



RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED



REPRESENTATIVE PHOTO

DOLLAR GENERAL - UNDER CONSTRUCTION | OKOLONA, MS (TUPELO MSA)

FOR SALE // \$1,843,803 // 5.25% 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.

An owner/agency relationship exists with an Associate Broker of Randall Commercial Group, LLC, and the owner of the Subject Property located at 413 E. Monroe Ave. Okolona, MS. The Associate Broker has an ownership interest in the Subject Property located at 413 E. Monroe Ave. Okolona, MS, and other business with the Manager of the ownership entity.

INVESTMENT SUMMARY



INVESTMENT SUMMARY

OFFERING PRICE:	\$1,843,803
NET OPERATING INCOME:	\$96,799
YR1 CAP RATE:	5.25%
BUILDING SIZE:	10,640 SF
LOT SIZE:	1.07 Acres
PROPERTY ADDRESS	413 E. Monroe Ave.
CITY, STATE, ZIP:	Okolona, MS 38860
3 MILE POPULATION:	2,991

LOCATION DESCRIPTION

The investment is ideally located on Monroe Street, right across from United Furniture Industries, one of the largest furniture producers in the United States. Okolona is a unique community nestled in North Mississippi and are a Special Charter city in the State of Mississippi. Several universities in close proximity are Blue Mountain College, Mississippi State University, Mississippi University for Women, University of Mississippi and community colleges of East Mississippi and Itawamba. Okolona is 121 miles from Memphis International airport, 18 miles from Tennessee-Tombigbee Port in Amory, 1 mile from four-lane US 45A, and 20 miles from Tupelo. Okolona Retail Trade Area has 39,442 in a fifteen-mile radius and Okolona Municipal Airport, Richard Stovall Field 5A4 airport is located within the city limits and is 3,200 feet with self-serving fueling station. Okolona, MS is known as The Little City That Does Big Things.

PROPERTY DESCRIPTION

Randall Commercial Group, LLC is pleased to exclusively offer for sale this brand new, free-standing Dollar General located in Okolona, MS. The subject property has a 15-year, NNN with an estimated delivery date of November 2021. This property is located on Monroe Street just 20 minutes south of Tupelo and an hour and a half from Memphis. 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.

LEASE SUMMARY

TENANT:	Dolgencorp, LLC d/b/a Dollar General
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	15-year
ANNUAL RENT:	\$96,799.68
RENT PSF:	\$9.10
BLDG. DELIVERY DATE:	November 2021
RENT COMM. DATE:	TBD
RENEWAL OPTIONS:	Five (5), Firve (5) Year Options
RENT BUMPS:	10% per Option
LEASE GUARANTOR:	Dollar General Corporation



COMPLETE HIGHLIGHTS



Front Elevation



LOCATION INFORMATION

BUILDING NAME	Dollar General - Under Construction Okolona, MS (Tupelo MSA)
STREET ADDRESS	413 E. Monroe Ave.
CITY, STATE, ZIP	Okolona, MS 38860
COUNTY	Chickasaw
SIGNAL INTERSECTION	No

