



DOLLAR GENERAL®

14443 Creosote Road | Gulfport, MS 39503

MATTHEWS™
REAL ESTATE INVESTMENT SERVICES



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14443 Creosote Road | Gulfport, MS 39503

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EXCLUSIVELY LISTED BY

BROKER OF RECORD

Phillip Carpenter
Carpenter Properties, Inc.
License No. C-11708 (MS)

IN CONJUNCTION WITH

CHASE CAMERON

Associate
Direct (214) 692-2040
Mobile (858) 926-6951
chase.cameron@matthews.com
License No. 752167 (TX)



ANDREW IVANKOVICH

Associate Vice President
Direct (214) 692-2037
Mobile (626) 807-3586
andrew.ivankovich@matthews.com
License No. 678815 (TX)



PROPERTY OVERVIEW



INVESTMENT HIGHLIGHTS

- **Corporate Guarantee** – Dollar General is an investment grade tenant with over 19,000 locations
- **NN+** – Landlord has minimal responsibilities on this site
- **Location** – The property is located near national retail tenants such as Walmart Supercenter, IHOP, Sonic, Applebee's and more
- **Store Sales** – The tenant is operating at a healthy R-T-S ratio. Please contact listing agent for more details.
- **Gulfport, MS** – Gulfport is the second largest city in Mississippi and has seen consistent population growth since 2010
- **Operating History** - Dollar General has operated at this location since 2006

FINANCIAL OVERVIEW



\$811,462

LIST PRICE



\$71,003

NOI



8.75%

CAP RATE



±9,014 SF

GLA



±1.00 AC

LOT SIZE



2006

YEAR BUILT



TENANT SUMMARY

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Landlords Responsibilities	Roof, Structure, Parking Lot
Original Lease Term	10 Years
Rent Commencement Date	12/1/2006
Lease Expiration Date	2/28/26
Term Remaining on Lease	±2 Years
Increases	10% @ Each Option Period
Options	Two, 5-Year Options
Additional Rent	Contact Broker For Details
Store Sales	Contact Broker For More Details

FINANCIAL OVERVIEW

ANNUALIZED OPERATING DATA			
	MONTHLY RENT	ANNUAL RENT	RENT PSF
Current	\$6,100	\$73,200	\$8.12
Option 1	\$6,710	\$80,520	\$8.93
Option 2	\$7,381	\$88,572	\$9.83

FINANCING INQUIRIES
<i>For financing options reach out to:</i>
RYAN GOTTLIEB +1 (214) 692-2259 ryan.gottlieb@matthews.com

Contact Broker for details regarding Store Sales

TENANT PROFILE

DOLLAR GENERAL®

Dollar General is a chain of discount stores that operates in the United States. Founded in 1939, it has since grown to become one of the largest discount retailers in the country. The company offers a wide range of merchandise at low prices, including food, household essentials, clothing, and seasonal items. Dollar General operates over 19,000 stores in 46 states, making it one of the most accessible retailers for customers in rural and suburban areas. The company's business model is built around offering a convenient and affordable shopping experience, with many stores located in smaller towns and rural areas where other retailers may not have a presence.

In recent years, Dollar General has also expanded its digital capabilities, including the launch of an online store, to better serve customers in a rapidly changing retail environment. Overall, Dollar General's focus on low prices, convenience, and accessibility has made it a popular destination for value-conscious shoppers across the United States.

HEADQUARTERS

Goodlettsville, TN

WEBSITE

dollargeneral.com

OF LOCATIONS

19,000+

YEAR FOUNDED

1939



AREA OVERVIEW



GULFPORT, MS

Gulfport, Mississippi, is a vibrant coastal city situated along the Gulf of Mexico. Known for its stunning beaches, rich history, and thriving cultural scene, Gulfport offers residents and visitors an array of experiences and attractions.

The city's prime location on the Gulf Coast provides access to miles of beautiful sandy beaches and warm waters. Gulfport Beach, with its white sands and clear blue waters, is a popular destination for sunbathing, swimming, and water sports. Visitors can also enjoy fishing, boating, and exploring the nearby barrier islands, such as Ship Island, which offer opportunities for wildlife viewing and relaxation.

DEMOGRAPHICS

POPULATION

1-MILE

3-MILE

5-MILE

Five-Year Projection	2,451	19,895	38,934
Current Year Estimate	2,452	19,328	37,780
2020 Census	2,452	19,115	37,278
Growth Current Year-Five-Year	-0.04%	2.94%	3.05%
Growth 2020-Current Year	0.01%	1.11%	1.35%

HOUSEHOLDS

1-MILE

3-MILE

5-MILE

Five-Year Projection	944	7,926	14,989
Current Year Estimate	943	7,683	14,512
2020 Census	942	7,573	14,290
Growth Current Year-Five-Year	0.10%	3.16%	3.28%
Growth 2020-Current Year	0.11%	1.45%	1.56%

INCOME

1-MILE

3-MILE

5-MILE

Average Household Income	\$104,116	\$74,510	\$65,189
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ECONOMY

The economy of Gulfport, Mississippi, is diverse and driven by several key industries. The city's prime location along the Gulf Coast and its deepwater port contribute significantly to its economic vitality. The port serves as a major hub for shipping, supporting various maritime activities and providing employment opportunities in logistics, transportation, and related industries.

