



## OFFERING MEMORANDUM

**DOLLAR GENERAL & SHERWIN-WILLIAMS - ESSENTIAL RETAILERS**

**4960 GAUTIER VANCLEAVE RD, GAUTIER, MS 39553**

**JENNIFER STEIN**

JDS Real Estate Services, Inc.  
1231 Purta Del Sol, Suite 100  
San Clemente, CA 92763

Phone: 213.446.5366  
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MS Broker Lic #21201

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**BRANSON BLACKBURN**

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**JDS**  
REAL ESTATE SERVICES, INC

  
**TRINITY**

**TRINITYREIS.COM**

JDS Real Estate Services, Inc.





**DOLLAR  
GENERAL**

GAUTIER, MS

**\$1,272,960 | 7.5% CAP**

- Essential Retailers & Investment Grade Tenants - Dollar General (NYSE: DG) Carries a BBB Rating and Sherwin Williams (SHW) an A Rating (Moody's)
- Low Rent for Each Tenant - Dollar General is Paying \$5.32/SF and Sherwin Williams is Paying \$8.55/SF, Both Very Replaceable
- Commitment to Location - Both Tenants Have Recently Extended Their Leases
- Healthy 22,000+ 5 Mile Populations (Growing)
- Both Tenants Have Been Operating at Current Locations Since 2005 When the Building was Built
- Rare Opportunity to Acquire 2 Very Strong Tenants at \$1M Price Point

## EXCLUSIVELY MARKETING BY:

**CHANCE HALES**

806.679.9776 | Chance@trinityreis.com

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325.864.9775 | B.Blackburn@trinityreis.com

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## PROPERTY DETAILS:

Building Area:	9,014 / 5,200 SF
Land Area:	2.33 AC
Year Built:	2004
Guarantor:	See Rent Roll
Price (Psf):	\$89.56

## LEASE OVERVIEW:

Remaining Lease Term:	See Rent Roll
Rent Commencement:	See Rent Roll
Lease Expiration:	See Rent Roll
Base Annual Rent:	\$95,472
Lease Type:	NN
Scheduled Rent Increases:	See Rent Roll
Options & Increases:	See Rent Roll
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PARTIALLY REIMBURSED BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Landlord
HVAC:	PAID BY Landlord



# RENT ROLL

4960 GAUTIER VANCLEAVE RD | GAUTIER, MS

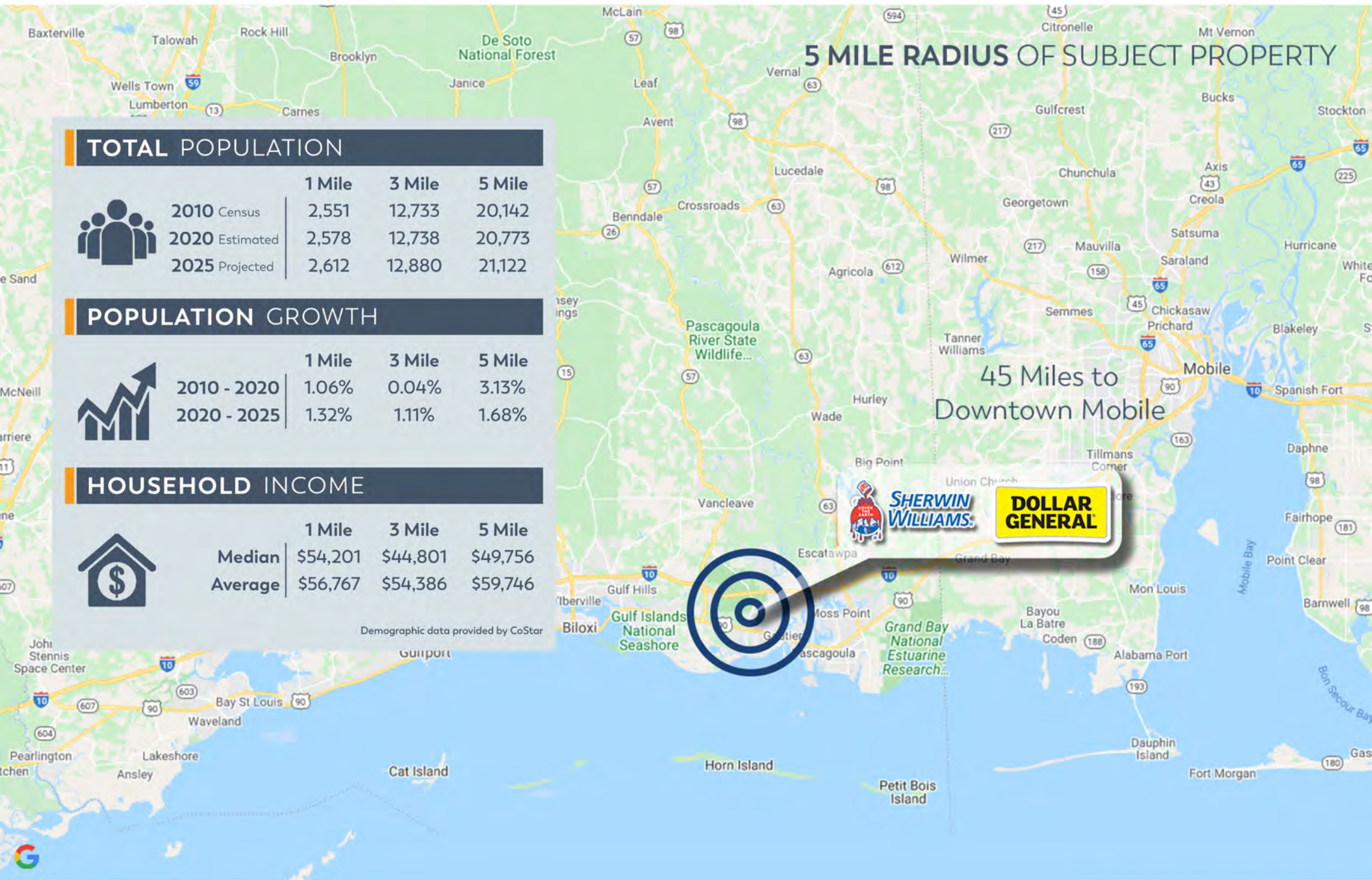
TENANT NAME	GUARANTOR	LEASE TYPE	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	RENT PSF	ANNUAL RENT	OPTIONS AND INCREASES
Dollar General	Dollar General Inc.	NN	A	9,014	2/1/2005	1/31/2026	\$5.66	\$51,000	Three (3), 5-Year; 10%
Sherwin-Williams	The Sherwin-Williams Company	NN	B	5,200	12/30/2005	6/30/2022	\$8.55	\$44,472	One (1), 2-Year; 5%
Totals/Averages				14,214					