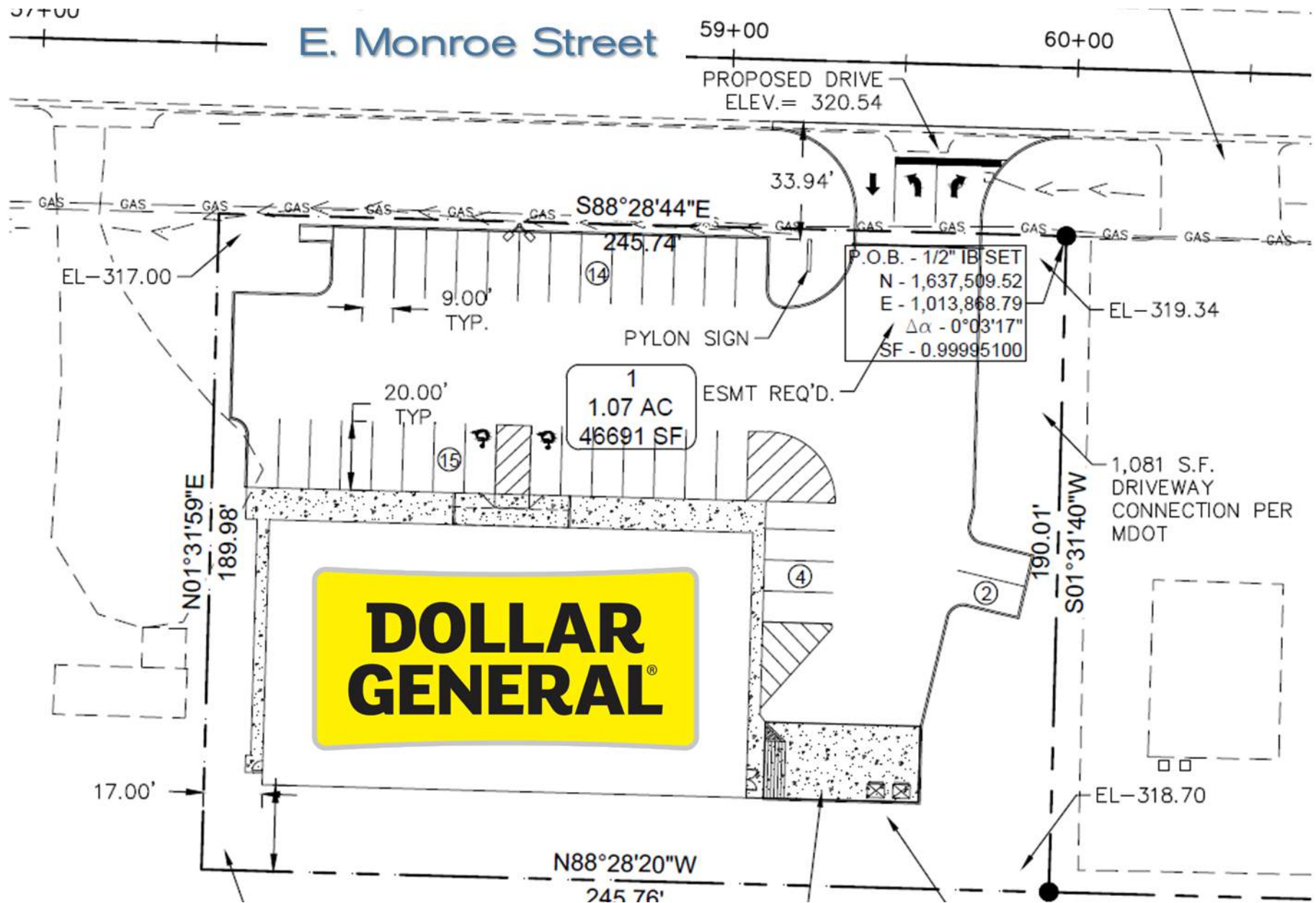
BUILDING INFORMATION

NOI	\$96,799.68
CAP RATE	5.25
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF FLOORS	1
FRAMING	Metal
ROOF	Standing Seam Metal Roof
FREE STANDING	Yes

PROPERTY HIGHLIGHTS

- NNN Single Tenant Investment Opportunity
- 15 Year Lease with Five (5) Five (5) Year Options
- 10% Increase Per Option
- Corporate Guarantee from Dollar General Corporation

SITE PLANS



CHICKASAW COUNTY (OKOLONA)



ECONOMY

- ▶ The economy in Chickasaw County employs 6.8k people with the largest industries being Manufacturing, Retail Trade, and Health Care/Social Assistance. -[datausa.io](#) & [okolonams.org](#)
- ▶ Okolona cost of living is 9.8% below the Mississippi average and 28.7% below the national average -[bestplaces.net](#)
- ▶ Okolona's estimated retail market has increased to over 15,000 persons 12 factories employ 1,550 people in Okolona
- ▶ Okolona is 20 minutes away from Tupelo, with a 4-lane highway between the two cities being constructed, and 44 miles from the Toyota manufacturing plant in Blue Springs, MS - [okolonams.org](#)
- ▶ Okolona is located one hour away from three major Universities: Mississippi University for Women (40 miles), Mississippi State University (41 miles), and The University of Mississippi (51 miles) -[collegesimply.com](#)
- ▶ Okolona College, constructed in 1902, was one of the first African-American colleges in the United States -[en.wikipedia.org](#)
- ▶ Okolona is a historical landmark for the Civil War/Battle of Okolona and nearby recreational parks -[okoloams.org](#)

UNITED FURNITURE INDUSTRIES (UFI)

