

MATTHEWSTM

REAL ESTATE INVESTMENT SERVICES



DOLLAR GENERAL[®]

18015 MS-603 | KILN, MS 39556



INTERACTIVE OFFERING MEMORANDUM

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INVESTMENT HIGHLIGHTS

LEASE & LOCATION HIGHLIGHTS

- 2023 Built to Suit Construction for Dollar General
- Five, 5 year options, all of which include a 10% rent increase
- 5 Mile population in excess of 9,873 residents
- Affluent demographics- the average income surrounding the subject property is \$99,453
- Subject property is 56 miles from New Orleans, LA
- Extremely strong corporately guaranteed lease

- Kiln is the hometown of NFL superstar Brett Favre

TENANT HIGHLIGHTS

- Dollar General boasts an investment grade credit rating of BBB (S&P)
- Dollar General has ±19,500 locations and plans to continue their expansion for the foreseeable future
- Dollar General has been considered an essential retailer and has proven to be one of the most profitable companies through the COVID-19 pandemic
- Dollar General has a market cap of ±\$30 billion



FINANCIAL OVERVIEW



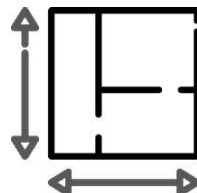
\$2,101,656

PRICE



7.00%

CAP RATE



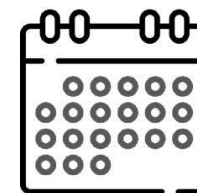
±10,566 SF

GLA



±2.00 AC

LOT SIZE



2023

YEAR BUILT

TENANT SUMMARY

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	15 Years
Rent Commencement Date	11/2/2023
Lease Expiration Date	11/30/2038
Term Remaining on Lease	± 14.75 Years
Increase	10% in options
Options	Five, 5-Year Options

ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
Current - 11/30/38	\$12,259.66	\$147,115.92	-	7.00%
Option 1	\$13,485.63	\$161,827.51	10.00%	7.74%
Option 2	\$14,834.19	\$178,010.26	10.00%	8.51%
Option 3	\$16,317.61	\$195,811.29	10.00%	9.36%
Option 4	\$17,949.37	\$215,392.42	10.00%	10.30%
Option 5	\$19,744.31	\$236,931.66	10.00%	11.33%



HANCOCK COUNTY SPORTS COMPLEX

HIGHWAY 43

HIGHWAY 603 ± 12,700 VPD



KILN ATHLETIC BALLFIELDS



EAST HANCOCK ELEMENTARY
631 STUDENTS



STENNIS INTERNATIONAL AIRPORT
± 5.1 MILES ✈



DOLLAR GENERAL®

TENANT OVERVIEW

Dollar General is the fastest-growing retailer which currently boasts roughly 21,000 neighborhood general stores in 48 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 75% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others. Over the past few years, Dollar General has started to introduce alcohol and tobacco products such as cigarettes into their product mix, which has further driven revenue and increased profitability.

With its small-box store model typically measuring $\pm 10,640$ sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value-conscious has paid off big, both during and after the recession. The discount retailer boasted its expectation of 29 consecutive years of same-store sales growth in December 2018, attributable to its value and convenience proposition, along with strong consumables and seasonal goods sales.

THE OFFERING

PROPERTY NAME	DOLLAR GENERAL
Property Address	18015 MS-603 Kiln, MS 39556
SITE DESCRIPTION	
Year Built	2023
GLA	$\pm 10,566$ SF
Type of Ownership	Fee Simple



