 Miles	10 Miles
Total Average Household Retail Expenditure	\$60,771	\$66,046	\$75,929
■ Consumer Expenditure Top 10 Categories			
Housing	\$16,119	\$17,682	\$20,681
Transportation	\$10,746	\$12,092	\$14,067
Shelter	\$8,892	\$9,877	\$11,736
Food	\$6,578	\$7,170	\$8,246
Personal Insurance and Pensions	\$5,425	\$6,143	\$7,286
Health Care	\$4,343	\$4,673	\$5,267
Utilities	\$3,783	\$3,991	\$4,327
Entertainment	\$2,180	\$2,452	\$2,940
Household Furnishings and Equipment	\$1,531	\$1,694	\$2,069
Apparel	\$1,378	\$1,503	\$1,819
POPULATION PROFILE	3 Miles	5 Miles	10 Miles
■ Population By Age			
2020 Estimate Total Population	1,809	2,931	24,321
Under 20	24.23%	24.49%	26.29%
20 to 34 Years	17.88%	16.56%	16.51%
35 to 39 Years	6.56%	6.40%	7.28%
40 to 49 Years	16.10%	16.53%	15.46%
50 to 64 Years	20.91%	21.81%	20.23%
Age 65+	14.31%	14.22%	14.23%
Median Age	40.88	41.65	39.95
■ Population 25+ by Education Level			
2020 Estimate Population Age 25+	1,256	2,038	16,636
Elementary (0-8)	3.45%	3.42%	2.32%
Some High School (9-11)	9.03%	8.36%	6.70%
High School Graduate (12)	35.96%	33.12%	23.58%
Some College (13-15)	23.63%	22.75%	21.76%
Associate Degree Only	9.03%	9.86%	10.29%
Bachelors Degree Only	11.31%	13.76%	22.60%
Graduate Degree	6.85%	7.63%	11.86%

MARKET OVERVIEW - JACKSON, MS

The city of Jackson is the capital city of Mississippi and is equidistant between New Orleans and Memphis. The Jackson metro consists of Copiah, Hinds, Madison, Rankin, Simpson and Yazoo counties. A low cost of living along with a skilled manufacturing workforce are driving growth in the local auto industry. Even though the median income here falls far below the national average, the homeownership rate of 68 percent surpasses the U.S. level.



METRO HIGHLIGHTS



MANUFACTURING INDUSTRY

Manufacturing plays an important role in the economy. Nissan has a workforce of more than 6,000 workers at the Nissan Canton Vehicle Assembly Plant.



STATE CAPITAL

Jackson is the capital city of Mississippi and the state's largest urban center, supporting a broad base of public sector employment.



AUTOMOTIVE INDUSTRY CONTRACTORS

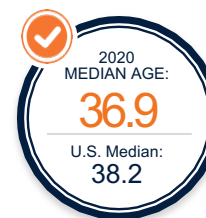
The presence of Nissan supports the existence of other manufacturing and automotive suppliers in the metro, such as Delphi Technology and Johnson Controls.



ECONOMY

- The area's largest industry is the local, state and federal governments, which account for more than 39,000 jobs. The public education and higher-education sectors are also strong contributors to the workforce. The largest institution of higher learning in the metro is Jackson State University.
- A broad base of manufacturing talent is present in the Jackson metro. Experienced workers here have engineering, production manufacturing, computer technology and materials handling skills.
- The University of Mississippi Medical Center, Baptist Health Systems and Mississippi State Hospital head the market's sizable healthcare sector.

DEMOGRAPHICS



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