



OFFERING MEMORANDUM

Actual Property

NEW DEVELOPMENT COASTAL PROTOTYPE DOLLAR GENERAL

1290 OCEAN SPRINGS RD, OCEAN SPRINGS, MS 39564

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**DOLLAR
GENERAL**

OCEAN SPRINGS, MS

\$2,271,000 | 5.5% CAP

- New Development Dollar General With Over 14.5 Years Remaining on Primary Term
- Rare Coastal Dollar General Store Prototype, Featuring Wood Paneling & A-Frame Roofing
- Absolute NNN Lease Requiring Zero Landlord Responsibilities
- Dense Population With Over 40,000 Residents in a 5-Mile Radius
- Affluent Average Household Income of Over \$108,000 in a 1-Mile Radius
- Situated on Ocean Springs Rd. With a Daily Traffic Count of 9,000 Vehicles
- Located Near Multiple National Credit Tenants Including Walmart, Aldi, TSCO, and CVS

EXCLUSIVELY MARKETED BY:

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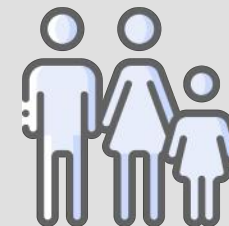
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INVESTMENT OVERVIEW:

Base Annual Rent:	\$124,905
Rent Per SF:	\$11.82
Rent Commencement Date:	7/27/2022
Lease Expiration Date:	7/31/2037
Lease Term Remaining:	14.5 Years
Lease Type:	Absolute NNN
Type of Ownership:	Fee Simple



In 2021, Dollar General Plans to Continue Expansion by Opening 1,050 Stores & Remodeling 1,750 Stores



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



As a Recession Proof Tenant, Dollar General is #119 on the Fortune 500 List Operating 17,000+ Stores

PROPERTY DETAILS:

Building Area:	10,566 SF
Land Area:	1.39 AC
Year Built:	2022
Guarantor:	Dollar General Corporation (NYSE: DG)
Price Per SF:	\$214.93

LEASE ABSTRACT

1290 OCEAN SPRINGS RD | OCEAN SPRINGS, MS

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	7/27/2022-7/31/2037	\$124,905	\$11.82	5.50%
Five (5), 5-Year Options 10% Increase	8/1/2037-7/31/2042	\$137,396	\$13.00	6.05%
	8/1/2042-7/31/2047	\$151,136	\$14.30	6.66%
	8/1/2047-7/31/2052	\$166,249	\$15.73	7.32%
	8/1/2052-7/31/2057	\$182,874	\$17.31	8.05%
	8/1/2057-7/31/2062	\$201,161	\$19.04	8.86%



RESPONSIBILITIES BREAKDOWN

TAXES

PAID BY **TENANT**

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

PAID BY **TENANT**

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 & HVAC

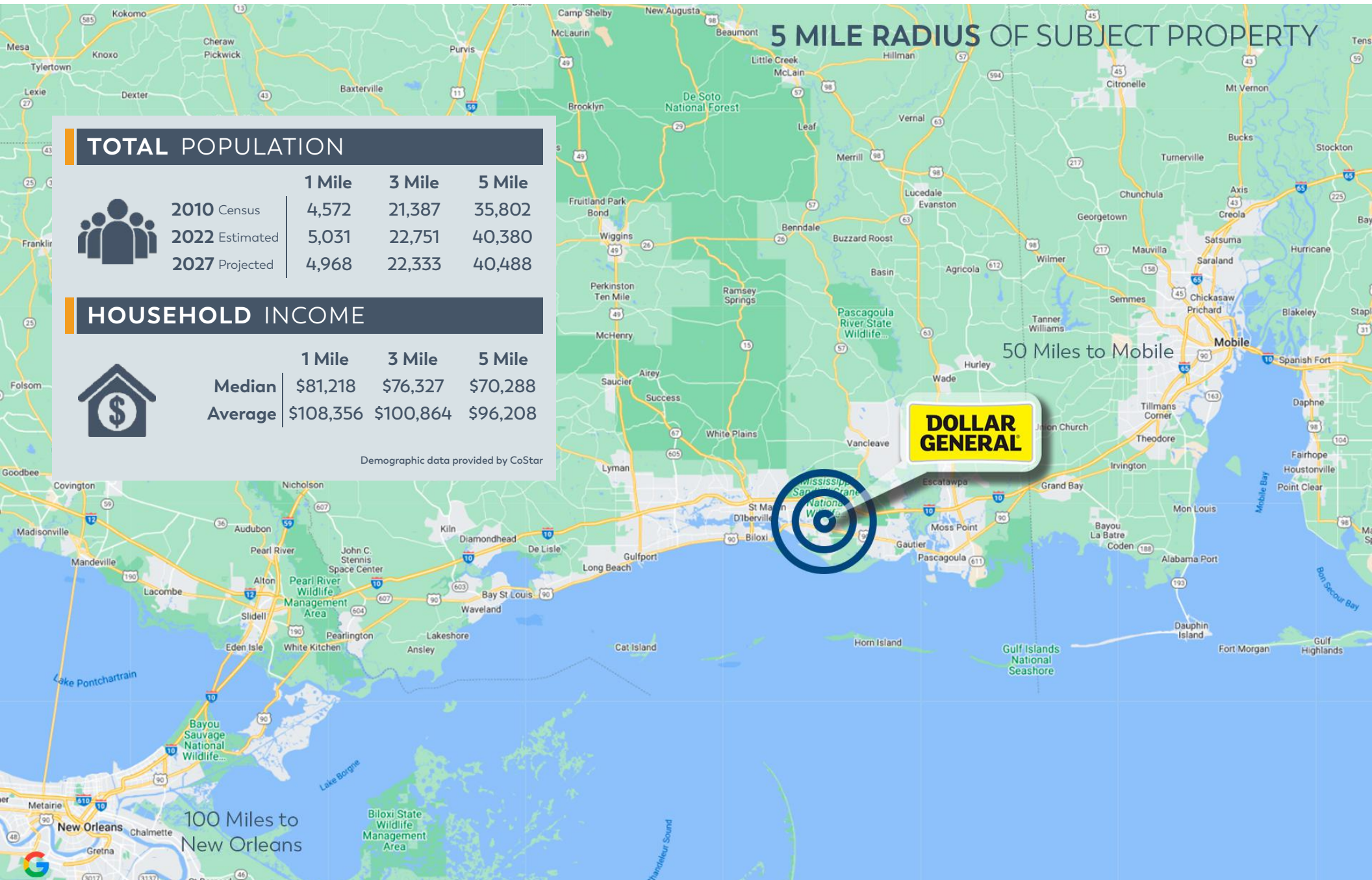
PAID BY **TENANT**

...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

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.





RETAIL MAP

1290 OCEAN SPRINGS RD | OCEAN SPRINGS, MS



Actual Property

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Actual Property

RETAIL MAP

1290 OCEAN SPRINGS RD | OCEAN SPRINGS, MS

St. Martin High School
1,249 Students

St. Martin Middle School

St. Martin Upper Elementary School

St. Martin Sports Complex

Monticello Woods Neighborhood

Culeoka Neighborhood

Ocean Springs Road - 9,000 VPD

Diabetes Medical Center

**DOLLAR
GENERAL**

Actual Property



Actual Property



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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TRINITY

REAL ESTATE INVESTMENT SERVICES

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BROKER OF RECORD

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