



CANTON, MISSISSIPPI - DOLLAR GENERAL

163 YANDELL RD, CANTON, MS 39046

Presented by:

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Listed in Conjunction with Mississippi Real Estate Broker of Record
BRIAN BROCKMAN
MS Lic # 21542
Bang Realty of Mississippi, Inc Lic # 21543

MARKETING PACKAGE

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from 23 Realty Advisors, LLC and Bang Realty of Mississippi, Inc and their respective directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither 23 Realty Advisors, LLC and Bang Realty of Mississippi, Inc and their respective directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Neither 23 Realty Advisors, LLC nor Bang Realty of Mississippi, Inc will investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Neither 23 Realty Advisors, LLC nor Bang Realty of Mississippi, Inc makes any warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Neither 23 Realty Advisors, LLC nor Bang Realty of Mississippi, Inc serves as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by 23 Realty Advisors, LLC and Bang Realty of Mississippi, Inc in compliance with all applicable fair housing and equal opportunity laws.

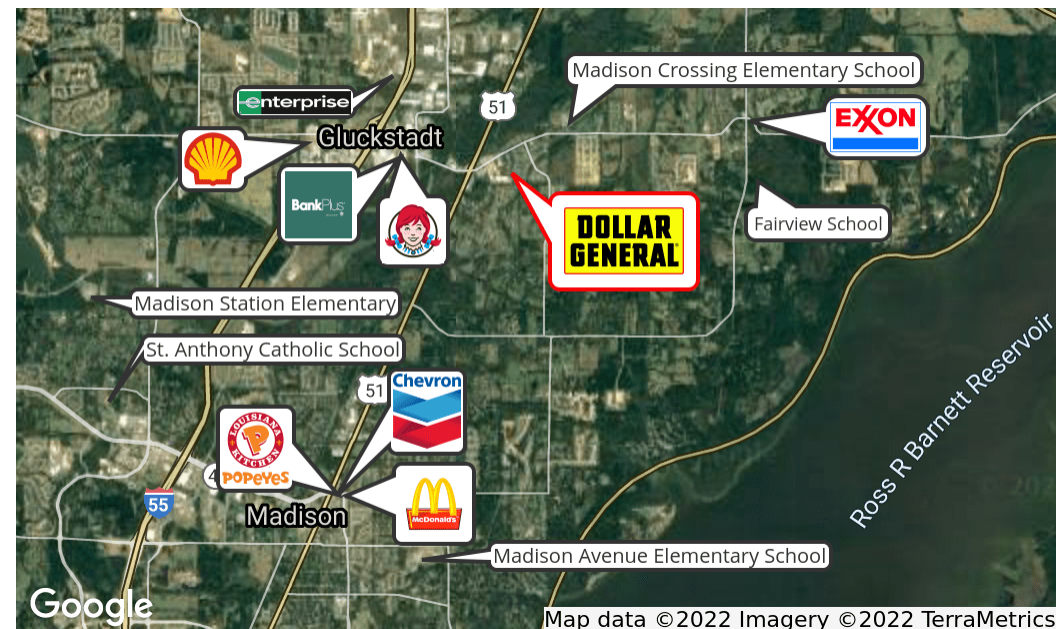
All information and figures relating to Net Operating Income (NOI) and costs, expenses and landlord obligations related to the subject property have been determined from various informational sources including, without limitation, information supplied by the Seller of the subject property, and such information may contain inaccuracies, errors and/or omissions, and as such each recipient of this Marketing Package, as a condition to its receipt of same, represents and agrees that it shall undertake its own independent investigation, determination, due diligence and confirmation of the Net Operating Income (NOI) for the subject property, as well as all costs, expenses and landlord obligations related to the subject property or as is or may be set forth in any lease related to the subject property, and each recipient of this Marketing Package, as a condition to its receipt of same, hereby agrees to and hereby does assume all such risks related to any such inaccuracies, errors and/or omissions related in any way or manner to the Net Operating Income (NOI) and/or any costs, expenses and landlord obligations related to the subject property, and each such recipient hereby releases and holds harmless 23 Realty Advisors, LLC, Bang Realty of Mississippi, Inc., the Seller of the subject property, and all employees, contractors, agents, brokers, salespersons, licensees and representatives of any and all of the foregoing, from and against any and all losses, damages, costs, expenses or claims related in any way or manner to any such inaccuracies, errors and/or omissions concerning, related to and/or arising from the Net Operating Income (NOI) and/or any costs, expenses and landlord obligations related to the subject property.