Tourism plays a crucial role in Gulfport's economy, thanks to its beautiful beaches and coastal attractions. The city attracts visitors from across the country, seeking sun, sand, and relaxation. The tourism sector encompasses hotels, resorts, restaurants, and entertainment venues, providing numerous jobs and contributing to local businesses.

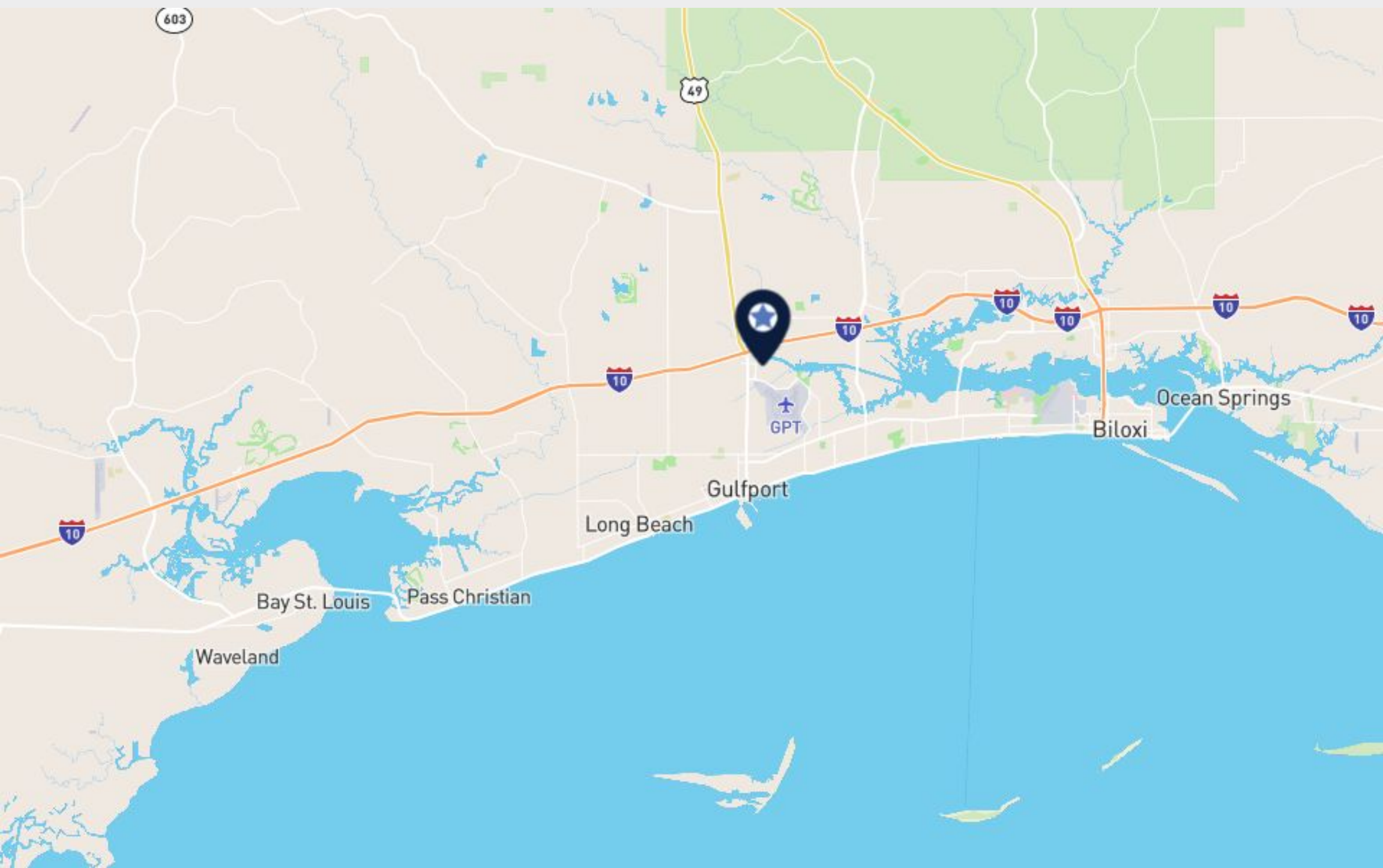
The gaming industry is another significant contributor to Gulfport's economy. The city is home to several casinos and resorts that offer a range of amenities, including gaming, dining, and entertainment. These establishments draw visitors and tourists, creating employment opportunities and generating revenue for the local economy.



Furthermore, Gulfport is an important regional transportation hub. The city has an airport, Gulfport-Biloxi International Airport, which connects the area to domestic and international destinations. This facilitates business travel, enhances trade opportunities, and encourages investment in the region. Gulfport's economy also benefits from government and military presence. The Naval Construction Battalion Center, located nearby, provides employment opportunities and generates economic activity through defense-related contracts and services.

The city's commitment to economic development is evident through initiatives that promote business growth and entrepreneurship. Gulfport offers resources and support for small businesses, encouraging innovation and creating a favorable environment for startups and entrepreneurs.

AREA MAP



BIRDS EYE **VIEW**



AREA TENANT MAP



AREA TENANT MAP



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **14443 Creosote Road, Gulfport, MS, 39503** (“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. Neither 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.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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 Owner 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 of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



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