

Under
Construction

**DOLLAR
GENERAL**

OFFERING MEMORANDUM

Actual Property

NEW DEVELOPMENT “PLUS” SIZE PROTOTYPE DOLLAR GENERAL TBD MS-44, JAYESS, MS 39641

BRANSON BLACKBURN
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**DOLLAR
GENERAL**

JAYESS, MS

\$1,833,087 | 5.4% CAP

- New Development Dollar General With 15 Years Remaining on Primary Term
- Absolute NNN Requiring Zero Landlord Responsibilities
- Limited Local Retail Competition - Closest Dollar Store is Over 6 Miles Away
- "Plus" Size Store Prototype With 10,566 Square Feet to Accommodate Higher Projected Sales
- Large 2 Acre Parcel
- Dollar General is an Investment Grade Tenant With an S&P Credit Rating of BBB (the Same as Walgreens)

EXCLUSIVELY MARKETING BY:

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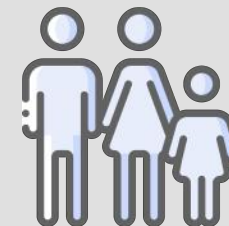
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INVESTMENT OVERVIEW:

Base Annual Rent:	\$98,987
Rent Per SF:	\$9.37
Projected Rent Commencement Date:	7/10/2022
Lease Expiration Date:	7/31/2037
Lease Term Remaining:	15 Years
Lease Type:	Absolute NNN
Type of Ownership:	Fee Simple



As of April 2022, Dollar General Operates 18,200+ stores in the continental United States



Dollar General, an Essential Business, is Located Within 5 Minutes of 75% of the US Population



As a Recession Proof Tenant, Dollar General is #106 on the Fortune 500 List

PROPERTY DETAILS:

Building Area:	10,566 SF
Land Area:	2.0 AC
Year Built:	2022
Guarantor:	Dollar General Corporation (NYSE: DG)
Price Per SF:	\$173.49

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	7/10/2022-7/31/2037	\$98,987	\$9.37	5.40%
Five (5), 5-Year Options 10% Increase	8/1/2037-7/31/2042	\$108,885	\$10.31	5.94%
	8/1/2042-7/31/2047	\$119,774	\$11.34	6.53%
	8/1/2047-7/31/2052	\$131,751	\$12.47	7.19%
	8/1/2052-7/31/2057	\$144,926	\$13.72	7.91%
	8/1/2057-7/31/2062	\$159,419	\$15.09	8.70%



RESPONSIBILITIES BREAKDOWN

TAXES & INSURANCE

PAID BY **TENANT**

Taxes: Tenant shall reimburse Landlord for the ad valorem taxes payable with respect to the Demised Premises within forty-five (45) days after receipt of Landlord's paid receipt...

Insurance: Tenant further agrees to maintain a "special cause of loss" policy (formerly an "all-risk" policy) insuring all improvements on the Demised Premises (the "Property Insurance")

PARKING LOT

PAID BY **TENANT**

...Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.

