



DOLLAR GENERAL

MOSS POINT, MS

Marcus & Millichap

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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Offering Summary

\$ %

\$1,561,415
LIST PRICE

6.50%
CAP RATE

FINANCIAL

List Price	\$1,561,415
Cap Rate	6.50%
NOI	\$101,492
Price/SF	\$171.58
Rent/SF	\$11.15

OPERATIONAL

Lease Type	Triple Net (NNN)
Guarantor	Corporate Guarantee
Lease Expiration (estimated)	May 31, 2029
Square Footage	9,100 SF
Lot Size	1.2 Acres
Occupancy	100%
Year Built	2014



**DOLLAR
GENERAL®**

DOLLAR GENERAL



DOLLAR GENERAL

7824 MS-613, Moss Point, MS 39563

The subject property offers both first time or experienced investors the opportunity to acquire a corporately guaranteed, absolute net lease Dollar General (NYSE: DG) located in Moss Point, Mississippi. The subject property sits directly on Highway 613, a mile North of Interstate 10. Dollar General relocated from the shopping center across the street a few years prior, demonstrating commitment to the market and reaffirming their success in this location. Base rent is fixed for the remaining term and the tenant has five (5), 5-year options to renew with 10% rent increases in each option period.

Dollar General has performed extremely well throughout the COVID-19 pandemic providing essential services to small towns like Moss Point and demonstrating their value to these communities at large. Given the company's success during the unprecedented challenges of the last few years, it stands to reason that this impressive performance will be poised for continued growth on account of their recession-proof business model.

Investment Highlights

- Absolute Net Lease

- Corporate Guarantee

- Lease Term: 7+ years

- NOI: \$101,492

Financial Details

THE OFFERING

Price	\$1,561,415
Capitalization Rate	6.50%
Price/SF	\$171.58

PROPERTY DESCRIPTION

Year Built / Renovated	2014
Gross Leasable Area	9,100 SF
Type of Ownership	Fee Simple
Lot Size	1.21 Acres

LEASE SUMMARY

Tenant	Dollar General
Rent Increases	Yes
Guarantor	Corporate Guarantee
Lease Type	Absolute Net
Lease Commencement (Estimated)	05/24/2014
Lease Expiration (Estimated)	05/31/2029
Renewal Options	Five (5) 5-Year options w/10% increases
Term Remaining on Lease	7 Years 8 months
Landlord Responsibility	All
Tenant Responsibility	None

RENT SCHEDULE

Year	Annual Rent	Monthly Rent	Rent/SF	Cap Rate
Current	\$101,492	\$8,458	\$11.15	6.5%

RENEWAL OPTIONS

Option 1	\$111,640.92
Option 2	\$122,805.00
Option 3	\$135,085.00
Option 4	\$148,594.08
Option 5	\$163,453.56

Tenant Overview

Dollar General's first store was opened in 1955 in Springfield, Kentucky. Since then, they have opened more than 17,000 stores in 46 different states. They are considered the largest dollar discount chain store in the United States and provide a wide array of items from kitchen utensils to clothes to home decorations. Their discounts on such items are competitive and continue to draw people in. Most of Dollar General's buildings are no frills limited maintenance structures with low operating costs. Older Dollar General's are typically a double net lease with 10-year leases while newer stores are triple net with 15-year initial leases. All stores feature a corporate guarantee and high visibility within their market.



Company:	Dollar General
Founded:	1955
Locations:	Over 17,000
Credit Rating:	BBB by S&P
Headquarters:	Goodlettsville, Tenn.
Website:	dollargeneral.com

Dollar General Highlights

- Limited Maintenance Structures
 - Corporate Guaranteed
- High Visibility and Popularity
 - Low Price Point

DOLLAR GENERAL®



Moss Point
Escatawpa Upper
Elementary School



VPD: 55000



Escatawpa
Assembly of
God Church



HWY-613 Aerial



VPD: 21000

VPD: 9500
HWY 613

63

63



Market Overview

GULFPORT-BILOXI

The Gulfport-Biloxi region of Mississippi is located on the Gulf Coast, encompassing three counties: Hancock, Harrison and Jackson. The region hosts a variety of entertainment venues, including up to a dozen casinos and multiple golf courses, restaurants and premium outlets. Approximately 405,000 residents live in the metro year-round. The city of Gulfport is the second largest city in Mississippi and is the home to the U.S. Navy Atlantic Fleet Seabees.



METRO HIGHLIGHTS



PORT ACTIVITY

The area contains multiple seaports along the Gulf of Mexico, including Pascagoula, Biloxi, Gulfport and Port Bienville Industrial Park.



MILITARY PRESENCE

The Naval Construction Battalion Center is located on 1,100 acres and employs more than 4,400 active-duty personnel.



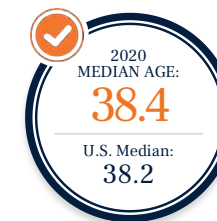
CASINOS

Mississippi casinos generate millions of dollars in gaming tax revenue annually, although temporary closures and capacity restrictions prompted by the health crisis reduced casinos' economic impact in 2020.