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PROPERTY INFORMATION

SECTION 1



OFFERING SUMMARY

Sale Price:	UNPRICED
Building Size:	9,014 SF
Price / SF:	\$145.54
NOI:	\$72,156*
Year Built:	2006
Lease Commencement	5/1/2006
Lease Expiration	4/30/2026

PROPERTY OVERVIEW

Existing Dollar General located in Canton, MS, only 30 minutes from Jackson, MS. With a population of over 12,000, this retailer serves as one of few discount retailers in the area. The property has a +NN lease structure with minimal landlord responsibilities. Landlord responsibilities include roof, all paved areas, foundation, floors, walls, all interior and exterior utility lines and pipes and all other structural portions of the building.

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	2,255	7,932	43,404
Total Population	6,542	22,514	111,170
Average HH Income	\$114,998	\$109,437	\$84,677



LOCATION INFORMATION

Building Name	Canton, Mississippi - Dollar General
Street Address	163 Yandell Rd
City, State, Zip	Canton, MS 39046
County	Madison
Nearest Highway	Highway 51

BUILDING INFORMATION

NOI	\$72,156.36*
Tenancy	Single
Year Built	2006
Free Standing	Yes

PROPERTY HIGHLIGHTS

- +NN lease structure with minimal landlord responsibilities
- Four (5) year options remain
- 2006 build with nearly 5 years remaining on the lease
- Lease is guaranteed by the Dollar General Corporation who has been in business for over 80 years and has a current Net Worth of over \$52 billion
- Dollar General (NYSE: DG) is a publicly traded Fortune 500 Company with an S&P investment-grade rating of BBB







TENANT PROFILE

SECTION 2



**DOLLAR
GENERAL®**

TENANT HIGHLIGHTS

- The discounter's 2022 real estate plans include 1,110 new stores - including its first stores in Idaho, its 47th state - and 1,750 remodels. Dollar General will also open its first international stores, with plans to open up to 10 locations in Mexico.
- 75% of Americans currently reside within 5 miles of a Dollar General store
- Included on *Fortune's* **2020 World's Most Admired Companies** list
- Dollar General's 2021 Net Income saw a 55% increase from 2020
- Recognized by Forbes magazine among its Top 25 Corporate Responders to COVID-19
- Dollar General employs approximately 164,000 associates and was ranked No. 16 on the *Progressive Grocer's* 2020 list of **Top Food and Consumables Retailers in North America**

TENANT OVERVIEW

Company:	Dollar General
Founded:	1939
Locations:	+18,000
Total Revenue (2021):	\$33.7B
Net Income (2021):	\$2.655B
Net Worth (2022):	\$52.96B
Headquarters:	Goodlettsville, TN
Website:	www.dollargeneral.com
Ticker:	(NYSE: DG)
Fortune 500 Rank:	#91

