

RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED

REPRESENTATIVE PHOTO



DOLLAR GENERAL | AMORY, MS

FOR SALE // \$2,127,234 // 6.1% CAP RATE // RETAIL PROPERTY // ***SEE PAGE 2 FOR IMPORTANT OWNER-AGENCY DISCLOSURE***

PRESENTED BY //

BRIAN PHILLIPS, CCIM ELIZABETH RANDALL, CCIM 662.638.0722 662,234,4044 BPHILLIPS@RANDALLCG.COM ERANDALL@RANDALLCG.COM

DISCLAIMER





The information provided within this Offering Memorandum has been obtained from sources that are believed to be reliable, but Randall Commercial Group, LLC has not verified the information and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. The information may be estimated or generalized and is prepared to provide a summary of highlights and only a preliminary level of information regarding the project. Any interested party must independently investigate the subject property, particularly from a physical, financial, tenant, and overall development standpoint. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. This information is not intended to provide full due diligence on the subject property, as it is the responsibility of the interested buyer to conduct full due diligence with their advisors. The data contained within this offering memorandum is for information purposes only and is not sufficient for evaluation of Property for potential purchase.

Randall Commercial Group, LLC has not performed due diligence pertaining to the physical state of the property nor the property's current or future financial performance. Furthermore, no due diligence has been performed regarding the financial condition or future plans for this location. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This information may have changed and there may be omissions of material data as this is not intended to provide complete due diligence.

Past, expected or projected performance does not guarantee future performance. Property owners and/or buyers bear the full risk and exposure of all business, events, tenant, credit, and liability associated with such properties. The acreage, size, and square footage of the property and improvements are estimated and should be independently verified. Inherent risk and concentrated exposure are associated with single tenant occupied properties and prospective buyer should fully investigate tenant, lease, market, and all relevant aspects of this property, tenant, and transaction. Unless a fully executed purchase and sale agreement has been executed, seller and Randall Commercial Group, LLC expressly reserves the right, at their sole discretion, to reject any and all expressions and/or interests or offers to purchase the property and to terminate negotiations and discussions with any person or entity reviewing this offering memorandum or making an offer on property unless a purchase and sale agreement of property has been executed and delivered.

In no event shall prospective purchaser or its agent have any claims against Seller or Randall Commercial Group, LLC or any of its affiliates, directors, offices, owners, agents, or licensees for any damages, liability, or any cause of action relating to this solicitation process, the marketing material, marketing process, or sale of property. By reviewing the material contained herein, you are agreeing to the terms and limitations of its use provided herein.

IMPORTANT DISCLOSURE: An owner/agency relationship exists with an Associate Broker of Randall Commercial Group, LLC and the owner of the Subject Property located at 1209 Highway 125 S, Amory, MS 38821. The Associate Broker has an ownership interest in the Subject Property located at 1209 Highway 125 S, Amory, MS 38821, and other business with the Manager of the ownership entity.

INVESTMENT SUMMARY



INVESTMENT SUMMARY

OFFERING PRICE:	\$2,127,234
NET OPERATING INCOME:	\$129,761
YR1 CAP RATE:	6.1%
YEAR BUILT:	2023
BUILDING SIZE:	10,640 SF
LOT SIZE:	2.02 Acres
PROPERTY ADDRESS	1209 Highway 125 South
CITY, STATE, ZIP:	Amory, MS 38821
3 MILE POPULATION:	3,681

LOCATION DESCRIPTION

The subject property is ideally located at 1209 Highway 125 South in Amory, MS. The Amory Dollar General is strategically located at the intersection of Hwy 125 S and US Hwy 278. Amory is located in north Mississippi, less than 30 minutes from the birthplace of Elvis Presley. Amory is home to the historic National Guard Old Armory building that serves as venue where artists such as Johnny Cash, Carl Perkins, and Elvis Presley were known to perform multiple times during the 1950s era. Some of the many attractions and events in Amory include, but are not limited to, Main Street, Frisco Park, Amory High School, parades, and community events. Additionally, Amory is part of MS Blues Trail, including sites from city streets to cotton fields, trains to cemeteries, and clubs to churches.

PROPERTY DESCRIPTION

Randall Commercial Group, LLC is pleased to exclusively offer for sale this brand new, freestanding Dollar General located in Amory, MS. **The subject property has a 15-year, NNN lease with 5% rent increases every five years during the initial term and an estimated delivery date of November 2023**. The property is located at 1209 Highway 125 South, just off US Hwy 278. Amory, MS is located approximately halfway between Birmingham, AL and Memphis, TN. Dollar General is an investment-grade tenant with a Standard & Poor's "BBB" credit rating.

