

# SALE

## DOLLAR GENERAL - ABSOLUTE NNN

4117 Cowart Price Rd Summit, MS 39666

**SALE PRICE**

**\$1,595,000**



**COLDWELL BANKER**  
**COMMERCIAL**  
**REALTY**

**Greg Trotter**

310 344 4900

[Greg.Trotter@cbcnrt.com](mailto:Greg.Trotter@cbcnrt.com)

CalDRE #00978695

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## CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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### WHY COLDWELL BANKER COMMERCIAL

**Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.**

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

**2,600+**  
Professionals

Presence in  
**40 COUNTRIES**

**11,989**  
YE Sales Transactions

**4,970**  
YE Lease Transactions

**\$9.2 BILLION**  
Sales Volume

**\$1.63 BILLION**  
Lease Volume

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# TENANT INFORMATION

## DOLLAR GENERAL - ABSOLUTE NNN

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### PROPERTY DESCRIPTION

Corporate lease. Dollar General has been at the location since it was "built to suite" for them. They are in their initial 15 year lease. There are (5) five year leases renewal options with 10% increases per option period. There is a 3.0% rent increase November 1, 2023 to annual gross income of \$88,121.40.

### LOCATION DESCRIPTION

At the south west corner of Highway 44 and Cowart Price Road. Half way between Summit/McComb and Jayess.

### DOLLAR GENERAL

Dollar General Corporation (NYSE:DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and education support for its hometown communities. As of May 5, 2023, the company's 19,294 stores across 47 states provide everyday essentials including fresh food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal decor from their high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M.Smucker, Kraft, Mars, Nestle, Procter & Gamble and Unilever.



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# HIGHLIGHTS

## DOLLAR GENERAL - ABSOLUTE NNN

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### PROPERTY HIGHLIGHTS

- Absolute NNN Lease
- Zero Landlord Responsibilities
- Tenant Responsible For all Taxes/CAM/Insurance/Roof/Structure/Parking Lot
- Located 8.2 and 9.9 Miles between other Dollar General Stores
- Store Services include: Fresh Produce, Amerigas, Rug Doctor, Redbox, DG Pickup, Western Union, FedEx
- Below Market Rents. Current rent is \$9.13 PSF. CoStar Market Rent is \$12.67 PSF
- Corporate Guarantee by Dollar General which Carries a S&P Credit Rating of "BBB-"
- Only Dollar General Store on Highway 44 within 10 Miles



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# PROPERTY INFORMATION

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## OFFERING SUMMARY

|                |             |
|----------------|-------------|
| Sale Price:    | \$1,595,000 |
| Building Size: | 9,370 SF    |
| Lot Size:      | 1.7 Acres   |
| Price / SF:    | \$175.56    |
| APN #          | 901476-A    |
| County         | Pike        |
| Cap Rate:      | 5.36%       |
| NOI:           | \$85,554    |
| Year Built:    | 2013        |

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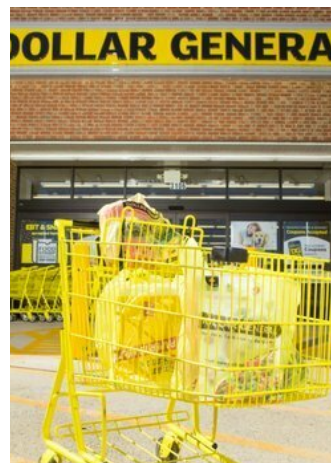
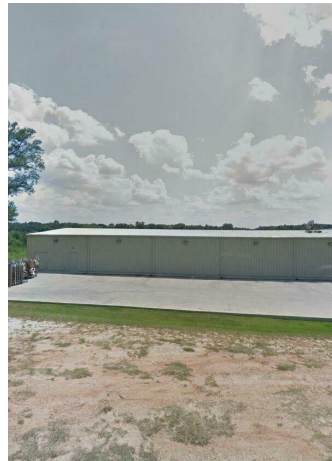
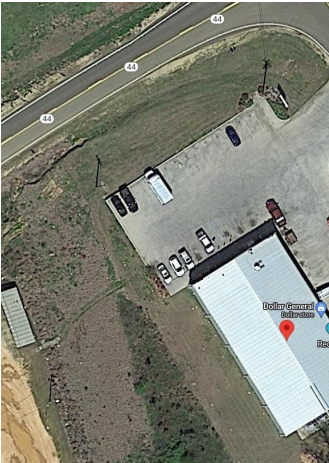
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# PROPERTY PHOTOS DOLLAR GENERAL - ABSOLUTE NNN

