



OFFERING MEMORANDUM

Actual Property

ABSOLUTE NNN NEW DEVELOPMENT DOLLAR GENERAL

820 EASTSIDE DR, NEWTON, MS 39345

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**DOLLAR
GENERAL**

NEWTON, MS

\$1,824,290 | 6.5% CAP

- New Development Dollar General - Rent Commenced March 2023
- 14.5+ Years Remaining Absolute NNN Lease Requiring Zero Landlord Responsibilities
- Healthy 5-Mile Demographics With 5K+ Residents
- Excellent Visibility Along HWY 15 With 3,200 Vehicles Passing the Subject Property Daily
- Located 67 Miles to Jackson With a Population of Over 153K+
- "Plus" Size 10,566 SF Store Prototype
- Corporately Guaranteed Lease by Dollar General Corporation, a \$40B Company

EXCLUSIVELY MARKETED BY:

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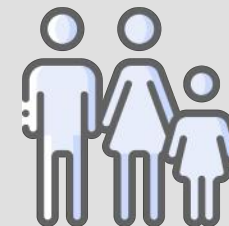
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INVESTMENT OVERVIEW:

Base Annual Rent:	\$118,578
Rent Per SF:	\$11.22
Rent Commencement Date:	3/29/2023
Lease Expiration Date:	3/31/2038
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 U.S. 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:	2.18 AC
Year Built:	2023
Guarantor:	Dollar General Corporation
Price Per SF:	\$172.66

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	3/1/2023-3/31/2038	\$118,579	\$11.22	6.50%
Five (5), 5-Year Options 10% Increase	4/1/2038-3/31/2043	\$130,437	\$12.34	7.15%
	4/1/2043-3/31/2048	\$143,481	\$13.58	7.87%
	4/1/2048-3/31/2053	\$157,829	\$14.94	8.65%
	4/1/2053-3/31/2058	\$173,612	\$16.43	9.52%
	4/1/2058-3/31/2063	\$190,973	\$18.07	10.47%



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").

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.

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.

5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



2010 Census
2022 Estimated
2027 Projected

	1 Mile	3 Mile	5 Mile
2010 Census	1,374	4,403	5,595
2022 Estimated	1,273	4,003	5,101
2027 Projected	1,216	3,839	4,906

HOUSEHOLD INCOME

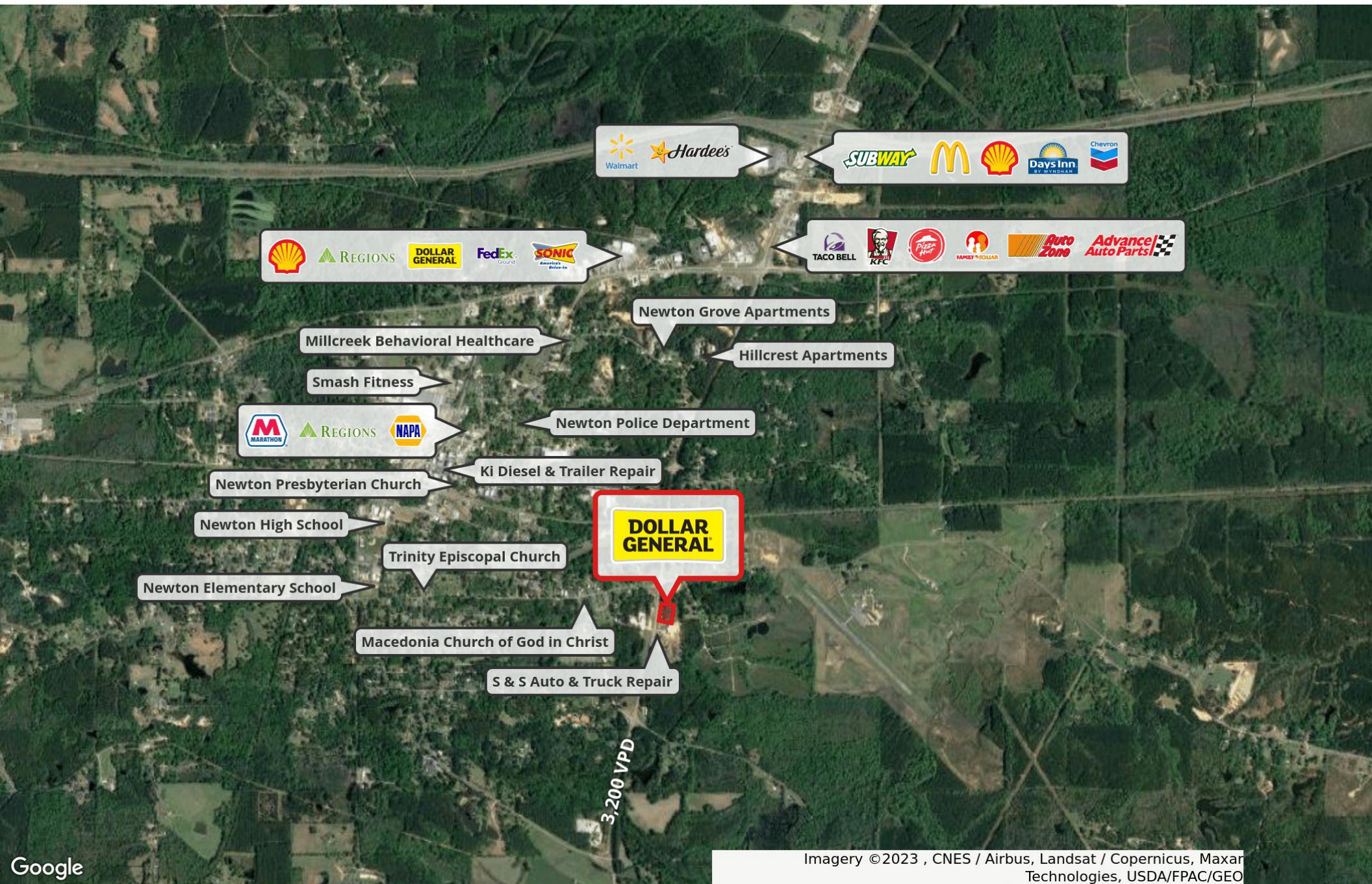


	1 Mile	3 Mile	5 Mile
Median	\$25,703	\$34,507	\$37,327
Average	\$44,066	\$53,399	\$54,953

Demographic data provided by CoStar

**DOLLAR
GENERAL®**

67 Miles to Jackson, MS





Actual Property





Actual Property



Actual Property



**DOLLAR
GENERAL®**



84 Years
of Success



**Publicly
Traded Co.**
NYSE: DG



BBB
S&P Rated



\$48.65B
Market Cap



18,770+
Locations

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