LEASE SUMMARY

TENANT:	Dolgencorp, LLC d/b/a Dollar General
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	15-years
ANNUAL RENT:	\$129,761.28
RENT PSF:	\$12.20 psf
BLDG. DELIVERY DATE:	Est. November 2023
RENT COMM. DATE:	TBD
RENEWAL OPTIONS:	Five (5), Five (5) Year Options
RENT BUMPS:	5% every 5-years
LEASE GUARANTOR:	Dollar General Corporation







DOLLAR GENERAL

pop shelf market

1	\$129,761.28	
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2	\$129,761.28	
3	\$129,761.28	
4	\$129,761.28	
5	\$129,761.28	
6	\$136,249.32	5%
7	\$136,249.32	
8	\$136,249.32	
9	\$136,249.32	
10	\$136,249.32	
11	\$143,061.84	5%
12	\$143,061.84	
13	\$143,061.84	
14	\$143,061.84	
15	\$143,061.84	
OPTION 1	\$150,214.92	5%
OPTION 2	\$157,725.60	5%
OPTION 3	\$165,611.88	5%
OPTION 4	\$173,892.48	5%
OPTION 5	\$182,587.20	5%

COMPANY HIGHLIGHTS

- Net sales increased 10.6% to \$37.8 billion, and same-store sales increased 4.3% YoY
- Operating profit increased 3.3% to \$3.3 billion YoY
- Net Income grew to \$2.4 billion, and diluted earnings per share increased 5.0% to \$10.68
- Cash Flows from Operations were **\$2.0 billion**
- **1,050** New Stores Planned to Open in 2023
- 3,170 Total Expected Real Estate Projects in 2023
- Dollar General has been in business for 83 years and opened its 19,000th store in early 2023
- https://investor.dollargeneral.com/

COMPLETE HIGHLIGHTS



Front Elevation

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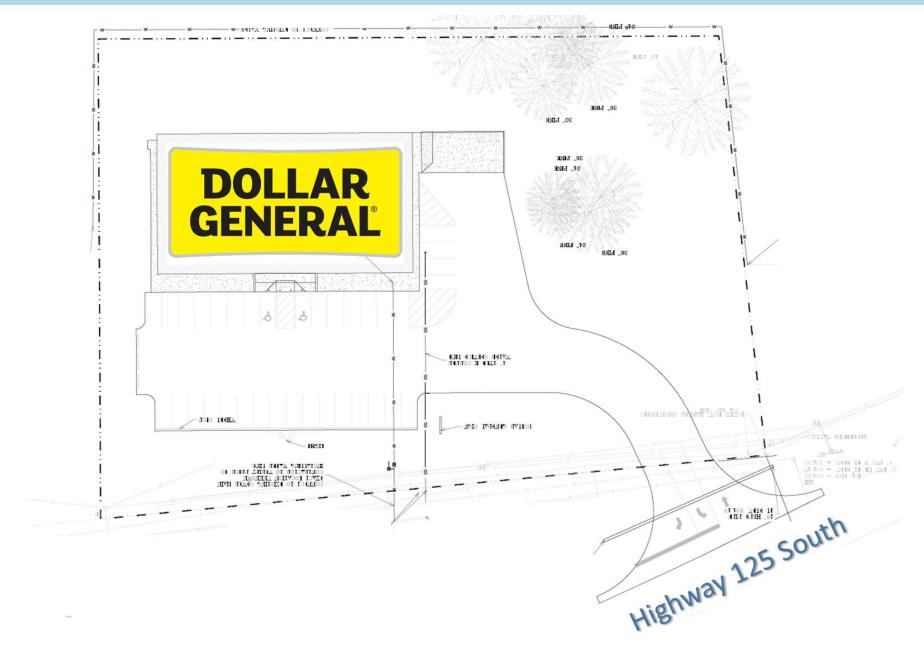


LOCATION INFORMATION

BUILDING NAME	Dollar General Amory, MS
STREET ADDRESS	1209 Highway 125 South
CITY, STATE, ZIP	Amory, MS 38821
COUNTY	Monroe
BUILDING INFORMATION	
NOI	\$129,761.28
CAP RATE	6.1%
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	2023
CONSTRUCTION STATUS	Under construction
CONDITION	Excellent
ROOF	Standing-Seam Metal Roof
FREE STANDING	Yes
NUMBER OF BUILDINGS	1





















