



DOLLAR GENERAL®

OFFERING MEMORANDUM
4514 TERRY RD | JACKSON, MS 39212

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INVESTMENT HIGHLIGHTS

- 2017 Upgraded Construction for Dollar General (no metal sides)
- Over 10+ Years Remaining on the Base Term of the Lease
- Jackson is the Largest MSA in All of Mississippi with a Population of over 594,806 Residents
- Located Approximately 9-Miles from Downtown Jackson
- Strategically Located off Highway 55 which is the Main Interstate in Mississippi
- Outstanding Demographics with over 26,659+ residents within a 3-Mile Radius
- Strong Average Household Income of \$56,622
- The Subject Property Sits on a Hard Corner that Sees Over 7,465 Vehicles Per Day
- The Subject Property is Located Approximately 20 Minutes from Jackson-Medgar Wiley Evers International Airport
- Located within Jackson 6 Miles of State University (9,811 Students)
- Corporately Guaranteed by Dollar General Corporation
- Five, 5-Year Renewal Periods all of which include Attractive 10% Rental Increases
- Dollar General is a Publicly Traded (NYSE: DG) Fortune 500 Company with an S&P Investment Grade Credit Rating of BBB
- Currently over 18,000+ Locations and Expanding by 1,000 Stores Each Year
- Dollar General has been in Business for 80 Years and has a Current Net Worth of over \$6.2 billion



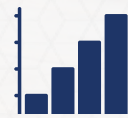
LIST PRICE

\$1,871,339



YEAR BUILT

2017



CAP RATE

5.45%



GROSS LEASABLE AREA

± 8,784 SF



DOWNTOWN JACKSON
± 4 MILES AWAY



XPO Logistics



± 47,000 VPD



CAMPING WORLD

RAPID OIL CHANGE
OIL CHANGE

JPK FOOD AND FUEL
CONVENIENCE STORE

TERRY RD

DOLLAR GENERAL

± 5,000 VPD

RED HILL WINE & SPIRITS
LIQUOR STORE

FAMILY DOLLAR



JACKSON REVIVAL CENTER CHURCH
SOUTH CAMPUS CHURCH

JXN
Rage Room

FAMILY DOLLAR

TRAVEL CORRIOR

MAJOR TENANTS



ACE HARDWARE
BACK YARD BURGERS
CHICK FIL A
KRYSTAL
MCDONALDS
NEWK'S EATERY
PIZZA HUT
SWINGING BRIDGE RV
WAFFLE HOUSE
WENDYS
ETC.

DOLLAR GENERAL

TERRY RD

± 5,000 VPD

A-1 PERSONAL LOANS
LOAN AGENCY

RED HILL WINE & SPIRITS
LIQUOR STORE



FINANCIAL OVERVIEW

DOLLAR GENERAL

FINANCIAL OVERVIEW

TENANT TRADE NAME	Dollar General
TYPE OF OWNERSHIP	Fee simple
LEASE TYPE	NNN
ROOF AND STRUCTURE	Tenant Responsible
ORIGINAL LEASE TERM	15 Years
LEASE COMMENCEMENT DATE	4/20/2017
LEASE EXPIRATION DATE	4/30/2032
TERM REMAINING ON LEASE	±10 Years
INCREASE	10% Every 5 Years in Option
OPTIONS	Five, 5-Year Options

Please contact a Matthews™ Capital Markets Agent for financing options.

Kevin Kern
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ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	CAP RATE
Current - 4/30/2032	\$8,449.00	\$101,388.00	5.45%
5/1/2032 - 4/30/2037	\$9,348.90	\$112,186.80	6.00%
5/1/2037 - 4/30/2042	\$10,283.79	\$123,405.48	6.59%
5/1/2042 - 4/30/2047	\$11,312.17	\$135,746.04	7.25%
5/1/2047 - 4/30/2052	\$12,443.39	\$149,320.68	7.98%
5/1/2052 - 4/30/2057	\$13,687.72	\$164,252.64	8.78%



TENANT OVERVIEW

DOLLAR GENERAL

TENANT PROFILE

COMPANY NAME

Dollar General
Corporation

OWNERSHIP

Public

INDUSTRY

Dollar Stores

HEADQUARTERS

Goodlettsville, TN

NO. OF EMPLOYEES

±157,000

DOLLAR GENERAL®

Dollar General is the fastest-growing retailer which currently boasts roughly 18,000 neighborhood general stores in 46 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 75% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Proctor & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others. Over the past few years, Dollar General has started to introduce alcohol and tobacco products such as cigarettes into their product mix, which has further driven revenue and increased profitability.

With its small-box store model typically measuring ± 9,100 sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value-conscious has paid off big, both during and after the recession. The discount retailer boasted its expectation of 29 consecutive years of same-store sales growth in December 2018, attributable to its value and convenience proposition, along with strong consumables and seasonal goods sales.



18,000+

LOCATIONS



\$33.7B

2021 REVENUE



1939

FOUNDED



AREA OVERVIEW

DOLLAR GENERAL

JACKSON, MS





JACKSON: THE CITY WITH SOUL

Jackson, the City with Soul, is the largest city in Mississippi. Burned down three times during the Civil War, Jackson has also served as the setting of major events during the Civil Rights Movement, many of which are commemorated with Mississippi Freedom Trail Markers throughout the city. Learning about an array of subjects is easy in Jackson, which is home to a number of museums including the Old Capitol Museum, Mississippi Children's Museum, Mississippi Museum of Natural Science, and the Smith Robertson Museum and Cultural Center.

ATTRACTIONS

The music, arts, culinary, and culture scenes are all booming in Jackson. Residents can listen to live music at F. Jones Corner or One Block East, appreciate art at any of the many downtown galleries or the Mississippi Museum of Art, experience fine dining at restaurants such as Manship Wood Fired Kitchen and Bully's Restaurant, and even witness the International Ballet Competition at Thalia Mara Hall. Jackson also contains one of the largest and best equipped planetariums in the South, the Russell C. Davis Planetarium.

NEARBY CITIES

Accessible to Interstates 20, 55, and 220 as well as Jackson-Medgar Wiley Evers International Airport, Jackson is just a three-hour drive from both New Orleans and Memphis.

ECONOMIC SNAPSHOT

Jackson is currently experiencing a rise in arts, culinary and cultural progression. Throughout its revitalization efforts, Jackson has also maintained its southern charm and historic presence. In comparison to other cities its size, Jackson is also very affordable with a cost of living below the national average. Jackson has seen success its high-paying industrial operations adding to the quality of life in the city. Four major banks are headquartered in Jackson including Consumer National Bank, First American Bank, First Commercial Bank, and Trustmark National Bank. Agriculture plays a major role in the city's economy as well. Cattle, cotton, grains, poultry, and timber are all major contributors. Metropolitan Jackson employs about 40,000 residents in municipal and federal positions. Manufacturing also has a major impact in the area with over 500 manufacturers in the area. The Automobile industry is another dominant field in Jackson, with the \$930 million automobile plant that opened in 2003.

POPULATION

	1-Mile	3-Mile	5-Mile
2026 Projection	2,750	23,604	53,942
2021 Estimate	3,038	25,989	58,741
2010 Census	3,031	28,762	64,618

HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2026 Projection	1,243	9,861	22,328
2021 Estimate	1,250	9,914	22,366
2010 Census	1,137	10,114	22,684

HOUSEHOLD INCOME

	1-Mile	3-Mile	5-Mile
Avg. Household Income	\$69,695	\$60,745	\$58,784



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This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General** located at **4514 Terry Rd, Jackson, MS 39212** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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