

MATTHEWS™

REAL ESTATE INVESTMENT SERVICES



REPRESENTATIVE PHOTO

DOLLAR GENERAL®

8522 US HWY 98 | Sumrall, MS 39482



INTERACTIVE OFFERING MEMORANDUM

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INVESTMENT HIGHLIGHTS

LEASE AND LOCATION

- 2022 Built to Suit Construction for Dollar General
- Five, 5 year options, all of which include a 10% rent increase
- 10 mile population of ±16,357 residents
- Average growth of 1.8% annually since 2010
- Limited competition - there is no other discount retailer in sumrall

TENANT

- Dollar General boasts an investment grade credit rating of BBB (S&P)
- Dollar General has ±19,600 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



REPRESENTATIVE PHOTO

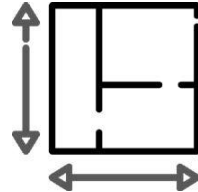
FINANCIAL OVERVIEW



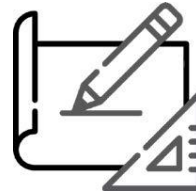
\$1,609,052
PRICE



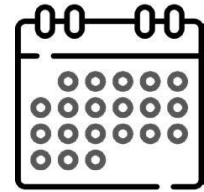
7.15%
CAP RATE



±10,640 SF
GLA



±1.72 AC
LOT SIZE



2022
YEAR BUILT

TENANT SUMMARY		ANNUALIZED OPERATING DATA				
Tenant Trade Name	Dollar General		MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
Type of Ownership	Fee Simple	Current - 5/31/37	\$9,587.27	\$115,047.24	-	7.15%
Lease Guarantor	Corporate	Option 1	\$10,546.00	\$126,552.00	10.00%	7.87%
Lease Type	Absolute NNN	Option 2	\$11,600.60	\$139,207.20	10.00%	8.65%
Roof and Structure	Tenant Responsibility	Option 3	\$12,760.66	\$153,127.92	10.00%	9.52%
Original Lease Term	15 Years	Option 4	\$14,036.73	\$168,440.76	10.00%	10.47%
Rent Commencement Date	5/12/2022	Option 5	\$15,440.40	\$185,284.80	10.00%	11.52%
Lease Expiration Date	5/31/2037					
Term Remaining on Lease	±13 Years					
Increase	10% In Options					
Options	Five, 5-Year					



 **SUMRALL ATHLETICS FIELD**

SUBWAY



SUMRALL ELEMENTARY
895 STUDENTS



DOLLAR GENERAL



 **SUMRALL MEDICAL CENTER**
HATTIESBURG CLINIC

US HIGHWAY 96

 **Citizens**

CARQUEST
AUTO PARTS




SUMRALL MIDDLE SCHOOL
501 STUDENTS



L&J AUTO
LLC

WP
WILLIAMSON
A Learni Care Company

 **SUMRALL PUBLIC LIBRARY**



ups

ACE
Hardware

EXPRESS CARE
Excellent Care, Everyday

NAPA

DOLLAR GENERAL®

TENANT OVERVIEW

Dollar General is the fastest-growing retailer which currently boasts roughly 19,600+ 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.

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.



REPRESENTATIVE PHOTO

THE OFFERING

PROPERTY NAME	DOLLAR GENERAL
Property Address	8522 US HWY 96 Sumrall, MS 39482
SITE DESCRIPTION	
Year Built	2022
GLA	$\pm 10,640$ SF