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# OPERATING SUMMARY DOLLAR GENERAL - ABSOLUTE NNN

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## OPERATING DATA

|                        |          |
|------------------------|----------|
| Gross Scheduled Income | \$85,555 |
| Net Operating Income   | \$85,555 |
| Pre-Tax Cash Flow      | \$85,555 |

## FINANCING DATA

|              |             |
|--------------|-------------|
| Down Payment | \$1,595,000 |
|--------------|-------------|



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# RENT ROLL

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| SUITE    | TENANT<br>NAME | SIZE SF  | % OF<br>BUILDING | PRICE / SF /<br>YEAR | ANNUAL<br>RENT | LEASE<br>START | LEASE<br>END |
|----------|----------------|----------|------------------|----------------------|----------------|----------------|--------------|
| -        | -              | -        | -                | -                    | -              | -              | -            |
| -        | Dollar General | 9,370 SF | 100%             | \$9.13               | \$85,548       | 10/4/2013      | 10/31/2028   |
| TOTALS   |                | 9,370 SF | 100%             | \$9.13               | \$85,548       |                |              |
| AVERAGES |                | 9,370 SF | 100%             | \$9.13               | \$85,548       |                |              |

Scheduled Monthly Rent 10/3/2013 to 10/31/2023 \$7,129.56

Scheduled Monthly Rent 11/1/2023 to 10/31/2028 \$7,343.45

Option Periods: (5) Five Year Extensions Starting November 1, 2028.

There are 10% Rent Increases each five year extension.

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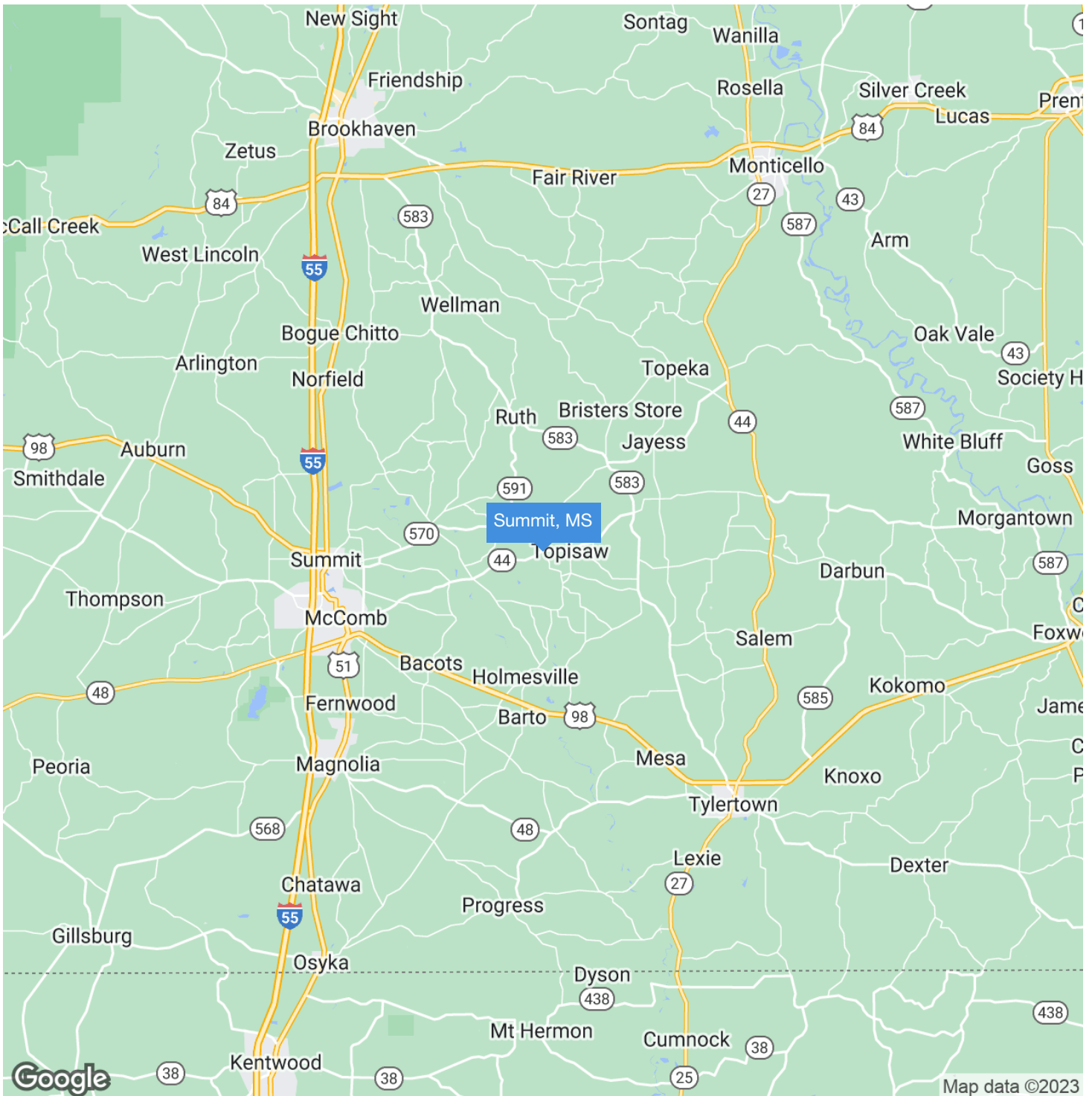