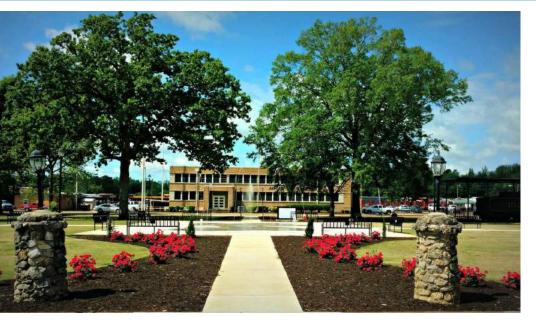




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AMORY, MS ECONOMY





AMORY, MS

- Amory, MS is an ideal city located in Monroe County for those seeking affordability without sacrificing quality of life
- The Grocery Cost index in Amory is 95 compared to 100 in the US
- Amory has a **thriving business environment** with several well known companies, such as Walmart, JCPenney, and Sam's Club
- The total population in Amory, MS is 6,873
- Employment in Amory, MS grew at a rate of **11.4%** from 2019 to 2020 with **2.86k** employees
- The **largest industries** are Manufacturing, Health Care & Social Assistance, and Accommodations & Food Services
- According to Niche, Amory, MS is ranked #15 of 117 Best Places to Retire in Mississippi, #26 of 118 Most Diverse Places to Live in Mississippi, and #30 of 118 Places with the Lowest Cost of Living in Mississippi
- The City of Amory applied for and was awarded an **\$80,000+** grant through the Recreational Trails Program
- Sources: bestplaces.net, datausa.io, niche.com, visitamory.com



SURROUNDING EDUCATION



ITAWAMBA COMMUNITY COLLEGE

- 4,800+ students are enrolled at Itawamba Community College (ICC)
- ICC's in-state tuition cost is \$1,550, one of the lowest in the state
- 20:1 student-teacher ratio
- 100+ programs of study
- ICC's scholarship program is one of the best in the state, and **more than 80%** of their students receive some type of scholarship or financial aid
- ICC provides **exceptional options** in academics, career education, health sciences, and workforce to prepare students going forward
- ICC received **\$100,000** and joined 41 other schools across the US to transform the futures of students in the community as Metallica's foundation, All Within My Hands, continues its multimillion-dollar investment in critical workforce programs at community colleges nationwide
- TTANANDE COLLEGE

• Source: iccms.edu



DEMOGRAPHICS MAP & REPORT





POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,167	7,266	10,781
AVERAGE AGE	40.7	42.1	42.7
AVERAGE AGE (MALE)	41.7	43.2	42.6
AVERAGE AGE (FEMALE)	45.4	43.2	43.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,127	3,681	5,257
# OF PERSONS PER HH	1.9	2.0	2.1
AVERAGE HH INCOME	\$41,711	\$46,769	\$49,606
AVERAGE HOUSE VALUE	\$117,587	\$118,169	\$120,203

* Demographic data derived from 2020 ACS - US Census

FOR SALE // RETAIL PROPERTY

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BRIAN PHILLIPS, CCIM PRINCIPAL BROKER 662.638.0722 BPHILLIPS@RANDALLCG.COM

ELIZABETH RANDALL, CCIM PRESIDENT, BROKER 662.234.4044 ERANDALL@RANDALLCG.COM

ABOUT RANDALL COMMERCIAL GROUP, LLC

Randall Commercial Group, LLC is a boutique commercial real estate investment brokerage and consulting firm focused on properties and development opportunities in the southeastern United States for clients located throughout the country. Through a myriad of brokerage services, we serve institutional and individual investors as well as end users, tenant, and developers on deals ranging up to \$50 million in estimated market value.

Our proprietary research, continual education, creativity, and perseverance allow us to focus on creating client wealth by optimizing real estate strategies for businesses and investors while building meaningful, long-term relationships. The majority of our business results from expanding our client relationships and referrals from clients and peers. We believe the reward for hard work well done is the opportunity to do more of it; for this, we thank you for your trust and belief in our methodology.

Our corporate strategy is simple: client first. We do not desire to be all things to all clients, but we are singularly focused on being all things investment real estate.

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WORKING WITH A REAL ESTATE BROKER





MREC Agency Disclosure Form A

WORKING WITH A REAL ESTATE BROKER

THIS IS NOT A LEGALLY BINDING CONTRACT

GENERAL

Approved 06/2023 By MS Real Estate Commission P.O. Box 12685 Jackson, MS 39232

Before you begin working with any real estate agent, you should know whom the agent represents in the transaction. Mississippi real estate licensees are required to disclose which party they represent in a transaction and to allow a party the right to choose or refuse among the various agency relationships. Several types of relationships are possible, and you should understand these at the time a broker or salesperson provides specific assistance to you in a real estate transaction. The purpose of this Agency Disclosure form is to document an acknowledgement that the consumer has been informed of various agency relationships which are available in a real estate transaction. For the purposes of this disclosure, the term Seller and/or Buyer will also include those other acts specified in Section 73-35-3(1), of the Miss. Code, "...list, sell, purchase, exchange, rent, lease, manage, or auction any real estate, or the improvements thereon including options."

