



RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED



REPRESENTATIVE PHOTO

DOLLAR GENERAL (UNDER CONSTRUCTION) | BATESVILLE, MS

FOR SALE // \$1,971,842 // 5.15% 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.

Owner-Agency Disclosure: An owner/agency relationship exists with an Associate Broker of Randall Commercial Group, LLC and the owner of Subject Property located at 22350 Highway 6, Batesville, MS 38606. The Associate Broker has an ownership interest in the Subject Property located at 22350 Highway 6, Batesville, MS 38606, and other business with the Manager of the ownership entity.

INVESTMENT SUMMARY



INVESTMENT SUMMARY

OFFERING PRICE:	\$1,971,842
NET OPERATING INCOME:	\$101,549
YR1 CAP RATE:	5.15%
YEAR BUILT:	2022
BUILDING SIZE:	10,566 SF
LOT SIZE:	1.94 Acres
PROPERTY ADDRESS	22350 Highway 6
CITY, STATE, ZIP:	Batesville, MS 38606
3 MILE POPULATION:	1,857

LOCATION DESCRIPTION

Randall Commercial Group, LLC is pleased to exclusively offer for sale this brand new, free-standing Dollar General located in Batesville, MS. The subject property has a 15-year, NNN lease with an estimated delivery date of March 2022. Batesville is located +/- 63 miles South of Memphis, TN, and only +/-22 miles West of Oxford, MS. The property is strategically located on MS Highway 6, which connect Batesville to Oxford (~ 17,000 VPD), and right off of I-55 to 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.

PROPERTY HIGHLIGHTS

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

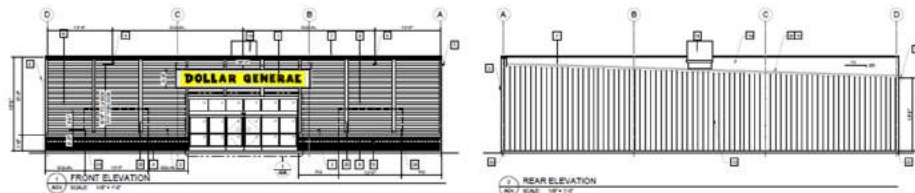
LEASE SUMMARY

TENANT:	Dolgencorp, LLC d/b/a Dollar General
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	15-years
ANNUAL RENT:	\$101,549.88
RENT PSF:	\$9.61
BLDG. DELIVERY DATE:	Est. March 2022
RENT COMM. DATE:	TBD
RENEWAL OPTIONS:	Five (5), Five (5) Year Options
RENT BUMPS:	10% per Option
LEASE GUARANTOR:	Dollar General Corporation



REPRESENTATIVE PHOTO

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

BUILDING NAME	Dollar General (Under Construction) Batesville, MS
STREET ADDRESS	22350 Highway 6
CITY, STATE, ZIP	Batesville, MS 38606
COUNTY	Panola
SIGNAL INTERSECTION	No

BUILDING INFORMATION

NOI	\$101,549.88
CAP RATE	5.15%
OCCUPANCY %	100.0%
TENANCY	Single
YEAR BUILT	2022
ROOF	Standing Seam Metal Roof
FREE STANDING	Yes

BATESVILLE, MS & SURROUNDING ECONOMY



BATESVILLE, MS ECONOMY

- Batesville Civic Center is a **45,000 sq. ft.** building that can hold 8,022 people
- Harmon Industrial Park, the 20,000 sq. ft. Batesville Enterprise Center houses several business incubators
- Panola Partnership CEO Joe Azar presented conceptual drawings for a proposed sports complex that will have a price tag of **\$18-\$20 million**
- There is a three-phase plan proposal, nearly **\$850 million on 260 acres** in capital investment into Batesville, creating more than 900 full time jobs
- Home to Magnolia Grove Monastery, a 120-acre residential monastery
- The cost of living in Batesville is **21.3% lower** than the US average and **2.4% lower** than the state average
- Batesville is the county seat of Panola County, Mississippi, which has an estimated population of **35,000**.
- GE Aviation, a subsidiary of General Electric, has a plant in Batesville and employs nearly **500** staff. Altogether, Batesville is home to over **30** manufacturing plants.
- Source: *panolacountv.com. deltabusinessjournal.com. panolian.com. bestplaces.net.*