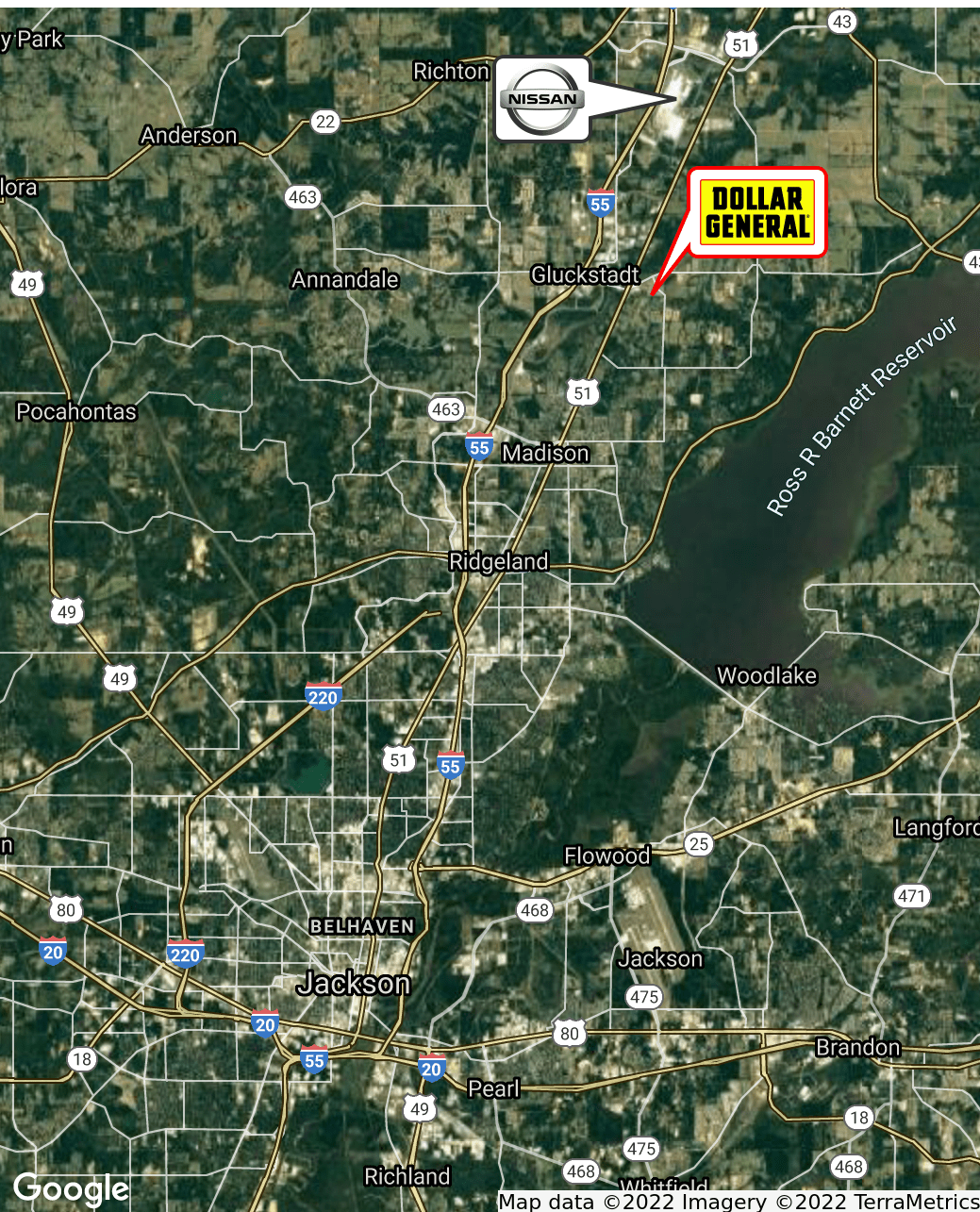
DOLLAR GENERAL BUSINESS MODEL

Dollar General stands for convenience, quality brands, and low prices. Dollar General's successful prototype makes shopping a truly hassle-free experience. Dollar General designs small neighborhood stores with carefully edited merchandise assortments to make shopping simpler. Dollar General has become a popular real estate investment and can be a great option for an investor looking for a steady passive income stream. Dollar General does not franchise and operates all of its stores directly, which gives it the unique ability to guarantee its leases by the corporation resulting in a safer investment.