- ▶ United Furniture Industries, UFI, has their manufacturing and shipping Warehouse in Okolona, and is a leader in the furniture industry and one of the largest furniture producers in the United States -[linkedin.com/company/united-furniture-industries](#)
- ▶ UFI has manufacturing locations in 19 locations strategically placed across the county. They manufacture one of the most trusted and recognized brands in furniture, Lane Home Furnishings -[linkedin.com/company/united-furniture-industries](#)
- ▶ United Furniture Industries purchased Lane Home Furnishings in 2017 -[Lanefurniture.com](#)
- ▶ UFI has an annual revenue of \$327.10 million and \$1.73 million in revenue in Okolona - [dnb.com](#)
- ▶ UFI is the largest employer in Okolona, employing over 1,200 people and 3,000 nationwide -[okolonams.org](#)

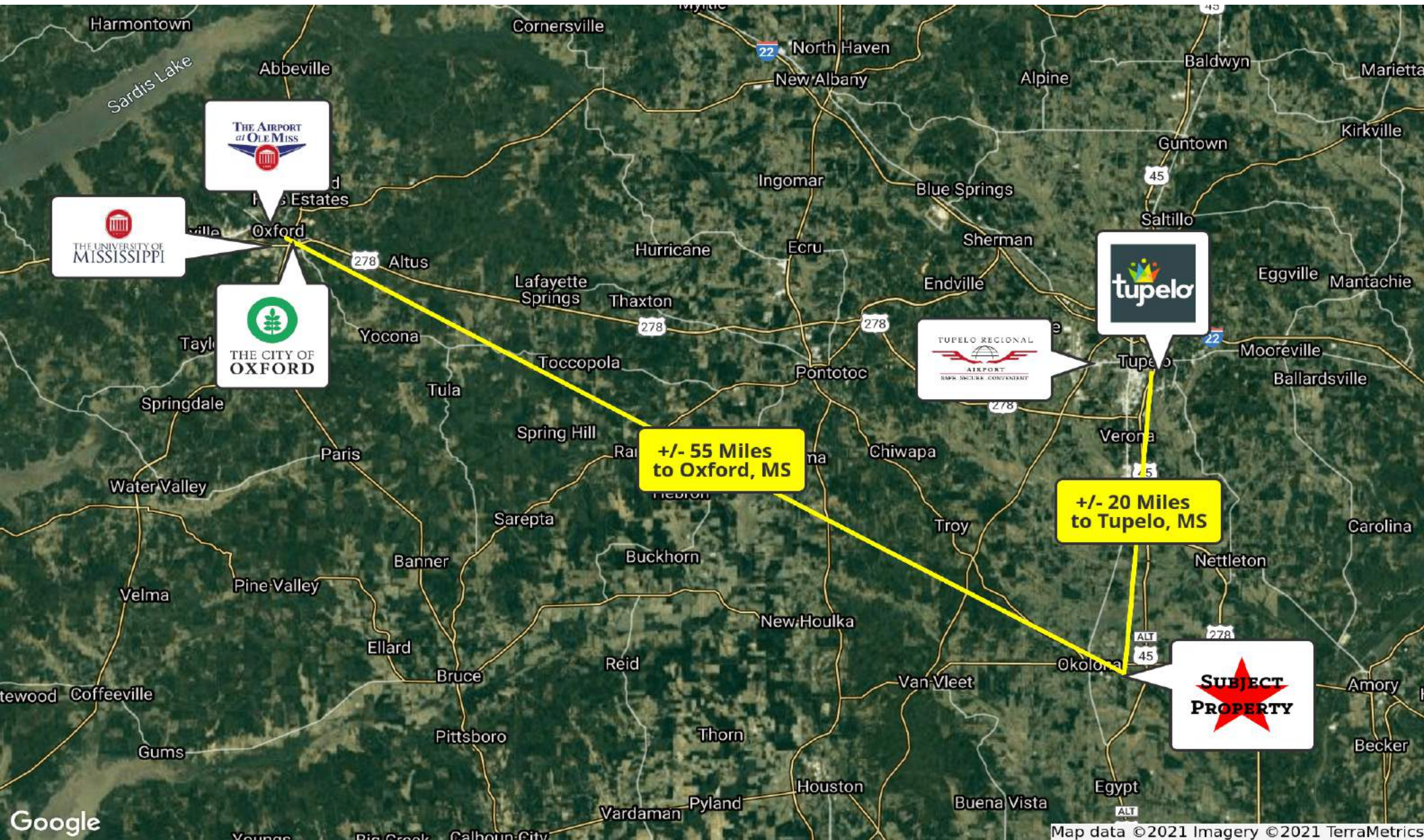


LOCATION MAP



Map data ©2021 Imagery ©2021, Maxar Technologies, USDA Farm Service Agency

REGIONAL MAP



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%



12.2% Increase
Same Store Sales Q4



\$33.7 Billion
In Sales



1,050
Stores to Open in
2021



81
Years in Business



32 Quarters
Same Store Growth

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,526	2,991	4,314
AVERAGE AGE	38.1	39.4	40.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	607	1,148	1,653
# OF PERSONS PER HH	2.51	2.47	2.52
AVERAGE HH INCOME	\$37,402	\$42,215	\$47,771

