

# DOLLAR GENERAL

Actual Location

975 Highway 550, Brookhaven, MS 39601



Marcus & Millichap



**DOLLAR  
GENERAL®**



**55 MILES TO  
JACKSON**

**550**

**550**

**±1-5,000 VPD**



# FINANCIAL SUMMARY



LISTING PRICE

**\$1,259,000**



CAP RATE

**6.25%**

**975 HIGHWAY 550, BROOKHAVEN, MS**

## PROPERTY OVERVIEW

Base Rent	\$78,681
Building SF	9,026 SF*
Lot Size	1.37 Acres*
Ownership	Fee Simple

**\*Building and lot info per Lease - Buyer will need to verify the accuracy of this during the due diligence period.**

# LEASE OVERVIEW

## DOLLAR GENERAL

### LEASE SUMMARY

Lease Type	Absolute NNN
Tenant	Dollar General
Ownership	Fee Simple
Lease Term	15 years
Lease Commencement Date	August 21, 2011
Lease Expiration Date	August 31, 2026
Term Remaining	±4.8 years
Increases	10% in each Options
Options	Five, 5-year

### RENT SCHEDULE

<b>Current - 8/31/2026</b>	<b>\$78,681</b>
Option 1	\$86,549
Option 2	\$95,204
Option 3	\$104,725
Option 4	\$115,197
Option 5	\$126,717
NOI	\$78,681
<b>TOTAL RETURN</b>	<b>6.25%   \$78,681</b>



# DOLLAR GENERAL

## INVESTMENT HIGHLIGHTS

- ▶ Absolute NNN Lease
- ▶ Investment Grade Corporate Guarantor (NYSE: DG) BBB Rating by S&P
- ▶ 2011 Build-to-Suit construction
- ▶ 10% rent increase in each Option period

## PROPERTY HIGHLIGHTS

- ▶ 27,000+ residents within 10-miles
- ▶ Visible to 5,000+ VPD on Highway 550
- ▶ Average Household Income of  $\pm$ \$52,000 within 3-miles
- ▶ Brookhaven is the county seat of Lincoln County and situated 55 miles south of Jackson
- ▶ Minutes from Interstate 55, which links the New Orleans MSA & Chicago
- ▶ Amtrak's famous City of New Orleans, a 900 mile train line, serves Brookhaven









# TENANT OVERVIEW

Dollar General Corporation 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, clothing for the family, housewares and seasonal items at low everyday prices in convenient neighborhood locations. Dollar General operated 17,000+ stores in 44 states as of March 2020. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola.

Dollar General's (DG) business strategy revolves around driving profitable top line growth while enhancing its low-cost operator position and capturing new growth opportunities. The company attempts to drive profitable top line growth through strategies like improving the in-stock position of its stores and continuously offering products at competitive prices.

- Dollar General reported operating profit of \$872.2MM in 2020 Q4
- Dollar General's same store sales rose 12.7% in 2020 Q4
- Dollar General's net sales increased 17.6% in 2020 Q4
- Dollar General reported a net income of \$2.7BB for fiscal year 2020

 **17,000+**  
LOCATIONS



HEADQUARTERED IN  
**Goodlettsville, TN**

**\$33.7**  
**Billion**  
SALES VOLUME

STOCK SYMBOL  
**NASDAQ:**  
**DG**

FOUNDED IN  
**1955**

MORE THAN  
**129,000**  
EMPLOYEES



**BBB**  
STANDARD & POOR'S  
CREDIT RATING

**DOLLAR  
GENERAL®**



**DOLLAR  
GENERAL®**



**55 MILES TO  
JACKSON**



**140 MILES TO  
ALEXANDRIA**



**85 MILES TO  
HATTIESBURG**



**100 MILES TO  
BATON ROUGE**



# DEMOGRAPHICS - 975 HIGHWAY 550, BROOKHAVEN, MS

POPULATION	3 MILES	5 MILES	10 MILES
2010 Population	3,927	16,153	28,170
2021 Population	4,027	15,573	27,141
2026 Population Projection	4,046	15,457	26,929
Annual Growth 2010-2021	0.2%	-0.3%	-0.3%
Annual Growth 2021-2026	0.1%	-0.1%	-0.2%
Median Age	43.7	39.7	39.6
Bachelor's Degree or Higher	16%	17%	17%
U.S. Armed Forces	0	1	6