COMPANY NAME
DOLLAR GENERAL

EMPLOYEES
 $\pm 140,000$

YEAR FOUNDED
1955

HEADQUARTERS
GOODLETTSVILLE, TN

WEBSITE
DOLLARGENERAL.COM

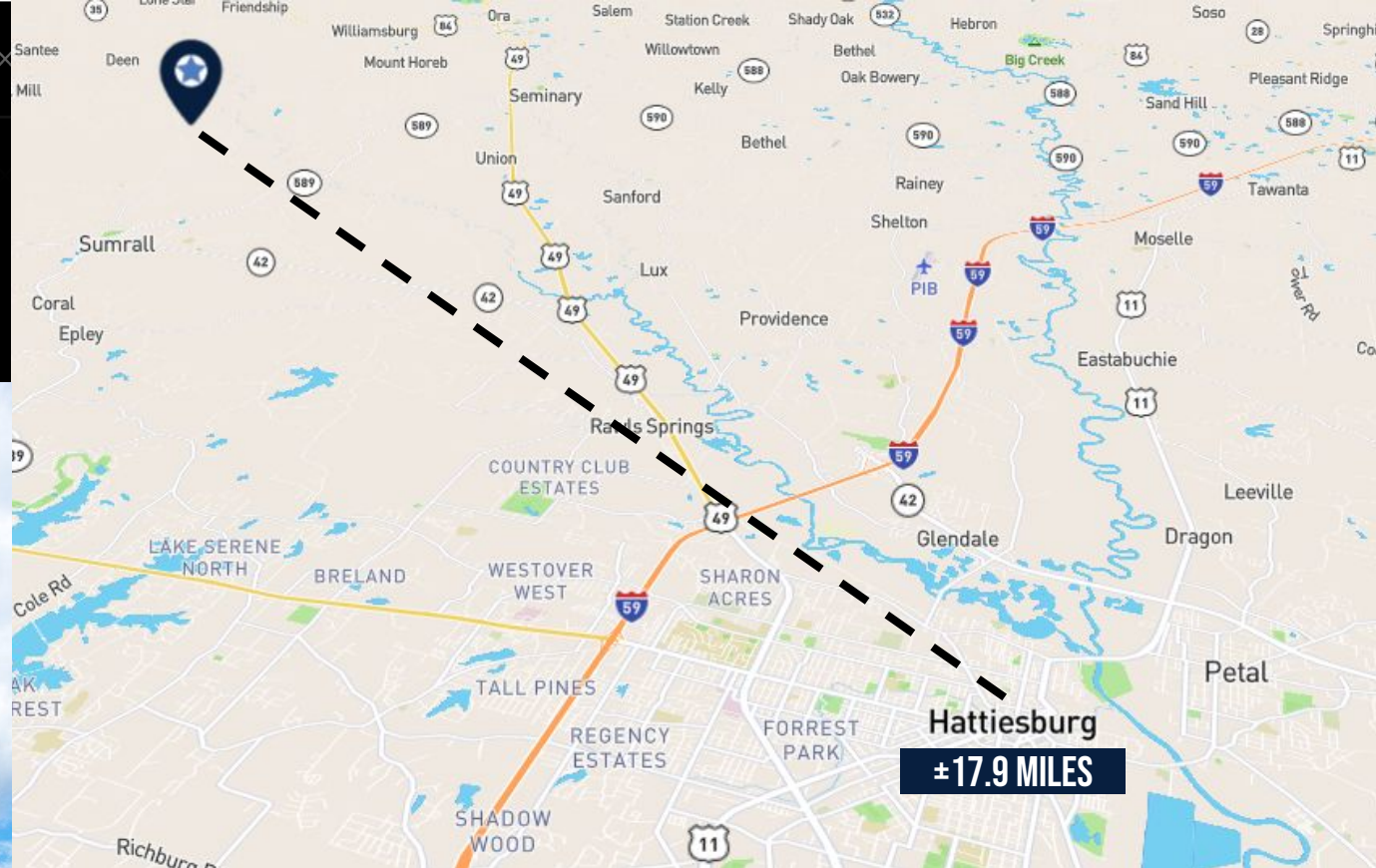
LOCATIONS
19,600+

AREA OVERVIEW

SUMRALL, MS



HATTIESBURG MSA



DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Current Year Estimate	673	2,413	16,357
2020 Census	606	2,187	16,063
Growth 2020-Current Year	11.05%	10.32%	1.83%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Current Year Estimate	236	847	6,317
2020 Census	237	855	6,231
Growth 2020-Current Year	-0.47%	-0.88%	1.38%
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$99,520	\$94,230	\$80,533

HATTIESBURG, MS MSA

Hattiesburg, Mississippi, often referred to as the "Hub City," is a vibrant and growing community known for its rich history, diverse cultural scene, and thriving educational institutions. Located in the southern part of the state, Hattiesburg serves as a key economic and cultural hub, drawing residents and visitors alike with its blend of Southern charm and modern amenities. The city is home to two prominent universities, The University of Southern Mississippi and William Carey University, which contribute significantly to the local economy and cultural landscape. These institutions not only provide quality education but also host a variety of events, including sporting competitions, musical performances, and academic conferences, enriching the community's cultural life.

