



RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED



REPRESENTATIVE PHOTO

DOLLAR GENERAL - VICKSBURG, MS

FOR SALE // \$1,651,328 // 5.9% CAP RATE //

RETAIL PROPERTY

PRESENTED BY //

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DISCLAIMER



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.

INVESTMENT SUMMARY



INVESTMENT SUMMARY

OFFERING PRICE:	\$1,651,328
NET OPERATING INCOME:	\$97,428
OFFERING CAP RATE:	5.9%
YEAR BUILT:	2012
BUILDING SIZE:	9,026 SF
LOT SIZE:	1.68 Acres
PROPERTY ADDRESS	3305 Pemberton Square Blvd
CITY, STATE, ZIP:	Vicksburg, MS 39180
5 MILE POPULATION:	19,155

PROPERTY DESCRIPTION

Randall Commercial Group, LLC is pleased to exclusively offer for sale this NNN, free-standing Dollar General located in Vicksburg, MS. The subject property is located off of Interstate 20, the major interstate which connects Dallas to Atlanta, only +/-2.1 miles from the Mississippi and Louisiana state line. This property has approximately 6.7 years remaining on the initial 15-year lease and five (5) five (5) year options, with a 3% rent increase in 2023. Dollar General is an investment grade tenant with a Standard & Poor "BBB" credit rating.

PROPERTY HIGHLIGHTS

- Single Tenant Net Lease Investment Opportunity
- 3% Rent Increase in 2023
- Approximately 6.7 Years Remaining on Initial 15-Year Term
- Corporate Guaranty by Dolgencorp, LLC

LEASE SUMMARY

TENANT:	Dolgencorp, LLC
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	15 Years
ANNUAL RENT:	\$97,428.36
RENT PSF:	\$10.79/psf
RENT COMM. DATE:	January 2013
RENEWAL OPTIONS:	Five (5) Five (5) Year Options
RENT BUMPS:	3% Rent Increase in Year 11, 10% in Options
LEASE GUARANTOR:	Dollar General Corporation



COMPLETE HIGHLIGHTS



REPRESENTATIVE PHOTO

LOCATION INFORMATION

BUILDING NAME	Dollar General - Vicksburg, MS
STREET ADDRESS	3305 Pemberton Square Blvd
CITY, STATE, ZIP	Vicksburg, MS 39180
COUNTY	Warren
SIGNAL INTERSECTION	No

BUILDING INFORMATION

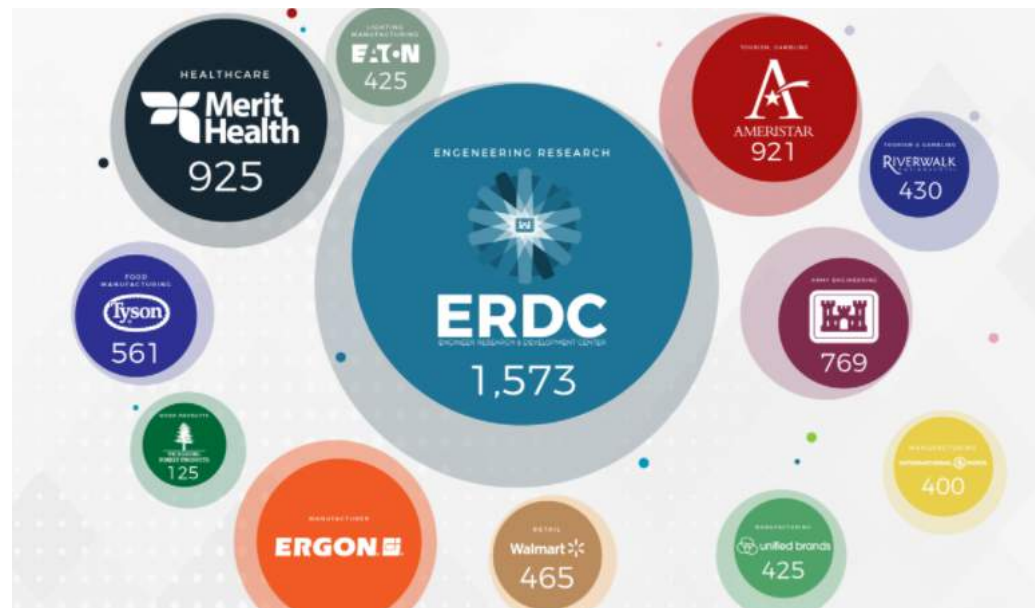
NOI	\$97,428.36
CAP RATE	5.90%
INITIAL TERM	15 Years
TERM REMAINING	~6.70 Years
RENT INCREASE	3% in Year 11, 10% in Options
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	2012
CONSTRUCTION STATUS	Existing
ROOF	Standing Seam Metal Roof
FREE STANDING	Yes