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# LOCAL AREA

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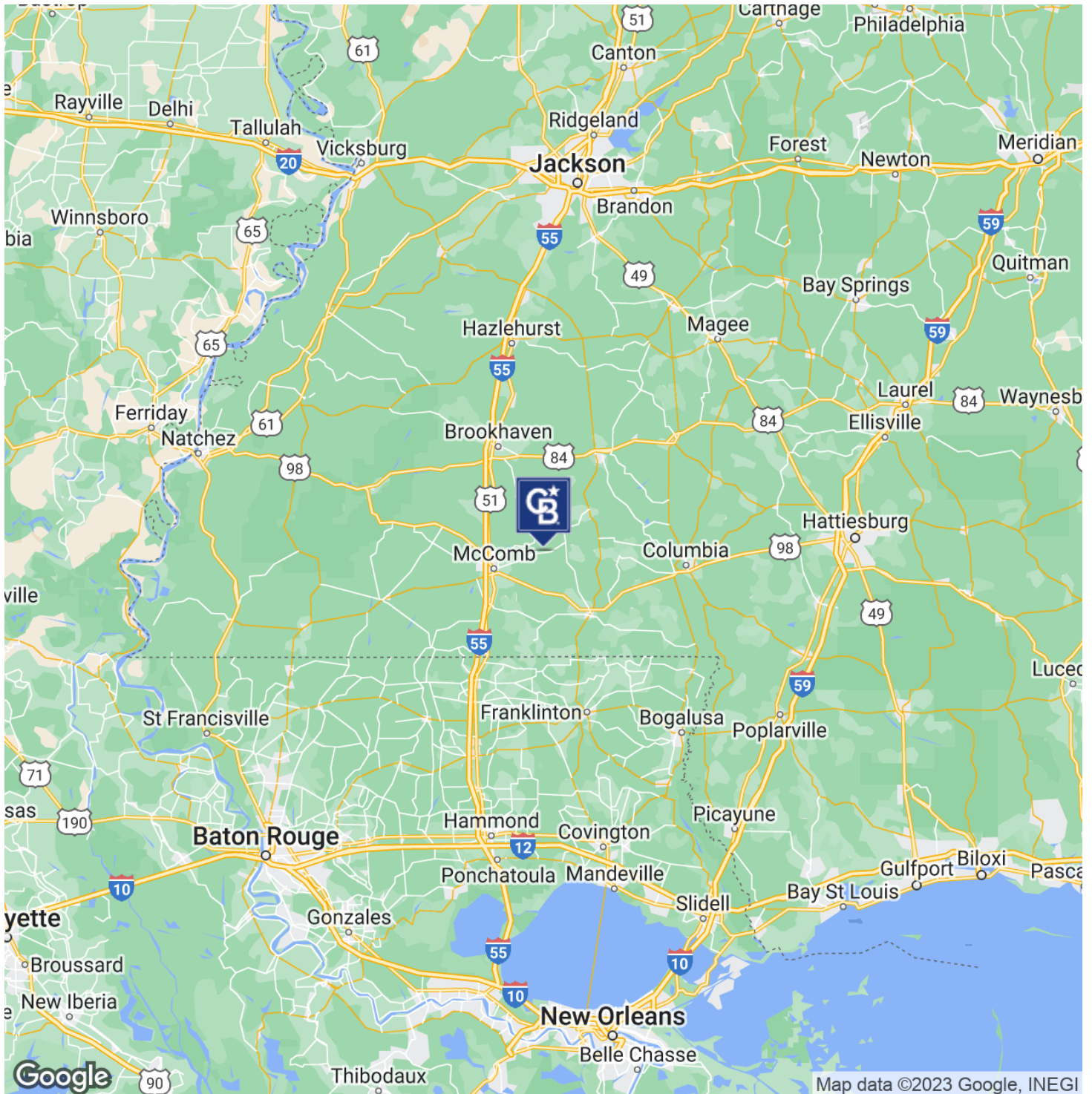