** Demographic data derived from 2021 ESRI*



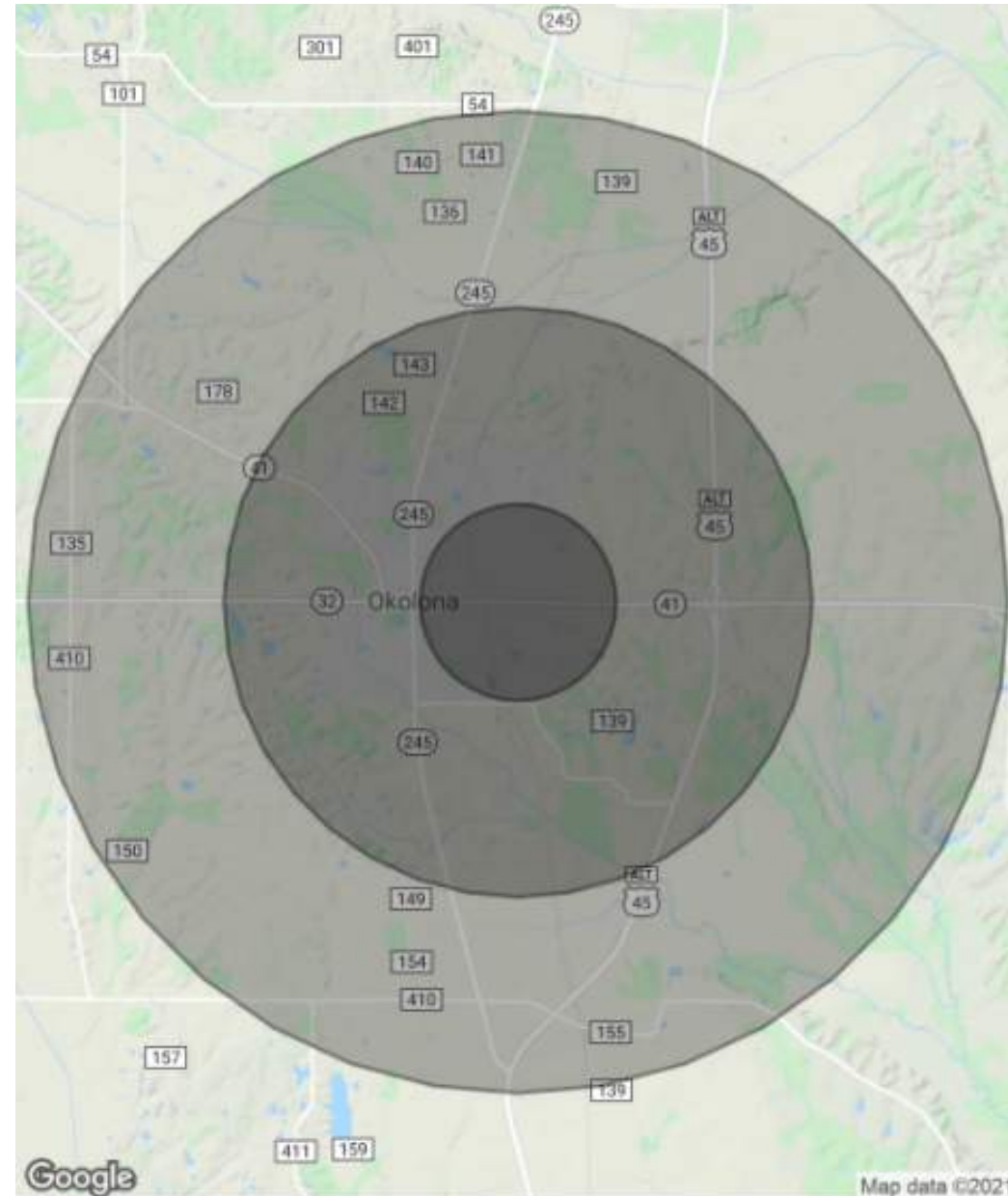
4.3k

population
(5 miles)



47.7k

avg. HH income
(5 mile)





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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.