LOCATION INFORMATION

SECTION 3

23

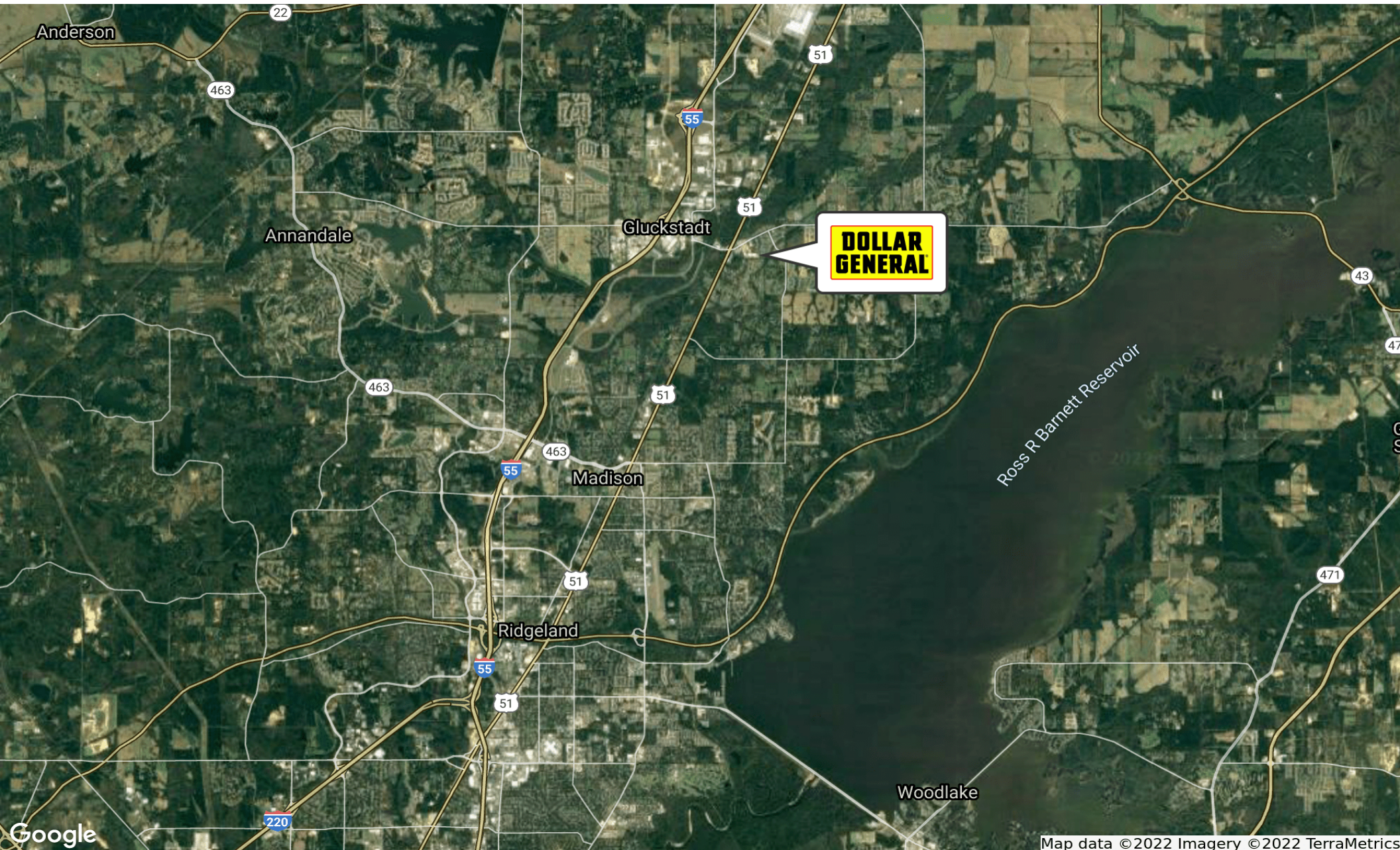


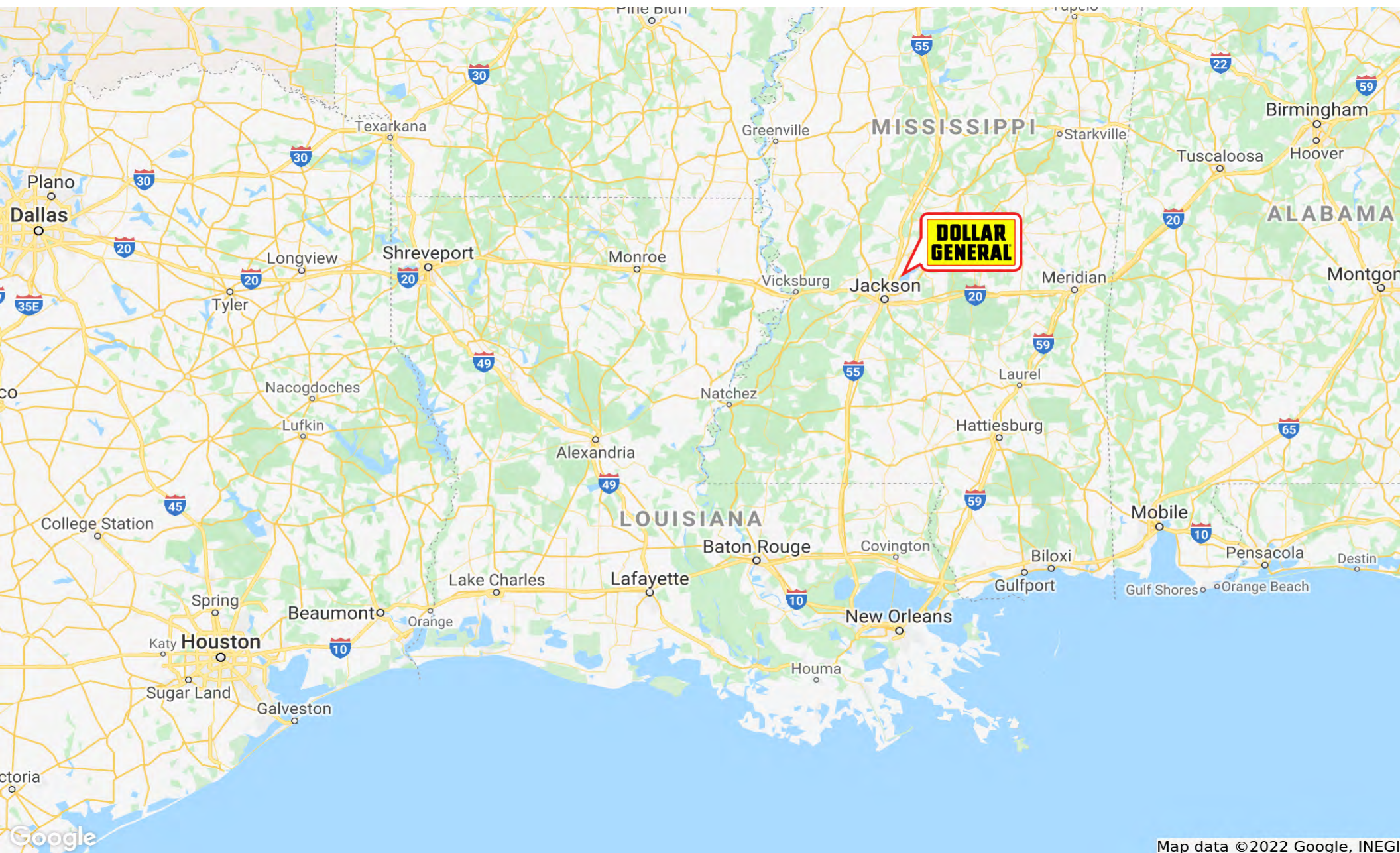
LOCATION DESCRIPTION

Subject property is located in Canton, Mississippi, a town of over 12,000 residents situated roughly 30 minutes from the heavily populated Jackson, Mississippi. Canton, Mississippi resides in Madison County which had a 2019 population of over 106,000 residents. The subject property is located directly along Yandell Road, and is just minutes away from the heavily trafficked Interstate 55.

Interstate 55 and Interstate 220 serve as a north-south thoroughfare through Mississippi. Interstate 55 starts near the Louisiana border and ends just south of Memphis at the Tennessee border. Subject property is only 0.3 miles away from Highway 51 which has an average of 13,000 cars pass through each day. Canton is also home to a Nissan manufacturing center that has been around since 2003. This manufacturing center has put out 4 million cars since its start and has created over 6,500 jobs within the greater Canton area.

Jackson, the capital city of Mississippi, is located 26 miles south of Canton along Interstate 55. In 2019, the population of Jackson was over 166,000, making Jackson the most populated city in Mississippi. Jackson is known as "The City with Soul" because of its rich history of blues, gospel, jazz and folk musicians. The service industry is Jackson's dominant sector that supports its primary economic drivers such as government, education, healthcare and entertainment.













FINANCIAL ANALYSIS

SECTION 4

23

INCOME SUMMARY

Annual Rent	\$68,100
Annual Common Area Maintenance	\$4,056
GROSS INCOME	\$72,156

EXPENSE SUMMARY

Property Taxes (Reimbursed by Tenant)	\$0
General Liability Insurance (Reimbursed by Tenant)	\$0
GROSS EXPENSES	\$0

NET OPERATING INCOME	\$72,156
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The above Net Operating Income (NOI) figures have been determined from various informational sources including, without limitation, information supplied by the Seller of the subject property, and such information may contain inaccuracies, errors and/or omissions, and as such each recipient of this Marketing Package, as a condition to receipt of same, agrees that it shall undertake its own independent investigation, determination and confirmation of the Net Operating Income (NOI) for this property.