VICKSBURG, MS



VICKSBURG ECONOMY

- Cost of living is 19.2% lower than the National Average and 0.3% cheaper than Mississippi Average -datausa.io/profile/geo/vicksburg-ms/
- Housing is 36% cheaper than National Average -datausa.io/profile/geo/vicksburg-ms/
- Since 1825, Vicksburg has maintained its leading role as a trading center on the Mississippi River and as an important getaway for national and international trade, supporting 21 businesses and over 4,000 employees -vicksburgusa.com
- The Port of Vicksburg is the 15th largest inland Port in the country based on tonnage, according to the United States Army Corp of Engineers.-vicksburgusa.com
- Vicksburg's strategic advantages include a pro-business environment, a strong combination of logistical options, and direct access to Mississippi's largest metro area -vicksburgusa.com
- Transportation is 36% cheaper than National Average -datausa.io/profile/geo/vicksburg-ms/
- Vicksburg has seen the job market increase by 1.8% over the last year -bestplaces.net



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 17,000+ stores as of January 2021. 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/>

Highlights of 2020

1. Net sales *increased* 21.6% to \$33.7 billion, and same-store sales increased 16.3%
2. Operating profit *increased* 54.4% to 3.6 billion
3. Net income *grew* to \$2.7 billion, and diluted earnings per share increased 59.9% to \$10.62
4. Cash flows from operations were \$3.9 billion, an *increase* of 73.2%



17,000+ STORES ACROSS 46 STATES



12.2% Increase
Same Store Sales Q4



\$33.7 Billion
In Sales



1,050
Stores to Open in



81
Years in Business



32 Quarters
Same Store Growth

LOCATION MAP



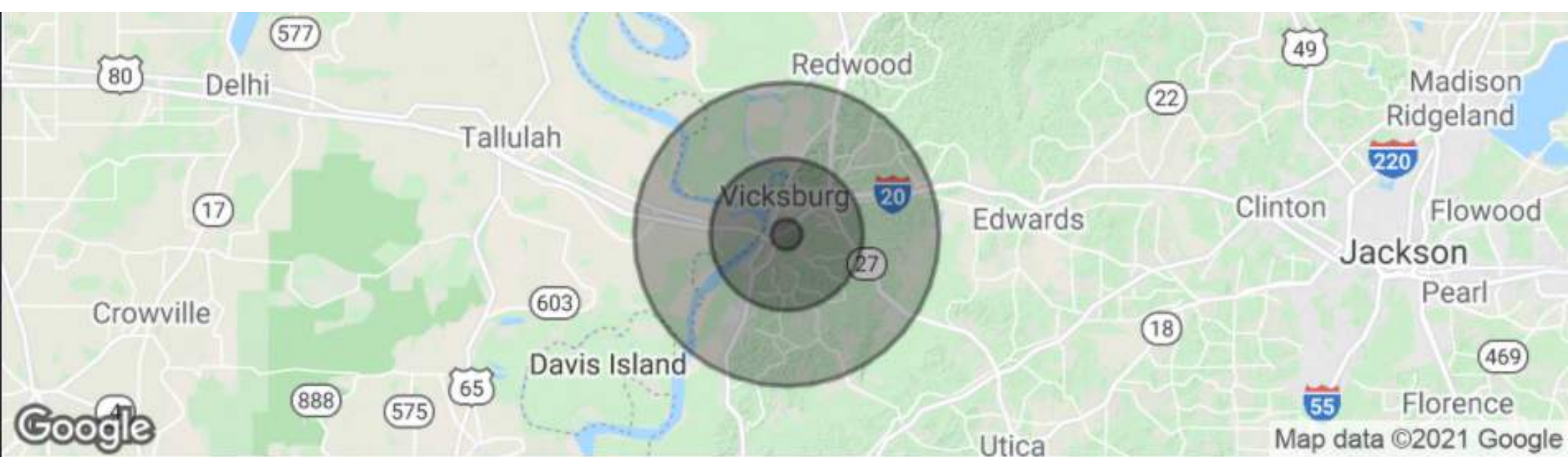
AERIAL MAP



REGIONAL MAP



DEMOGRAPHICS



POPULATION	1 MILE	5 MILE	10 MILE
TOTAL POPULATION	2,071	19,155	28,632
AVERAGE AGE	39.0	39.5	38.6



HOUSEHOLDS & INCOME	1 MILE	5 MILE	10 MILE
TOTAL HOUSEHOLDS	936	7,763	11,297
# OF PERSONS PER HH	2.14	2.40	2.49
AVERAGE HH INCOME	\$58,397	\$55,550	\$55,806

**Demographic data derived from 2020 US Census*



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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.