COMPANY NAME
DOLLAR GENERAL

EMPLOYEES
 $\pm 140,000$

YEAR FOUNDED
1996

HEADQUARTERS
GOODLETTSVILLE, TN

WEBSITE
DOLLARGENERAL.COM

LOCATIONS
19,500+

AREA OVERVIEW

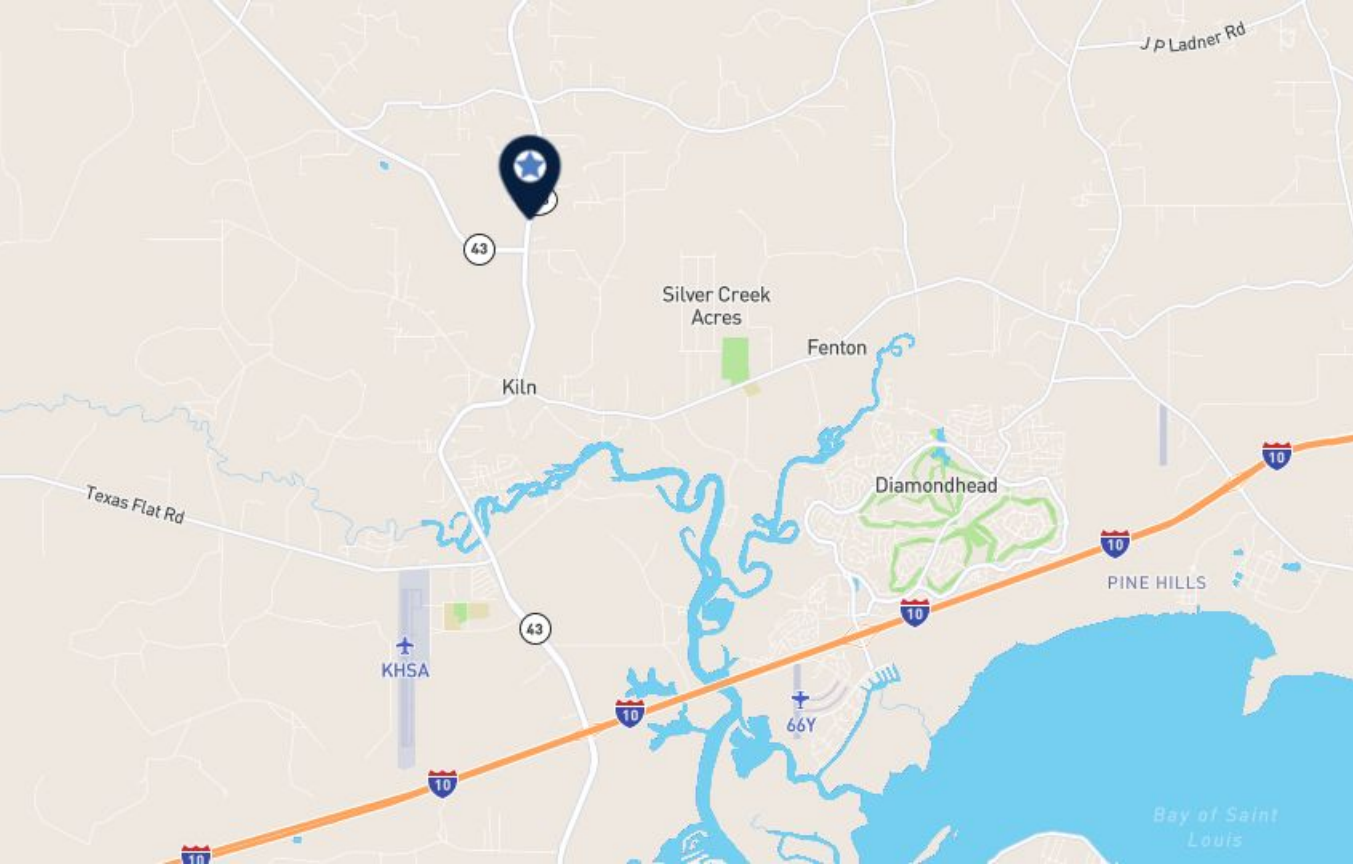
KILN, MS

Kiln, Mississippi, nestled in Hancock County, exudes a unique blend of small-town charm and southern hospitality. Situated amidst the serene landscapes of the Gulf Coast region, Kiln boasts lush greenery, winding bayous, and a tranquil atmosphere that beckons visitors and residents alike. Despite its relatively modest size, Kiln holds a special place in the hearts of locals and visitors, thanks in part to its rich history and notable residents.

One of Kiln's most celebrated figures is NFL Hall of Famer Brett Favre, who hails from this quiet community. Favre's legacy is woven into the fabric of Kiln's identity, with the town proudly honoring his achievements through landmarks like the Brett Favre Mississippi Hall of Fame Museum. Beyond Favre's influence, Kiln embraces its roots in agriculture, with cotton, soybeans, and corn playing pivotal roles in the local economy.

In addition to its agricultural heritage, Kiln offers ample opportunities for outdoor recreation. The nearby De Soto National Forest beckons adventurers with its pristine trails, ideal for hiking, birdwatching, and communing with nature. For those seeking sun and surf, Kiln's proximity to the Gulf Coast ensures easy access to sandy beaches, where visitors can bask in the sun, swim in the warm waters, or indulge in water sports.

The sense of community in Kiln is palpable, with residents coming together to celebrate their shared traditions and values. Throughout the year, the town plays host to a variety of events, from festivals and parades to local fairs, fostering a strong sense of camaraderie among its inhabitants. Whether you're exploring its historical landmarks, enjoying the great outdoors, or simply soaking in the laid-back atmosphere, Kiln invites you to experience the warmth and hospitality of Mississippi's Gulf Coast.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	228	3,085	9,873
Current Year Estimate	222	3,057	9,708
2020 Census	232	3,154	9,954
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	90	1,289	4,084
Current Year Estimate	89	1,288	4,044
2020 Census	87	1,230	3,921
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$127,464	\$112,055	\$99,453

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