OXFORD, MS ECONOMY

- Batesville, MS is +/-22 miles west of Oxford, MS
- One of the **fastest growing** micropolitan in the nation and has seen a **22% population increase** since 2010
- Ranked **#8** out of 542 micropolitan areas for economic strength
- The Oxford Square won the inaugural 2019 Great Public Space in Mississippi award presented by the MS Chapter of the American Planning Association
- Oxford job market increased by **2.2%** over the last year and has a future job growth over the next ten years predicted to be 50.9%
- City's population has a median household income of **\$227,400** compared to an average of \$105,700 statewide
- Oxford is a Certified Retirement City-CNBC's list of 10 Great College Towns for Retirees
- Oxford commons has approved an expansion that will be located on 16 acres
- Source: *Walton Family Foundation, ESRI, news.olemiss.edu, Oxford Eagle, bestplaces.net, MS Business Journal, hottytoddy.com*



THE UNIVERSITY OF MISSISSIPPI



OLE MISS

- Mississippi's Flagship University and the largest in the state, founded in 1848
- The University had a **\$2.9 billion** in income to the Mississippi economy in 2019
- Included in the elite group of R-1: Doctoral Universities and is ranked among the nation's fastest-growing institutions
- All three degree programs in Patterson School of Accountancy are among the **top 10** in the 2018 annual national rankings of accounting programs
- **Top 15** Online MBA Program in the nation per U.S. News & World Report
- The University's Master of Business Administration program is ranked 37th among public universities by Bloomberg Business Week
- Voted **#1** Best Beautiful College Campus 2016 by USA Today & **#1** college town by ESPN 2021
- 10 consecutive years, Ole Miss has been named to the "Great Colleges to Work For" list compiled annually by The Chronicle of Higher Education
- Source: olemiss.edu, *Public Accounting Report*, collegestats.org

NORTHWEST COMMUNITY COLLEGE



NORTHWEST COMMUNITY COLLEGE

- Panola County gets a **\$2 million** grant to renovate the old outlet mall into a job training center for the Northwest Mississippi Community College (image below)
- NMCC plans to open this Fall 2021, with a **40,000 square-foot** Workforce Training Center that will have **four 10,000 square-foot unites** and provide space for machinery to build prototypes and begin taking products to market
- Northwest offers 28 distinct undergraduate degrees, concentrated into 23 majors within 12 broad fields of study
- Northwest announced as being among the first cohort of seven colleges nationwide in Achieving the Dream's (ATD) new Building Resiliency in Rural Communities for the Future of Work Initiative
- Northwest football in December 2020 wone the MACCC and National Community College Football Championship titles
- Source: collegefactual.com, deltabusinessjournal.com,



NORTHWEST
MISSISSIPPI COMMUNITY COLLEGE



PANOLA MEDICAL CENTER



PANOLA MEDICAL CENTER

- Panola Medical Center is a **96 bed** acute care hospital consisting of 49 medical surgical beds, 22 certified geriatric psychiatric beds, and 25 adult psychiatric beds
- Panola Medical Center's services include: Behavioral (Mental) health , Emergency Medicine, Women's Health, Geriatric (senior) Medicine, Wounds Care & Hyperbaric, Surgery Center, Pain Management , GI clinic, Children's Health, and Family & Specialty
- Panola Medical Center is one of the largest tax-paying entities and employers in Panola County, with a total economic impact exceeding **\$69 million** (2011)
- Panola Medical Center has state of the art equipment, being a hyperbaric chamber for the sleep medicine department
- Batesville hospital received accreditation from a national organization for critical access and general hospitals
- Source: *panolamed.com, msdh.ms.gov, panolian.com*



SURROUNDING HEALTHCARE



BAPTIST MEMORIAL HOSPITAL - OXFORD, MS

- The **\$300 million** new Baptist Memorial Hospital was completed in 2017, the single largest economic development event in the history of Oxford and Lafayette County
- Baptist Memorial Hospital is a **217-bed** acute care facility with capacity to expand to 250 beds and a 23-bed Emergency Department, open 24 hours a day, 365 days a year, serving Northern third of Mississippi
- One of the fastest growing hospitals in the region that cares for over **40,000** patients annually from throughout North Mississippi area
- The new hospital provides care across 100 medical and surgical specialists representing more than 30 specialty areas
- An estimated **\$241.2 million** in total production of goods and services (output) value
- The hospital has a cancer treatment center which offers chemotherapy and radiation therapy with advanced technology, including a linear accelerator, a CT simulator, and a Positron Emission Tomography (PET) scanner.