ECONOMY

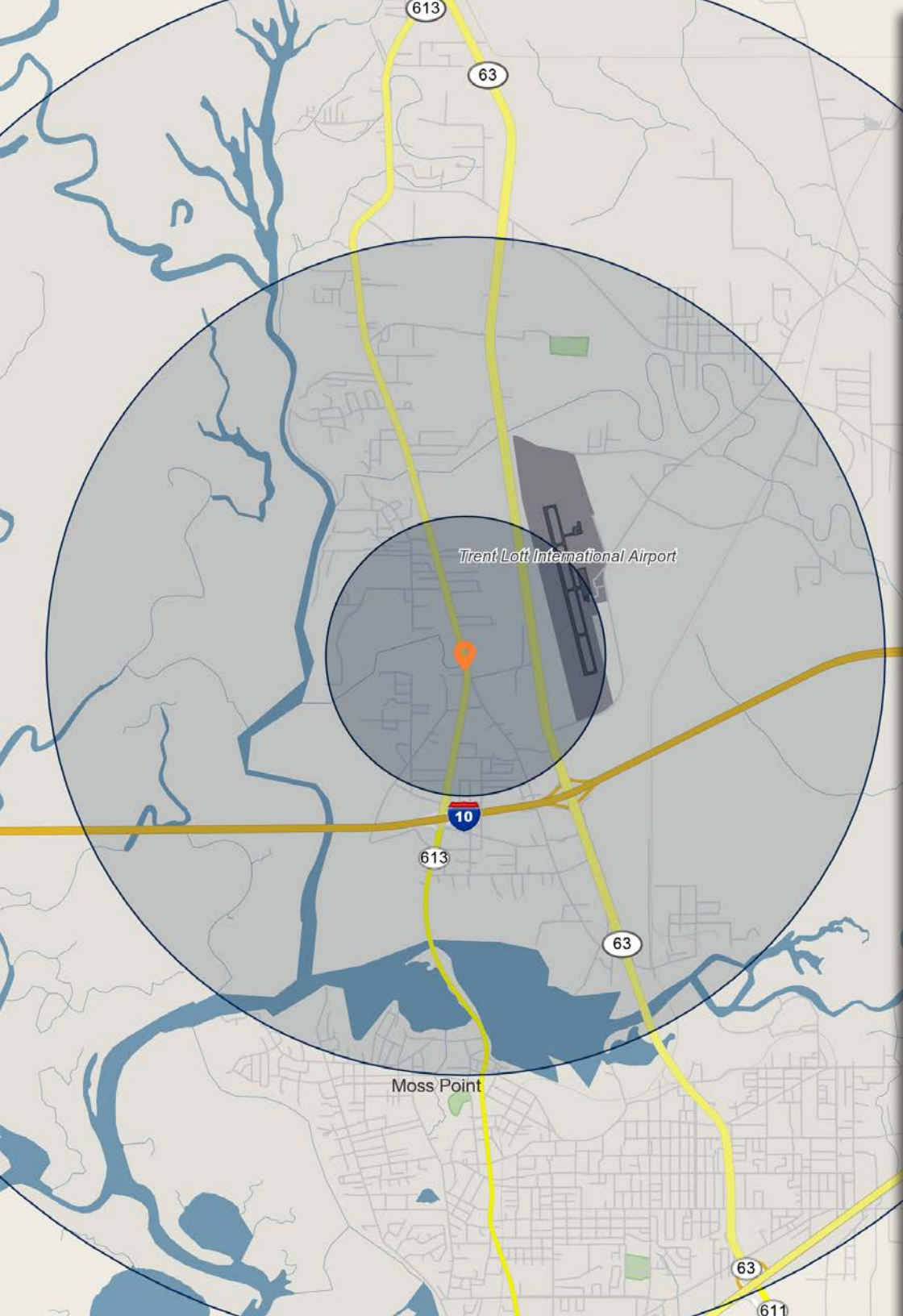
- The local economy has a diverse set of employers, including military installations. In addition to the Navy, the U.S. Air Force also houses the Gulfport Combat Readiness Training Center. Keesler Air Force Base is the headquarters of the Second Air Force and the 81st training wing.
- The seafood industry contributes \$450 million to the Mississippi Gulf Coast economy, supporting an estimated 1,600 shrimp workers and 1,200 employees in seafood processing. Approximately thirty-eight seafood processing plants are situated along the Gulf Coast, with more than 10 in Biloxi.
- Healthcare firms are also major employers providing thousand of jobs. Garden Park Medical Center Memorial Hospital, Merit Health and Keesler Medical Center are some of the metro's facilities.

DEMOGRAPHICS



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau



Demographics



Population	1 Mile	3 Mile	5 Mile
2025 Projection	1,848	5,683	20,131
2020 Census	1,875	5,763	20,415
2010 Census	1,892	5,789	20,447



Households	1 Mile	3 Mile	5 Mile
2025 Projection	697	2,269	7,760
2020 Census	698	2,272	7,786
2010 Census	712	2,312	7,949



HH Income	1 Mile	3 Mile	5 Mile
Average	\$47,789	\$54,923	\$50,546
Median	\$39,871	\$43,686	\$39,361
Per Capita	\$17,786	\$21,648	\$19,327



Employment	1 Mile	3 Mile	5 Mile
2020 Daytime Projections	1,939	4,907	16,996
2020 unemployment	5.70%	6.10%	7.82%
Average Time Traveled (min)	23	25	23



Broker of Record

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