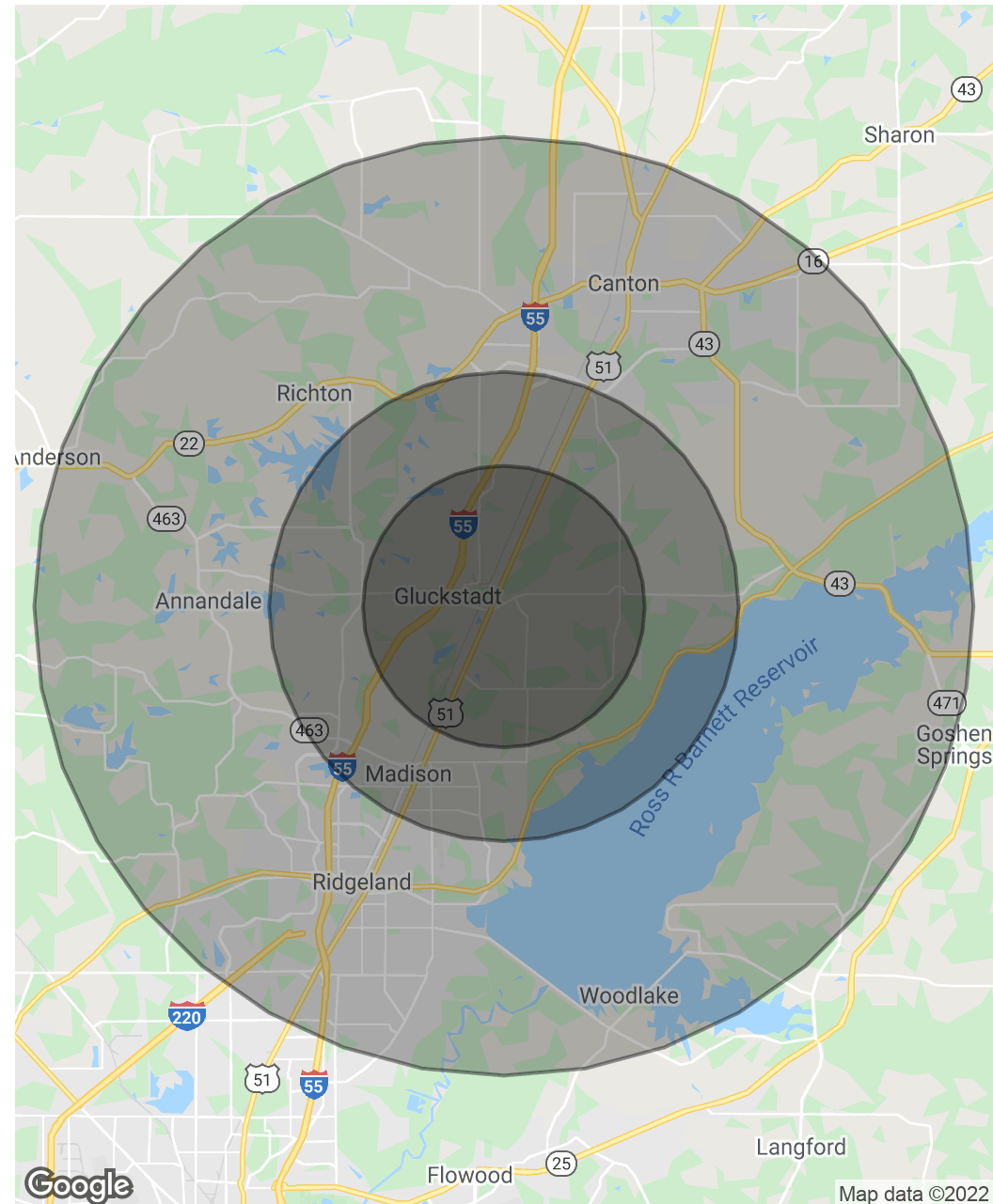
DEMOCRAPHICS

SECTION 5

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	6,542	22,514	111,170
Average Age	38.1	38.4	35.5
Average Age (Male)	37.9	38.0	34.7
Average Age (Female)	37.1	38.1	36.0

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,255	7,932	43,404
# of Persons per HH	2.9	2.8	2.6
Average HH Income	\$114,998	\$109,437	\$84,677
Average House Value	\$223,261	\$244,855	\$213,447