## DEMOGRAPHICS

4960 GAUTIER VANCLEAVE RD | GAUTIER, MS





# RETAILER MAP

4960 GAUTIER VANCELEAVE RD | GAUTIER, MS





# RETAIL MAP

4960 GAUTIER VANCELEAVE RD | GAUTIER, MS



Mississippi Gulf Coast  
Community College  
2.5 MILES AWAY

1.5 MILES AWAY



Gautier High School  
1 MILES AWAY



**DOLLAR  
GENERAL**

Gautier Vancleave Road  
16,800+ VPD

Actual Property













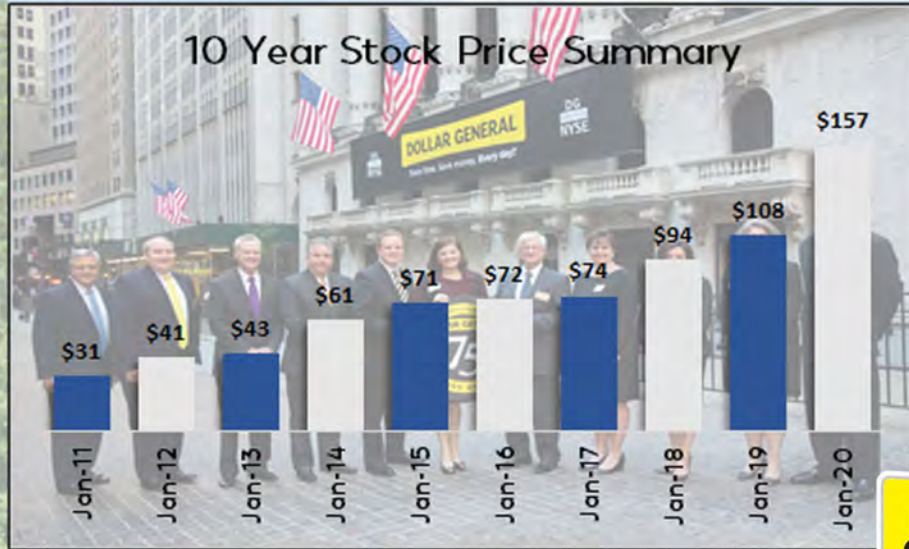
Actual Property





Actual Property





**DOLLAR  
GENERAL**



**80 Years  
of Success**



**Publicly  
Traded Co.**  
NYSE: DG



**BBB  
S&P Rated**



**\$48B  
Market Cap**



**16,200+  
Locations**





**SHERWIN  
WILLIAMS®**



**154 Years**  
of Success



**Publicly  
Traded Co.**  
NYSE: SHW



**BBB**  
Credit Rating  
(S&P)



**\$17.9B**  
Annual Revenue



**Headquarters**  
Cleveland, OH



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Actual Property



# CONTACT INFORMATION

# JDS

## REAL ESTATE SERVICES, INC

# TRINITY

## REAL ESTATE INVESTMENT SERVICES

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