



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Dollar General
803 College Avenue
Jackson, AL 36545

EXCLUSIVELY MARKETED BY:



TODD LEWIS

Lic. # 703013

512.957.0597 | DIRECT

todd@SIGnnn.com



ELAN SIEDER

Lic. # 678407

512.649.5185 | DIRECT

elan@SIGnnn.com

305 Camp Craft Rd, Suite 550
Westlake Hills, TX 78746
844.4.SIG.NNN
www.SIGnnn.com

In Cooperation with BoR: Andrew Ackerman
Lic. #C0001099750

TABLE OF CONTENTS

04

06

07

12

14

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

LEASE ABSTRACT

Lease Summary
Rent Roll

PROPERTY OVERVIEW

Property Images
Location, Aerial & Retail Maps

AREA OVERVIEW

City Overview
Demographics

TENANT OVERVIEW

Tenant Profile

© 2021 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy; however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.

INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 7,500 SF Dollar General Located at 803 College Avenue in Jackson, AL. This Deal Includes a Low Price Point Investment With a Rent Increase of 5% Set For September 2021, Providing For a Unique Opportunity.

OFFERING SUMMARY

PRICE	\$475,000
CAP	7.33%
NOI	\$34,818
PRICE PER SF	\$63.33
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	803 College Avenue Jackson, AL 36545
COUNTY	Clarke
BUILDING AREA	7,500 SF
LAND AREA	0.73 AC
BUILT	1997



ACTUAL PROPERTY IMAGE

HIGHLIGHTS

- Rent Increase of 5% Set For September 2021
- Low Price Point Deal
- Corporate Guarantee
- Dollar General is a Publicly Traded (NYSE: DG) Fortune 500 Company With an S&P Investment Grade Credit Rating of BBB
- Dollar General Operates 17,426 Stores in 46 States as of April 30, 2021
- Located on the Major North/South Artery Through Town and Within Minutes of the Jackson Medical Center and Walmart Supercenter
- Jackson is Located Along the East Bank of the Tombigbee River and Was Named After President Andrew Jackson
- The Economy in Jackson is Timber Based and is Home to the Packaging Corporation of America, the Largest Employer in the City
- Mobile is 1 Hour South of Jackson on US-43
- Nearby Tenants Include: CVS Pharmacy, Minnie Mae's, NAPA Auto Parts, Tractor Supply, Ace Hardware, USPS, Sonic, McDonald's and More