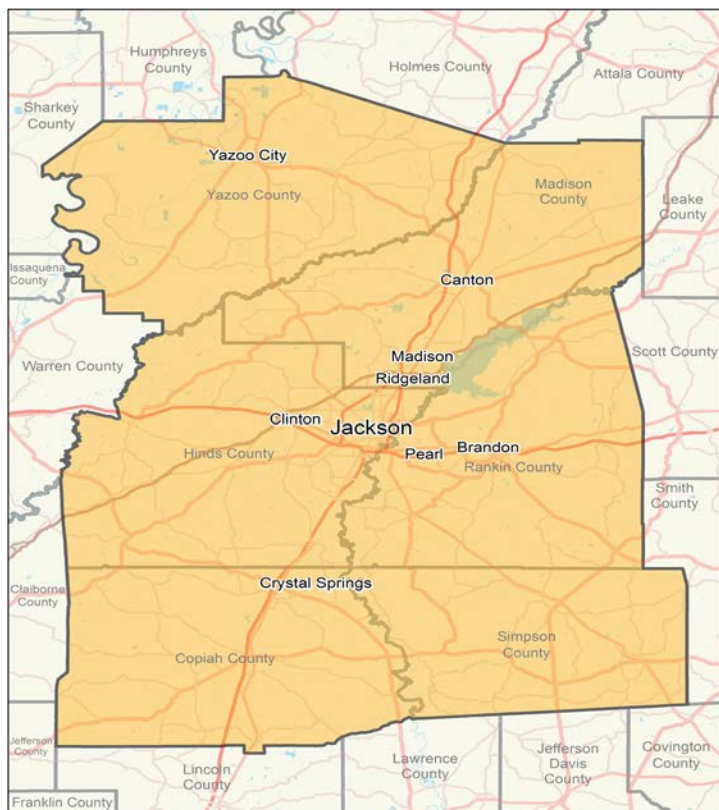
INCOME	3 MILES	5 MILES	10 MILES
Avg Household Income	\$52,199	\$56,873	\$59,571
Median Household Income	\$40,216	\$37,444	\$40,839
< \$25,000	443	2,135	3,441
\$25,000 - 50,000	457	1,496	2,471
\$50,000 - 75,000	252	783	1,368
\$75,000 - 100,000	156	614	1,131
\$100,000 - 125,000	68	364	734
\$125,000 - 150,000	69	190	508
\$150,000 - 200,000	38	216	338
\$200,000+	8	159	255

HOUSEHOLDS	3 MILES	5 MILES	10 MILES
2010 Households	1,439	6,162	10,592
2021 Households	1,491	5,959	10,246
2026 Household Projection	1,501	5,916	10,170
Annual Growth 2010-2021	0.7%	0.2%	0.2%
Annual Growth 2021-2026	0.1%	-0.1%	-0.1%
Owner Occupied Households	1,099	4,059	7,554
Renter Occupied Households	402	1,857	2,616
Avg Household Size	2.5	2.5	2.6
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$38.4M	\$154.1M	\$279.7M
HOUSING	3 MILES	5 MILES	10 MILES
Median Home Value	\$95,138	\$115,035	\$118,166
Median Year Built	1980	1973	1976



# MARKET OVERVIEW - JACKSON, MS

The city of Jackson is the capital city of Mississippi and is equidistant between New Orleans and Memphis. The Jackson metro consists of Copiah, Hinds, Madison, Rankin, Simpson and Yazoo counties. A low cost of living along with a skilled manufacturing workforce are driving growth in the local auto industry. Even though the median income here falls far below the national average, the homeownership rate of 68 percent surpasses the U.S. level.



## METRO HIGHLIGHTS



### MANUFACTURING INDUSTRY

Manufacturing plays an important role in the economy. Nissan has a workforce of more than 6,000 workers at the Nissan Canton Vehicle Assembly Plant.



### STATE CAPITAL

Jackson is the capital city of Mississippi and the state's largest urban center, supporting a broad base of public sector employment.



### AUTOMOTIVE INDUSTRY CONTRACTORS

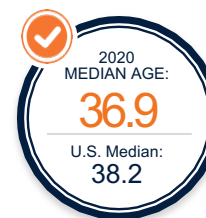
The presence of Nissan supports the existence of other manufacturing and automotive suppliers in the metro, such as Delphi Technology and Johnson Controls.



## ECONOMY

- The area's largest industry is the local, state and federal governments, which account for more than 39,000 jobs. The public education and higher-education sectors are also strong contributors to the workforce. The largest institution of higher learning in the metro is Jackson State University.
- A broad base of manufacturing talent is present in the Jackson metro. Experienced workers here have engineering, production manufacturing, computer technology and materials handling skills.
- The University of Mississippi Medical Center, Baptist Health Systems and Mississippi State Hospital head the market's sizable healthcare sector.

## DEMOGRAPHICS





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