ROOF & STRUCTURE

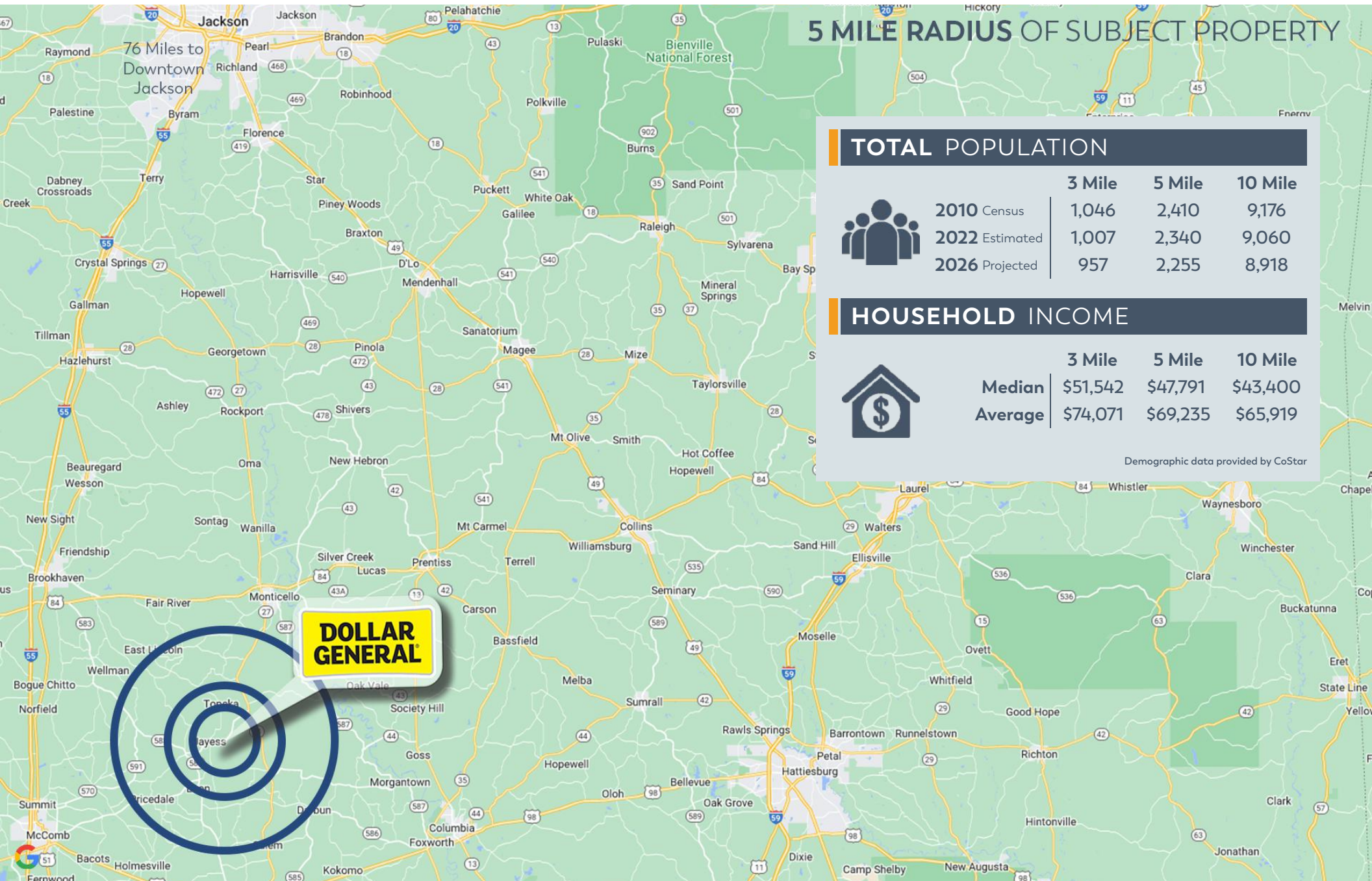
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HVAC

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Under
Construction
**DOLLAR
GENERAL**

DOWNTOWN JAYESS

2.5 Miles Away

 Jayess
General Store

 Jayess
Baptist Church

 UNITED STATES
POSTAL SERVICE



Jayess Autobody
& Sales Auto Shop



Catfish Corner
Restaurant



G & M Farms Inc.

**DOLLAR
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MS-44

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GENERAL**



EXXON

Brister's Store R & R
Convenience Store

MS-583

MS-44

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**DOLLAR
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Actual Property



**DOLLAR
GENERAL®**



82 Years
of Success



**Publicly
Traded Co.**
NYSE: DG



BBB
S&P Rated



\$49B
Market Cap



17,500+
Locations

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BROKER OF RECORD

BRIAN BROCKMAN

Bang Realty of Mississippi, Inc.

MS #21542

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