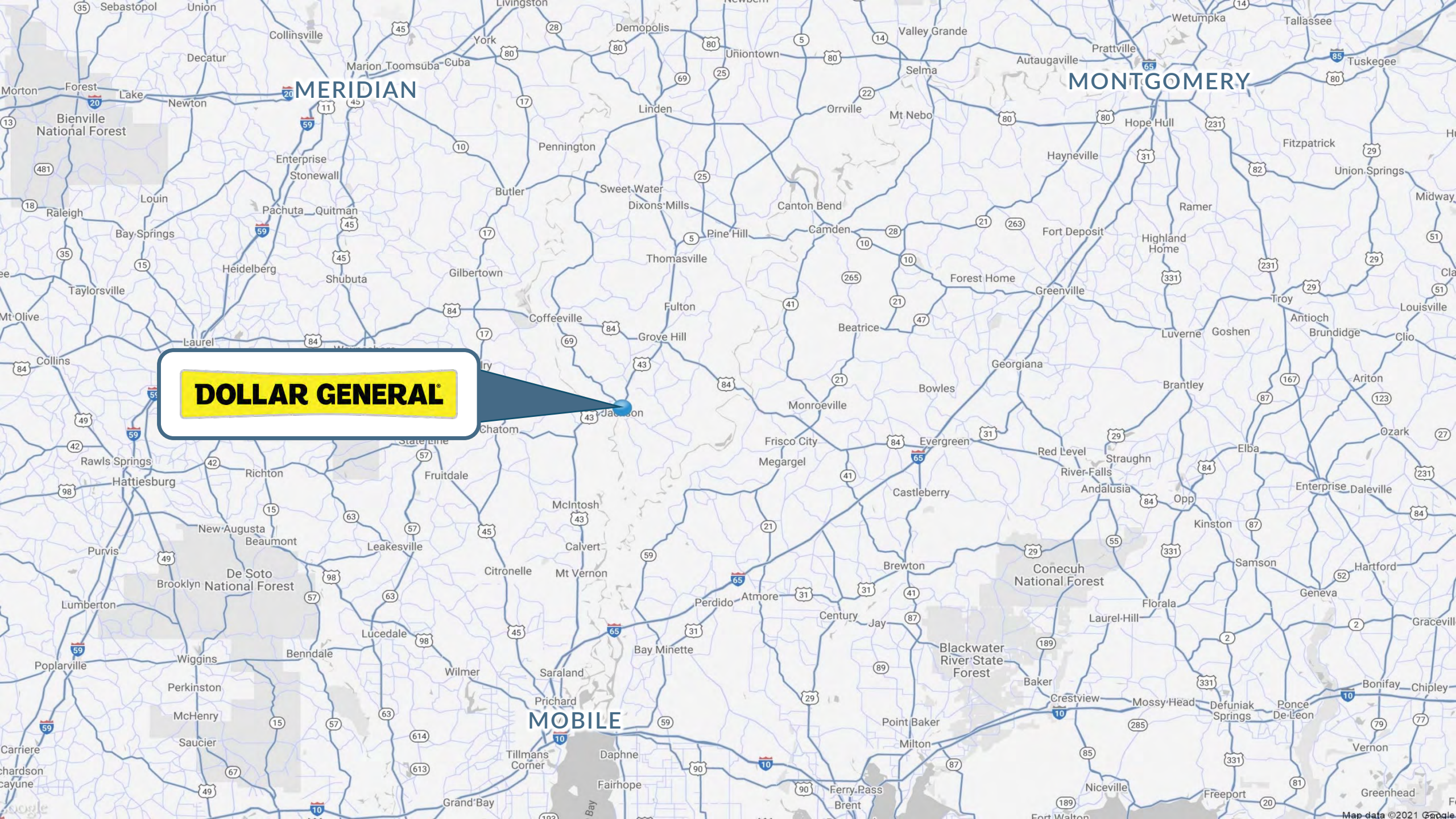
LEASE SUMMARY

TENANT	Dollar General
PREMISES	A Building of Approximately 7,500 SF
LEASE COMMENCEMENT	February 11, 1997
LEASE EXPIRATION	August 31, 2026
LEASE TERM	5+ Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	5% Increase September 2021; 10% in Options
LEASE TYPE	Double Net (NN)
PERMITTED USE	Discount/Dollar Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Landlord's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Landlord's Responsibility
HVAC	Landlord's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
-------------------	---------------------	----------------

7,500 SF	\$34,818	\$4.64
----------	----------	--------





DOLLAR GENERAL

MOBILE

MONTGOMERY

MERIDIAN



Jackson Links
Golf Course



Boise Cascade

Power South
Energy Co-Op

Clarke Mills

First Baptist
Church, Jackson

First United
Methodist
Church

Jackson Middle School

Visitation
Catholic Church

Legion Field at Simpkins Stadium
- Home of the Aggies

J. P. McKee
Lustron House

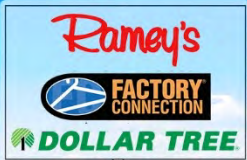
Tarot for
Life-Change

177

Religious Church

College Ave

DOLLAR GENERAL®



Jackson Medical Center

Jackson Intermediate School

Joe M Gillmore Elementary School

The South Alabamian



NEW HORIZONS CREDIT UNION

Payday Cash Advance & Title Loans



Wilson Real Estate & Appraisal



Jack Frost Ice Cream



Joy's Cleaners



College Ave

DOLLAR GENERAL





DQ Chevron
Gulf TACO BELL

sears Aaron's Walmart
MURPHY USA Advance Auto Parts

Hardee's Walgreens
DOLLAR TREE Pizza Hut
McDonald's RAC Church's O'Reilly
SUBWAY SONIC
Gulf BURGER KING Shell