SELLER'S AGENT

A property Seller can execute a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the Seller in securing a Buyer. A licensee who is engaged by and acts as the agent of the Seller only, is a Seller's Agent. A Seller's agent has the following duties and obligations:

- > To the Seller: The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting, and the duty to use skill, care, and diligence.
- > To the Buyer and Seller: A duty of honesty and fair dealing.

BUYER'S AGENT

A Buyer may contract with an agent or firm to represent him/her. A licensee who is engaged in a Buyer Agency Agreement as the agent of the Buyer only is known as the Buyer's Agent in purchasing a property. A Buyer's Agent has the following duties and obligations:

- > To the Buyer: The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting, and the duty to use skill, care, and diligence.
- > To the Seller and Buyer: A duty of honesty and fair dealing.

DISCLOSED DUAL AGENT

A real estate licensee or firm may represent more than one party in the same transaction. A Disclosed Dual Agent is a licensee who, with the informed written consent of the Seller and Buyer, is engaged as an agent for both the Seller and Buyer. As a Disclosed Dual Agent, the licensee shall not represent the interests of one party to the exclusion or detriment of the interests of the other party. A Disclosed Dual Agent has all the fiduciary duties to the Seller and Buyer that a Seller's agent or a Buyer's agent has except the duties of full disclosure and undivided loyalty.

> A Disclosed Dual Agent may not disclose:

a) To the Buyer that the Seller will accept less than the asking or listed price, unless otherwise instructed in writing by the Seller.

b) To the Seller that the Buyer will pay a price greater than the price submitted in a written offer to the Seller, unless otherwise instructed in writing by the Buyer.

c) The motivation of any party for selling, buying, or leasing a property, unless otherwise instructed in writing by the respective party, or

d) That a Seller or Buyer will agree to financing terms other than those offered, unless otherwise instructed in writing by the respective party.

WORKING WITH A REAL ESTATE BROKER



AGENCY EXCEPTION: PROPERTY CONDITION DISCLOSURE STATEMENT (PCDS)

Effective March 14, 2023, the Mississippi Code was amended to eliminate all duties and obligations of real estate agents to their clients or others concerning the Property Condition Disclosure Statement (PCDS) required for residential real estate transactions involving real estate agents, including (but not limited to) any responsibility for the completeness and accuracy of information contained in the PCDS, or for its delivery.

IMPORTANT NOTICE: UNREPRESENTED "CUSTOMER"

"Customer" shall mean a person not represented in a real estate transaction. It may be the Buyer, Seller, Landlord or Tenant. A Buyer may decide to work with a firm that is acting as the agent for a Seller (a Seller's Agent or Subagent). If a Buyer does not enter into a Buyer Agency Agreement with the firm that shows him properties, that firm and its agents may show the Buyer properties as a Seller's Agent or as a Subagent working on the Seller's behalf. Such a firm represents the Seller (not the Buyer) and must disclose that fact to the Buyer. Regarding the price and terms of an offer, the Seller's Agent will ask you (the Customer) to decide how much to offer for the property and upon what conditions. They can explain your options to you, but the final decision is yours, as they cannot give you legal or financial advice. They will attempt to show you property in the price range and category you desire so that you will have information on which to base your decision. The Seller's Agent will present to the Seller any written offer that you ask them to present. You should not disclose any information that you do not want the Seller to know (i.e. the price you are willing to pay, other terms you are willing to accept, and your motivation for buying) because the Seller's Agent would be required to tell all such information to the Seller. As a Customer dealing with a Seller's Agent, you might desire to obtain the representation of an attomey, another real estate licensee, or both.

THIS IS NOT A CONTRACT, THIS IS AN ACKNOWLEDGEMENT OF DISCLOSURE				
The below named Broker or Salesperson has informed me that real estate brokerage services may be provided to me as a:				
□ Client (The Licensee is my Agent. I am the Seller or Landlord		✓ Customer (The Licensee is not my Agent)		
□ Client (The Licensee is my Agent. I am the potential Buyer or Tenant		**USE "Customer signature" space, below**		
□ Client (The Licensees of the Brokerage Firm my t	Decome Disclosed Dual Agents.)			
(Client Signature) (Date)	(Licensee Signature) (Da	e) (Customer Signature) (Date)		
	Randall Commercial Group, LLC			
(Client Signature) (Date)	(Licensee Brokerage)	(Customer Signature) (Date)		