* Demographic data derived from 2010 US Census





ADVISOR BIOS

SECTION 6



KORY PRYOR

Managing Broker

kpryor@23advisors.com

Direct: 404.422.7200

GA #233371 // CO #100087645 AL #000138619-0

PROFESSIONAL BACKGROUND

Kory is the managing broker and founder of 23 Realty Advisors. Prior to starting 23 Realty Advisors, Kory worked as a commercial real estate attorney focusing on multifamily and retail development, acquisitions, dispositions, financing and operations, having worked on over \$25BN of transactional volume. Kory is a highly experienced commercial real estate broker that provides a thoughtful and hands on approach bringing an unparalleled level of transactional experience and knowledge to the table for his clients. Kory currently resides in Vail, Colorado where he spends his free time snowboarding, mountain biking and hiking with his dogs, Asha and Ted.

EDUCATION

University of Florida, Bachelor of Arts, Cum Laude
Emory University School of Law, Juris Doctor

MEMBERSHIPS

Real Property Law Association
Americian Apartment Owners Association
Mortgage Bankers Association
State of Georgia Bar Association

23 Realty Advisors
2121 N. Frontage Road West Suite 10
Vail, CO 81657
404.422.7200



QUINN STRAUCH

Retail Investment Sales Broker

qstrauch@23advisors.com

Direct: 970.331.2545

CO # FA100087191

PROFESSIONAL BACKGROUND

Quinn Strauch is a retail investment sales broker in the Net Lease Group of 23 Realty Advisors based out of Vail, Colorado. His emphasis is on the sale of net leased, investment-quality, single-tenant properties occupied by credit-rated national tenants. Quinn brings dynamic energy and unwavering discipline to each of his transactions. Quinn has extensive experience in the guest service industry and knows what it means to put the client's needs first. Having had an interest in Real Estate from a young age, Quinn has had the rare opportunity to build a strong foundation in Real Estate principles from early on in his career.

Quinn is an accomplished whitewater kayaker and also enjoys a wide variety of additional outdoor activities including skiing, snowmobiling, and just about anything else you can do to get outside!

EDUCATION

University of Colorado, Boulder. Leeds School of Business

23 Realty Advisors
2121 N. Frontage Road West Suite 10
Vail, CO 81657
404.422.7200

BRIAN BROCKMAN

State Broker of Record

bor@bangrealty.com
Direct: 513.898.1551

Listed in Conjunction with Mississippi Real Estate Broker of Record
BRIAN BROCKMAN
MS Lic # 21542
Bang Realty of Mississippi, Inc Lic # 21543

Bang Realty-Georgia Inc
11427 Reed Hartman Hwy Suite 236
Cincinnati, OH 45241
513.898.1551

INSTRUCTIONS FOR COMPLETING THE WORKING WITH A REAL ESTATE BROKER FORM

NOTE: This form **MUST** be completed at the **FIRST** meeting a real estate licensee has with a prospective client. It **MUST** be signed by all parties, **MUST** be in the licensee's files for that client or property, and the customer or client **MUST** receive a copy **IMMEDIATELY**!

- One of the four boxes **MUST** be checked.
- **DO NOT** check both the client AND customer boxes. A seller or buyer can only be a client OR a customer. The seller or buyer should sign on the line that corresponds with the box checked. For example, if the box is checked for client (Seller's or Landlords Agent), the client signs directly below, and NOT on the "customer" line.
- The licensee **MUST** sign the form and the form **MUST** be dated.



WORKING WITH A
REAL ESTATE BROKER

THIS IS NOT A LEGALLY BINDING CONTRACT

GENERAL

Approved 01/2003 By
MS Real Estate Commission
P. O. Box 12685
Jackson, MS 39232

Before you begin working with any real estate agent, you should know whom the agent represents in the transaction. Mississippi real estate licensees are required to disclose which party they represent in a transaction and to allow a party the right to choose or refuse among the various agency relationships.

There are several types of relationships that are possible and you should understand these at the time a broker or salesperson provides specific assistance to you in a real estate transaction,

The purpose of the Agency Disclosure is to document an acknowledgement that the consumer has been informed of various agency relationships, which are available in a real estate transaction.

For the purpose of this disclosure, the term seller and/or buyer will also include those other acts specified in Section 73-35-3 (1), of the Miss. Code, "...list, sell, purchase, exchange, rent, lease, manage, or auction any real estate, or the improvements thereon including options."