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# STATE AREA

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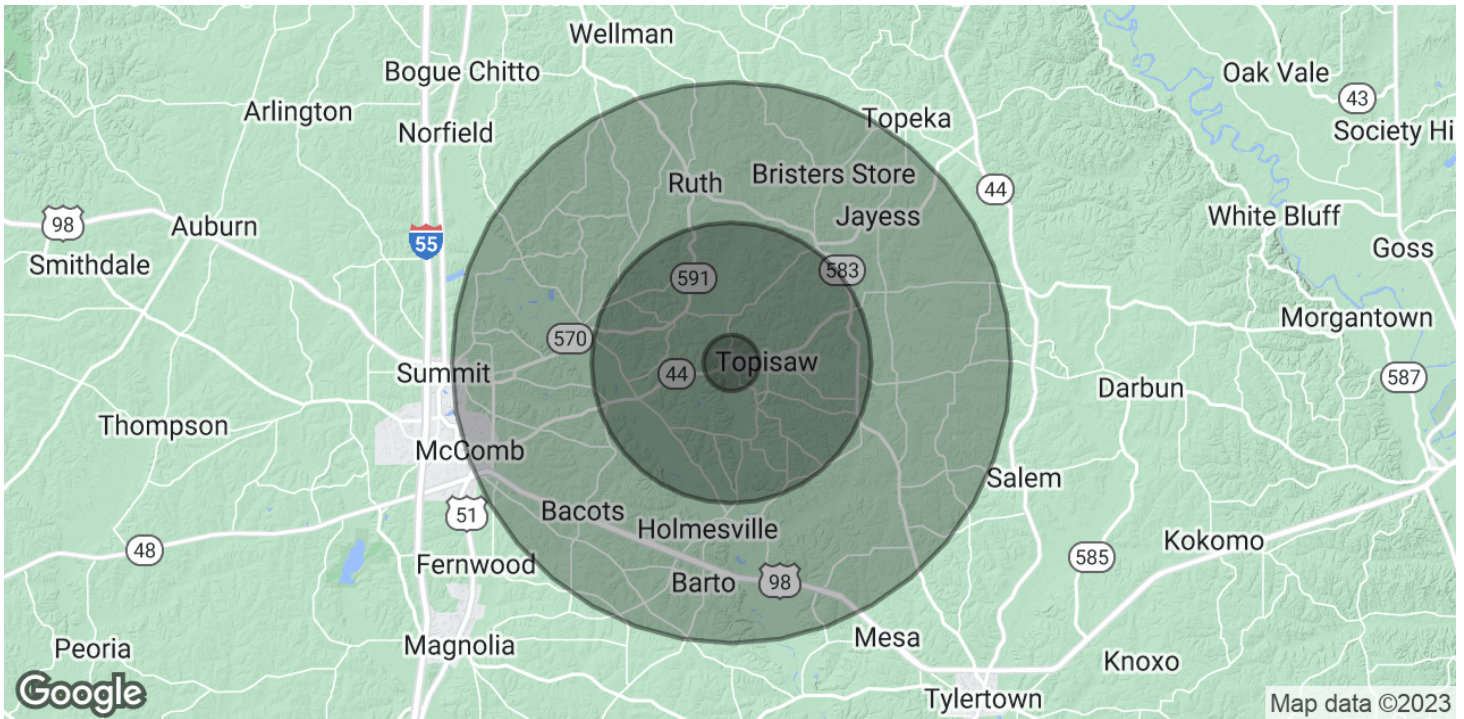


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### POPULATION

|                      | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 124    | 2,998   | 22,345   |
| Average Age          | 39.7   | 37.8    | 35.3     |
| Average Age (Male)   | 34.7   | 39.1    | 35.4     |
| Average Age (Female) | 40.9   | 37.6    | 35.4     |

### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 56        | 1,494     | 10,018    |
| # of Persons per HH | 2.2       | 2         | 2.2       |
| Average HH Income   | \$46,061  | \$40,028  | \$39,114  |
| Average House Value | \$140,976 | \$125,550 | \$114,417 |

\* Demographic data derived from 2020 ACS - US Census

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