HEALTHCARE AND MEDICAL

- Baptist Memorial Hospital has an innovative 3D mammography, an advanced screening tool to improve early detection
- The Heart Care Center offers full continuum of advanced cardiac care, from heart surgery to cardiac rehab offering two dedicated catheterization labs, an electrophysiology lab, peripheral vascular lab, and a multitude of noninvasive procedures.
- Baptist Memorial Hospital offers other services including: Gastroenterology, Maternity services, Outpatient Diagnostic Center (ODC), Outpatient Rehabilitation, Sleep Disorder Center, Weight Loss Center, etc.
- Oxford is also home to the North Mississippi Regional Center with 1,150 employees, 12 24-hour care cottages and 20 10-bed community homes.
- North MS Regional Center is a comprehensive regional program focusing on mental health providing services to **32 counties** in MS reaching approx. **2,000** patients the past fiscal year
- Source: *baptistonline.org, oxfordms.com, bolarchive.bmhcc.org*



AERIAL MAP



FOR SALE // RETAIL PROPERTY

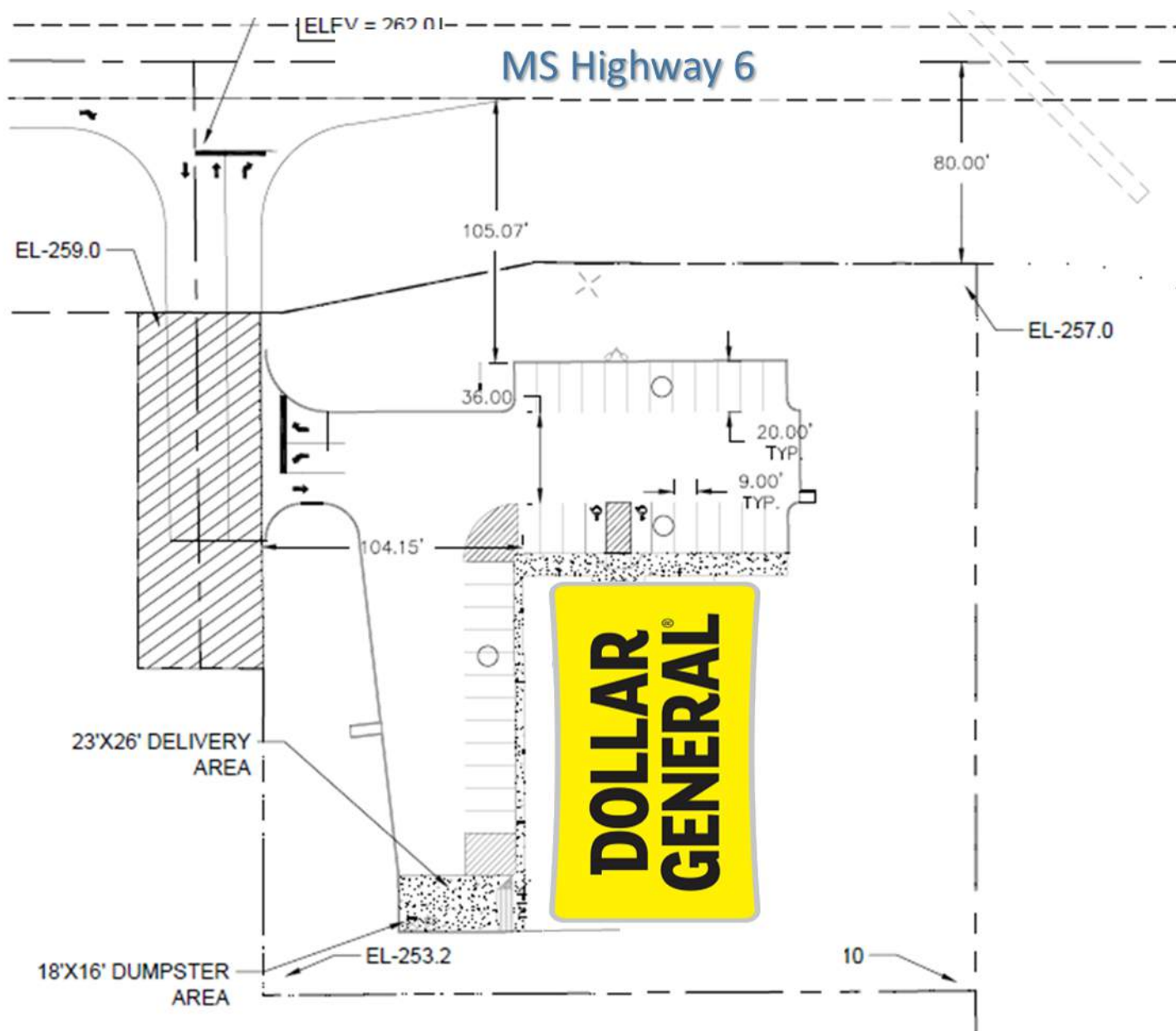
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REGIONAL MAP