In addition to its educational assets, Hattiesburg boasts a strong healthcare sector, numerous parks, and recreational facilities, making it an attractive place for families and retirees. The city's historic downtown area features an array of shops, restaurants, and galleries, reflecting its commitment to preserving its heritage while fostering economic development. Hattiesburg's strategic location at the intersection of major highways and its proximity to the Gulf Coast enhance its appeal as a regional center for commerce and tourism. With a growing population and a welcoming community spirit, Hattiesburg continues to thrive, offering residents and visitors a high quality of life and a dynamic place to live, work, and play.

ATTRACTIONS

Hattiesburg, Mississippi, offers a diverse range of attractions that cater to all ages and interests, making it a vibrant destination for visitors. The city is home to the Hattiesburg Zoo, a family-friendly attraction featuring exotic animals, a splash pad, and interactive exhibits that delight both children and adults. For history enthusiasts, the African American Military History Museum provides a unique insight into the contributions of African American soldiers, housed in a historic USO Club. Art lovers can explore the Hattiesburg Pocket Museum, an innovative and ever-changing display of miniature art pieces hidden throughout downtown, offering a whimsical and engaging experience.

Nature and outdoor enthusiasts will find plenty to enjoy in Hattiesburg's numerous parks and trails. The Longleaf Trace, a 44-mile recreational trail, is perfect for biking, running, and walking, winding through scenic landscapes and offering a tranquil escape from the hustle and bustle. The city's thriving downtown area also boasts a variety of dining, shopping, and entertainment options. The Saenger Theater, a beautifully restored 1920s movie palace, hosts live performances, films, and special events, adding to the cultural vibrancy of the city. Whether you're interested in exploring the great outdoors, delving into history, or enjoying arts and entertainment, Hattiesburg's attractions provide a rich and varied experience for all visitors.





THE UNIVERSITY OF SOUTHERN MISSISSIPPI

The University of Southern Mississippi (USM), located in Hattiesburg, Mississippi, is a comprehensive public research university known for its strong academic programs and vibrant campus life. Founded in 1910, USM has grown into a prominent institution with a diverse student body and a commitment to research, innovation, and community service. The university offers over 140 undergraduate and graduate degree programs across various fields, including business, education, health sciences, arts, and engineering. USM is particularly renowned for its programs in marine science, polymer science, and the arts, which attract students and researchers from across the nation and around the world.

USM's campus is a hub of activity and engagement, providing students with numerous opportunities for personal and professional growth. The university boasts state-of-the-art facilities, including advanced research labs, modern classrooms, and extensive libraries. Students can also take advantage of a wide range of extracurricular activities, including more than 200 student organizations, NCAA Division I athletic programs, and vibrant arts and cultural events. The student body is diverse and inclusive, fostering a welcoming environment where individuals from all backgrounds can thrive academically.



WILLIAM CAREY UNIVERSITY

William Carey University, located in Hattiesburg, Mississippi, is a comprehensive private Christian institution known for its strong academic programs and commitment to community service. Established in 1906, the university offers a diverse range of undergraduate and graduate degrees across various disciplines, including education, business, nursing, music, and the arts. With a student-to-faculty ratio that ensures personalized attention, William Carey provides a supportive learning environment that fosters academic excellence and personal growth. The university's emphasis on integrating faith and learning encourages students to develop a well-rounded perspective that prepares them for leadership roles in their professions and communities.

The university's vibrant campus life is enriched by numerous extracurricular activities, organizations, and athletic programs. Students can engage in a variety of clubs, honor societies, and service groups that enhance their college experience and promote personal development. William Carey University's athletic teams, known as the Crusaders, compete in the National Association of Intercollegiate Athletics (NAIA) and offer opportunities for students to participate in sports such as basketball, soccer, baseball, and softball. The campus also hosts cultural events, including music and theatre performances, that contribute to a dynamic and engaging environment.

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 **8522 US HWY 96, Sumrall, MS, 39482** (“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.

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