DOLLAR GENERAL AT&T Hampton
Kentucky Fried Chicken POPEYES

SUNOCO

BW Best Western
Hotels & Resorts

ACE FAMILY DOLLAR
CATO TSC TRACTOR SUPPLY CO
HIBBETT SPORTS Dirt Cheap

REGIONS
cricket

NAPA

CVS pharmacy

DOLLAR GENERAL

Exxon



College Ave

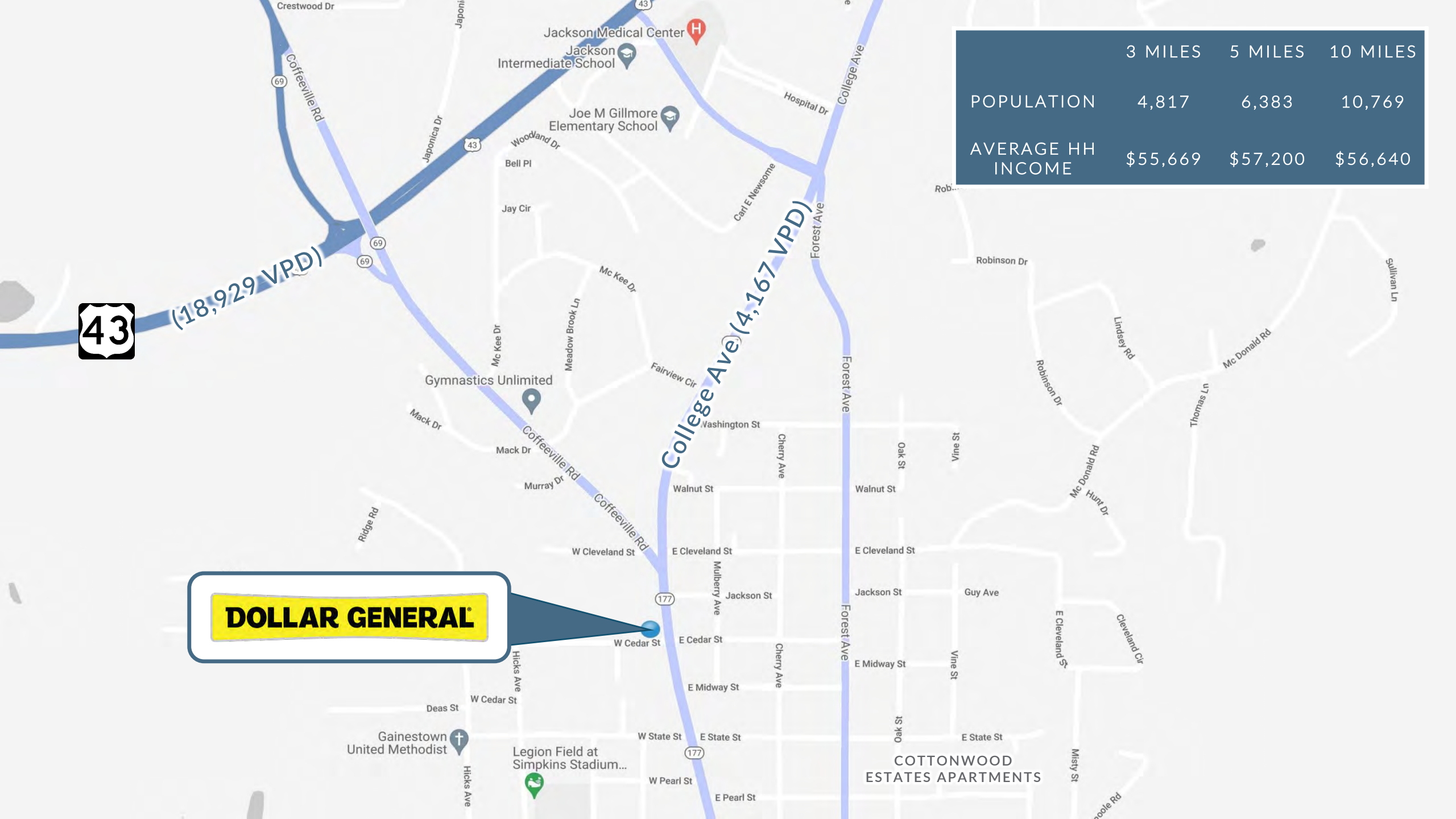
JACKSON | CLARKE COUNTY | ALABAMA

The City of Jackson, Alabama was founded in 1816 and is named after President Andrew Jackson. Jackson's rich heritage and small-town charm have been preserved, the city has also grown by leaps and bounds over the past 202 years. Jackson, Alabama, in Clarke county, is 57 miles N of Mobile, Alabama and 168 miles NE of New Orleans, Louisiana. The City had a population of 5,137 as of July 1, 2020. Built initially as a "Timber town", Jackson is now home to many types of industry and commercial development. The City of Jackson is located on the banks of the Tombigbee River, making it a great location for industry.

The economy of Jackson is driven by the timber industry. Packaging Corporation of America has a paper mill that is the largest employer located in the city. Due to the city's proximity, Mobile's economy also affects Jackson. Aerospace, steel, ship building, retail, services, construction, medicine, and manufacturing are Mobile's major industries. Defunct companies that had been founded or based in Mobile included Alabama Drydock and Shipbuilding Company, Delchamps, and Gayfers. Current companies that were formerly based in the city include Checkers, Minolta-QMS, Morrison's, and the Waterman Steamship Corporation. The city's port greatly affects the economy. Mobile's Alabama State Docks underwent the largest expansion in its history in the early 21st century. Air transportation can be availed from Mobile Regional Airport.

