

DOLLAR GENERAL

9008 HIGHWAY 19 N | COLLINSVILLE, MS 39325

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INVESTMENT HIGHLIGHTS

LEASE HIGHLIGHTS

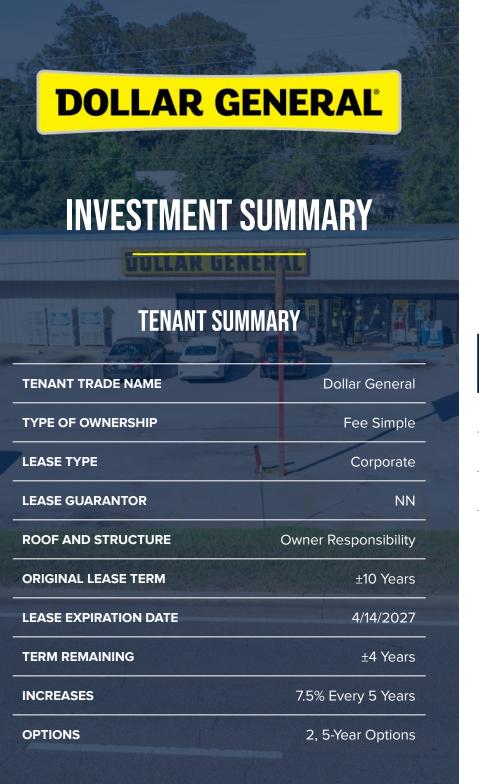
- Corporate Guarantee Dollar General has over 18,000 locations
- NN Landlord has minimal responsibilities and receives additional income from Dollar General to cover CAM
- Recent Extension Tenant extended lease with no concessions given by landlord, showing commitment to site

LOCATION HIGHLIGHTS

- Collinsville Collinsville is a town located ±10 miles to the northwest of Meridian, Mississippi.
- Long-term commitment Tenant has been at site since 2001, executing multiple extensions
- Strategically Positioned The property is located on a major thoroughfare in town, seeing ±12,000 VPD

TENANT HIGHLIGHTS

- Essential Retailer Dollar General has proven to be one of the most profitable companies throughout the COVID pandemic
- Expanding Concept Dollar General has over 18,000 locations and has slated 1,000 more for 2022
- Investment Grade Credit Dollar General boasts a credit rating of BBB (S&P) and has reported 31 years of consecutive growth













\$566,400

LIST PRICE

8.50%CAP RATE

\$48,144ANNUAL RENT

±8,495 SF GLA

1996 YEAR BUILT

ANNUALIZED OPERATING DATA

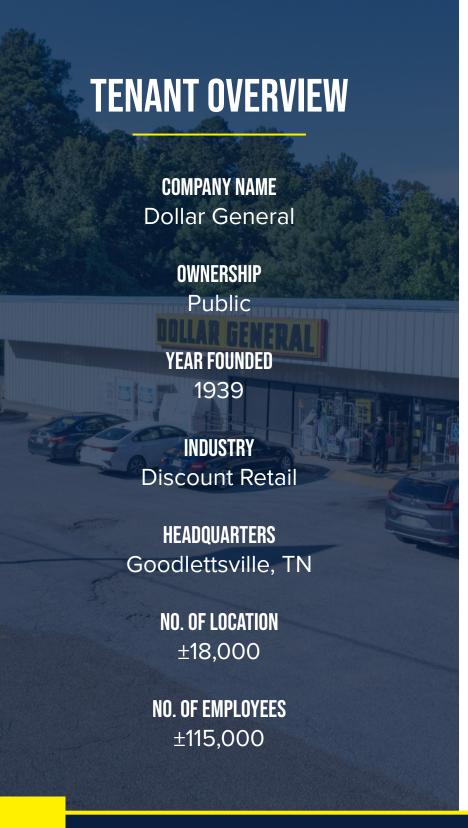
	MONTHLY RENT	ANNUAL RENT	RENT/SF	САР
Current	\$4,012	\$48,144	\$5.66	8.50%
Option 1	\$4,212	\$50,544	\$5.95	8.13%
Option 2	\$4,548	\$54,576	\$6.42	8.78%

FINANCING INQUIRIES

For financing options reach out to:

PRICE BUTCHER

+1 (615) 216-6223 price.butcher@matthews.com



DOLLAR GENERAL

Dollar General is the fastest-growing retailer which currently boasts roughly 18,000 neighborhood general stores in 46 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 9,100 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.







AREA OVERVIEW

Collinsville is a small town in Mississippi located in northwestern Lauderdale County. Collinsville is filled with professionals, sales and office workers, and service providers. Collinsville is also a town of artists. Collinsville has more artists, designers and people working in media than 90% of the communities in America.

There are quite a few people in the armed forces living in Collinsville, and when you visit or drive around town, you will see military people in and out of uniform, shopping, enjoying life, and being part of the community.

A popular activity to do in Collinsville is to camp at Okatibbee Lake. Located just outside of Collinsville, the lake is home to various wildlife species and serves as a great escape for people of the community.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	612	2,650	5,670
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	231	1,019	2,196
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$95,730	\$94,641	\$91,138

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- 2. You will hold it and treat it in the strictest of confidence; and
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