SITE PLAN



TENANT PROFILE



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%



17,000+ STORES ACROSS 46 STATES

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/>



12.2% Increase
Same Store Sales Q4



\$33.7 Billion
In Sales



1,050
Stores to Open in
2021





81
Years in Business



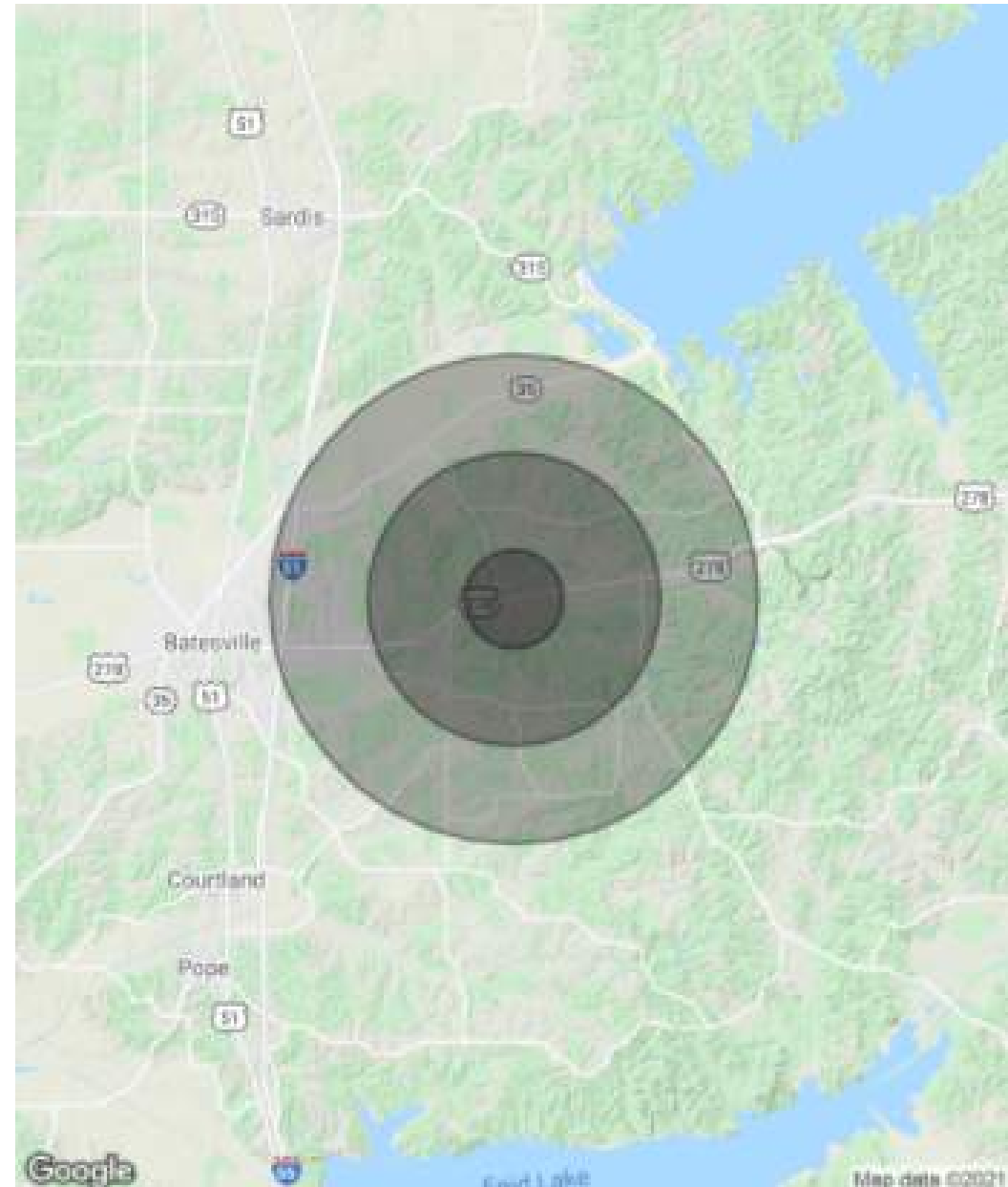
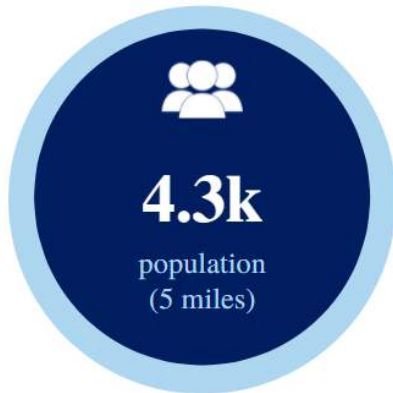
32 Quarters
Same Store Growth

DEMOGRAPHICS

 Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	259	1,857	4,331
AVERAGE AGE	40.3	39.9	40.2

 Household Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	96	679	1,569
TOTAL PERSONS PER HH	2.61	2.69	2.71
AVERAGE HH INCOME	\$57,699	\$57,610	\$57,472

**Demographic data derived from 2021 ESRI Data*





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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.