

RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED



DOLLAR GENERAL | SAUCIER, MS

FOR SALE // \$1,940,948 // 5.8% 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.

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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:	\$1,940,948
NET OPERATING INCOME:	\$112,575
OFFERING CAP RATE:	5.8%
YEAR BUILT:	2014
BUILDING SIZE:	9,002 SF
LOT SIZE:	1.55 Acres
PROPERTY ADDRESS	17140 West Wortham Road
CITY, STATE, ZIP:	Saucier, MS 39574
3 MILE POPULATION:	4,866

PROPERTY DESCRIPTION

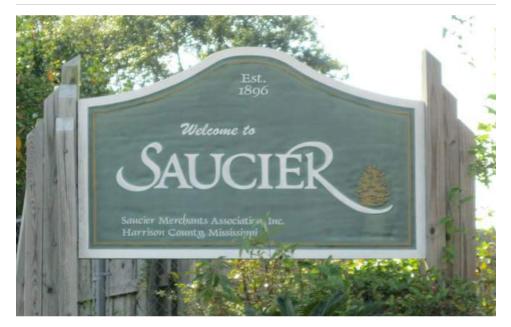
Randall Commercial Group, LLC is pleased to exclusively offer for sale this free-standing NNN Dollar General investment property located in Saucier, MS. The property is located on West Wortham Road, along Hwy 49, minutes from Gulfport/Biloxi. This property features a NNN lease with approximately 8.5 years remaining on the initial 15-year term and five (5) five (5) year options. Dollar General is an investment-grade tenant with a Standard & Poor's "BBB" credit rating and is considered one of the strongest tenants in the nation.

PROPERTY HIGHLIGHTS

- NNN Single Tenant Investment Opportunity
- Located in South Mississippi, bordering Gulfport-Biloxi
- ~8.5 Years Remaining on Initial 15-Year Lease
- 10% Increases per Option
- Corporate Guaranty from Dollar General Corporation

LEASE SUMMARY

TENANT:	Dolgencorp, LLC d./b/a Dollar General
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	15 Years
ANNUAL RENT:	\$112,575.00
RENT PSF:	\$12.50/psf
RENT COMM. DATE:	December 2014
RENEWAL OPTIONS:	Five (5) Five (5) Year Options
RENT BUMPS:	10% in Each Option
LEASE GUARANTOR:	Dollar General Corporation



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COMPLETE HIGHLIGHTS





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LOCATION INFORMATION

BUILDING NAME	Dollar General Saucier, MS
STREET ADDRESS	17140 West Wortham Road
CITY, STATE, ZIP	Saucier, MS 39574
COUNTY	Harrison
SIGNAL INTERSECTION	No

BUILDING INFORMATION

NOI	\$112,575.00
CAP RATE	5.8
OCCUPANCY %	100.0%
TENANCY	Single
YEAR BUILT	2014
ROOF	Standing Seam Metal Roof
FREE STANDING	Yes









AERIAL MAP

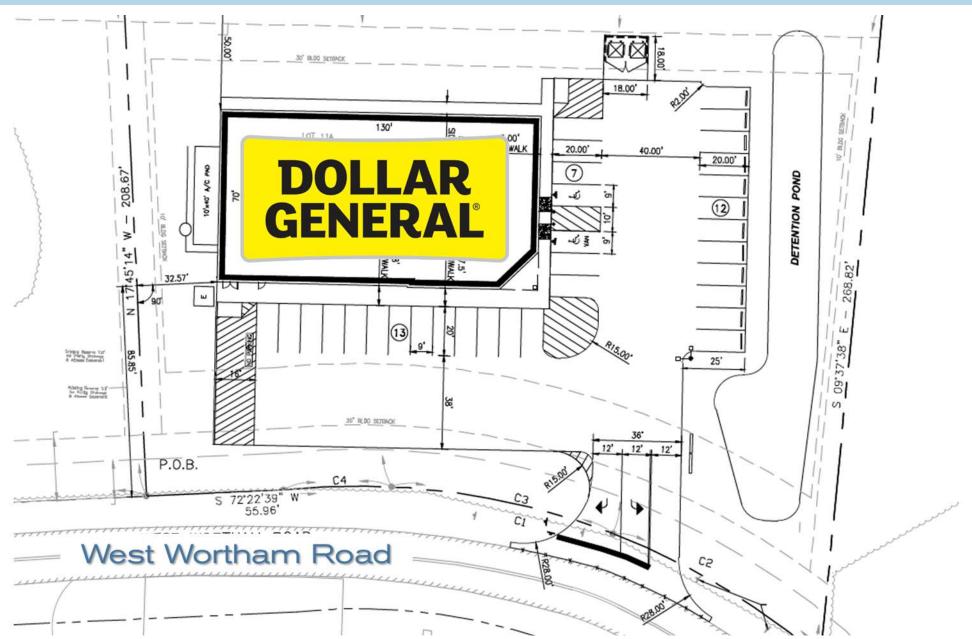






SITE PLAN





FOR SALE // RETAIL PROPERTY

PAGE 7

SAUCIER, MS





SAUCIER, MS

- Saucier, under 20 miles inland from the MS coast, is part of the Gulfport-Biloxi-Pascagoula MSA in Harrison County
- 2nd most populous county in MS with 200,000+ residents US Census Bureau
- Saucier sees a cost of living 13.2% lower than the national average bestplaces.net
- Harrison County has seen a population increase of 11% since 2010 US Census Bureau
- Harrison County has a large military presence with Keesler Airforce Base and the Naval Construction Battalion - mscoast.org
- 2 university satellite campuses, a community college, and 7 hospitals serve the county- mscoast.org





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TENANT PROFILE





Highlights of 2020

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



17,000+ STORES ACROSS 46 STATES

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, Mills. General PepsiCo.

https://www.dollargeneral.com/



12.2% Increase

Same Store Sales O4



\$33.7 Billion

In Sales



1,050

Stores to Open in 2021

81

Years in Business



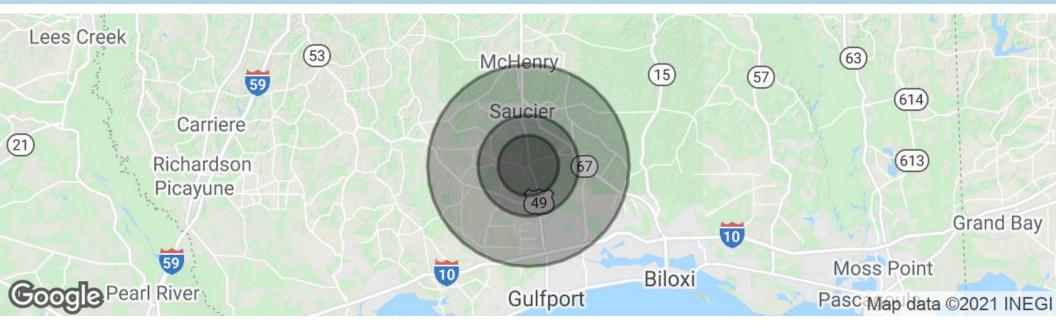
32 Quarters

Same Store Growth



DEMOGRAPHICS MAP & REPORT





POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	4,866	13,147	66,308
AVERAGE AGE	38.3	38.2	37.1
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,712	4,721	24,202
# OF PERSONS PER HH	2.84	2.78	2.70
AVERAGE HH INCOME	\$64,132	\$68,529	\$68,121

^{*} Demographic data derived from 2020 ESRI Report



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Representative Photo

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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.