Jackson has parks and recreation facilities to accommodate just about any indoor or outdoor event or special day someone may need a venue for. City also have fishing, boating, sports, swimming, golf and much more to offer for that day of fun in the sun. Visitors of Jackson can choose a day trip to the Fred T. Stimpson Wildlife Sanctuary or the Choctaw National Wildlife Refuge. The Upper State Game Sanctuary, the Jackson Municipal Pool, and the Jackson Recreation Center are ideal places to spend some leisure time. One can also visit the HW Pearce, Jr. Memorial Park and Lock One Park, Parker Lake & RV Park . The Jackson Square Shopping Center and Jackson Shopping Center offer a great shopping experience.





DOLLAR GENERAL®

	3 MILES	5 MILES	10 MILES
POPULATION	4,817	6,383	10,769
AVERAGE HH INCOME	\$55,669	\$57,200	\$56,640

TENANT PROFILE

Dollar General Corporation (NYSE: DG) was founded in 1939 and 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, basic apparel, housewares and seasonal items at low everyday prices in convenient neighborhood locations. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

As of April 30, 2021, Dollar General Corporation operated 17,426 stores in 46 states in the United States. For fiscal 2019, Dollar General executed approximately 2,600 real estate projects comprised of 1000 new stores, 1,500 store remodels and 80 store relocations. For the 52-week fiscal year ending January 29, 2021 ("fiscal year 2020"), the company plans to execute nearly 2,600 real estate projects, including 1,000 new store openings, 1,500 mature store remodels, and 80 store relocations. The company continues to expect capital expenditures in the range of \$775 million to \$825 million.



COMPANY TYPE
NYSE: DG



FOUNDED
1939



OF LOCATIONS
17,426+



HEADQUARTERS
Goodlettsville, TN



WEBSITE
dollargeneral.com

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

In Cooperation with BoR: Andrew Ackerman
Lic. #C0001099750

EXCLUSIVELY MARKETED BY:

TODD LEWIS

Lic. # 703013

512.957.0597 | DIRECT

todd@SIGnnn.com

ELAN SIEDER

Lic. # 678407

512.649.5185 | DIRECT

elan@SIGnnn.com

DOLLAR GENERAL

Dollar General
803 College Avenue
Jackson, AL 36545