SELLER'S AGENT

A seller can enter into a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the seller in finding a buyer for his property. A licensee who is engaged by and acts as the agent of the Seller only is known as a Seller's Agent. A Seller's agent has the following duties and obligations:

To the Seller:

*The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting and the duty to use skill, care and diligence.

To the Buyer and Seller:

*A duty of honesty and fair dealing.

*A duty to disclose all facts known to the Seller's agent materially affecting the value of the property, which are not known to, or readily observable by, the parties in a transaction.

BUYER'S AGENT

A buyer may contract with an agent or firm to represent him/her. A licensee who is engaged by and acts as the agent of the Buyer only is known as the Buyer's Agent.

If a Buyer wants an agent to represent him in purchasing a property, the buyer can enter into a Buyer's Agency Agreement with the agent. A Buyer's Agent has the following duties and obligations:

To the Buyer:

* The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting and the duty to use skill, care and diligence.

To the Seller and Buyer:

* A duty of honesty and fair dealing.

DISCLOSED DUAL AGENT

A real estate agent or firm may represent more than one party in the same transaction. A Disclosed Dual Agent is a licensee who, with the informed written consent of the Seller and Buyer, is engaged as an agent for both Seller and Buyer.

As a disclosed dual agent, the licensee shall not represent the interests of one party to the exclusion or detriment of the interests of the other party. A disclosed dual agent has all the fiduciary duties to the Seller and Buyer that a Seller's or Buyer's agent has except the duties of full disclosure and undivided loyalty.

A Disclosed Dual Agent may not disclose:

- (a) To the Buyer that the Seller will accept less than the asking or listed price, unless otherwise instructed in writing by the Seller.
- (b) To the Seller that the Buyer will pay a price greater than the price submitted in a written offer to the Seller, unless otherwise instructed in writing by the Buyer.
- (e) The motivation of any party for selling, buying, or leasing a property, unless otherwise instructed in writing by the respective party, or
- (d) That a Seller or Buyer will agree to financing terms other than those offered, unless otherwise instructed in writing by the respective party.

IMPORTANT NOTICE!

"Customer" shall mean that person not represented in a real estate transaction. It may be the buyer, seller, landlord or tenant.

A Buyer may decide to work with a firm that is acting as agent for the Seller (a Seller's Agent or subagent). If a Buyer does not enter into a Buyer Agency Agreement with the firm that shows him properties, that firm and its agents may show the buyer properties as an agent or subagent working on the seller's behalf. Such a firm represents the Seller (not the Buyer) and must disclose that fact to the Buyer.

When it comes to the price and terms of an offer, the Seller's Agent will ask you to decide how much to offer for any property and upon what terms and conditions. They can explain your options to you, but the final decision is yours, as they cannot give you legal or financial advice. They will attempt to show you property in the price range and category you desire so that you will have information on which to base your decision.

The Seller's Agent will present to the Seller any written offer that you ask them to present. You should keep to yourself any information that you do not want the Seller to know (i.e. the price you are willing to pay, other terms you are willing to accept, and your motivation for buying). The Seller's agent is required to tell all such information to the Seller. You should not furnish the Seller's agent anything you do not want the Seller to know. If you desire, you may obtain the representation of an attorney or another real estate agent, or both.

THIS IS NOT A CONTRACT. THIS IS AN ACKNOWLEDGEMENT OF DISCLOSURE

The below named Licensee has informed me that brokerage services are being provided me as a:

- ☐ Client (Seller's or Landlords Agent)

☐ Client (Buyer's or Tenants Agent)

☐ Client (Disclosed Dual Agent)
- ☒ Customer (Not as my Agent)

By signing below, I acknowledge that I received this informative document and explanation prior to the exchange of confidential information which might affect the bargaining position in a real estate transaction involving me.

	Quinn R. Strauch	(Date)
(Client)	(Licensee) 23 Realty Advisors, LLC	(Customer)
(Client)	(Company)	(Customer)

LICENSEE -Provide a copy of disclosure acknowledgement to all parties and retain signed original for your files.



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REAL ESTATE BROKER

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	<i>Brian Brockman</i>	(Date)
(Client)	(Licensee)	(Customer)
	Bang Realty of Mississippi Inc	
(Client)	(Company)	(Customer)

LICENSEE -Provide a copy of disclosure acknowledgement to all parties and retain signed original for your files.