



RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED

REPRESENTATIVE PHOTO

5% INITIAL TERM RENT INCREASES EVERY 5 YEARS



DOLLAR GENERAL | BOONEVILLE, MS

RETAIL PROPERTY

FOR SALE // \$1,953,564 // 6.65% CAP RATE //

PRESENTED BY //

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DISCLAIMER



DISCLAIMER / TERMS OF USE FOR OFFERING MEMORANDUM & OWNER-AGENCY DISCLOSURE

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 property located at 2 CR 5123, Booneville, MS 31731 (the "Subject Property"). The Associate Broker has an ownership interest in the Subject Property and other business with the Manager of the ownership entity.

INVESTMENT SUMMARY



INVESTMENT SUMMARY

OFFERING PRICE:	\$1,953,564
NET OPERATING INCOME:	\$129,912
YR1 CAP RATE:	6.65%
YEAR BUILT:	2026
BUILDING SIZE:	9,100 SF
LOT SIZE:	2.97 Acres
PROPERTY ADDRESS	2 County Road 5123
CITY, STATE, ZIP:	Booneville, MS 38829
3 MILE POPULATION:	3,605

PROPERTY HIGHLIGHTS

- NNN Single Tenant Investment Opportunity
- 15-Year Lease with Five (5), Five (5) Year Options
- 5% Increases Every 5 Years During Primary Term & Renewal Options
- Corporate Guarantee by Dollar General Corporation
- The property is ideally located at the corner of CR 5123 and CR 5008, just off MS Highway 30 on the south-side of Booneville
- Booneville is often nicknamed "The City of Hospitality"
- Them Booneville economy is primarily driven by manufacturing, transportation/logistics, and the education/healthcare sectors
- Manufacturing is the largest sector, with a diverse base that includes food processing, furniture, metal fabrication, plastics, and advanced manufacturing
- The city benefits from its direct access to U.S. Route 45 and the Kansas City Southern Rail, making logistics a significant employment sector
- The largest employers include Plumrose USA, Northeast Mississippi Community College (NEMCC), and Baptist Memorial Hospital.
- Sources: nemcc.edu, baptistonline.org; Wikipedia; visitbooneville.com; Google Gemini

LEASE SUMMARY

TENANT:	Dolgenercorp, LLC d/b/a Dollar General
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	15-years
ANNUAL RENT:	\$129,912
RENT PSF:	\$14.28
BLDG. DELIVERY DATE:	February 2026
RENT COMM. DATE:	February 17, 2026
RENEWAL OPTIONS:	Five (5), Five (5) Year Options
RENT BUMPS:	5% every 5 years
LEASE GUARANTOR:	Dollar General Corporation



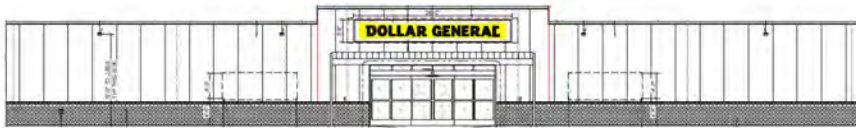
REPRESENTATIVE PHOTO

5% INITIAL TERM RENT INCREASES EVERY 5 YEARS

COMPLETE HIGHLIGHTS



Front Elevation



LOCATION INFORMATION

BUILDING NAME	Dollar General Booneville, MS
STREET ADDRESS	2 County Road 5123
CITY, STATE, ZIP	Booneville, MS 38829
COUNTY	Prentiss

BUILDING INFORMATION

NOI	\$129,912.00
CAP RATE	6.65%
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	2026
FRAMING	Metal
CONDITION	Excellent
ROOF	Standing Seam Metal Roof



FOR SALE // RETAIL PROPERTY

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TENANT PROFILE



RENT SCHEDULE

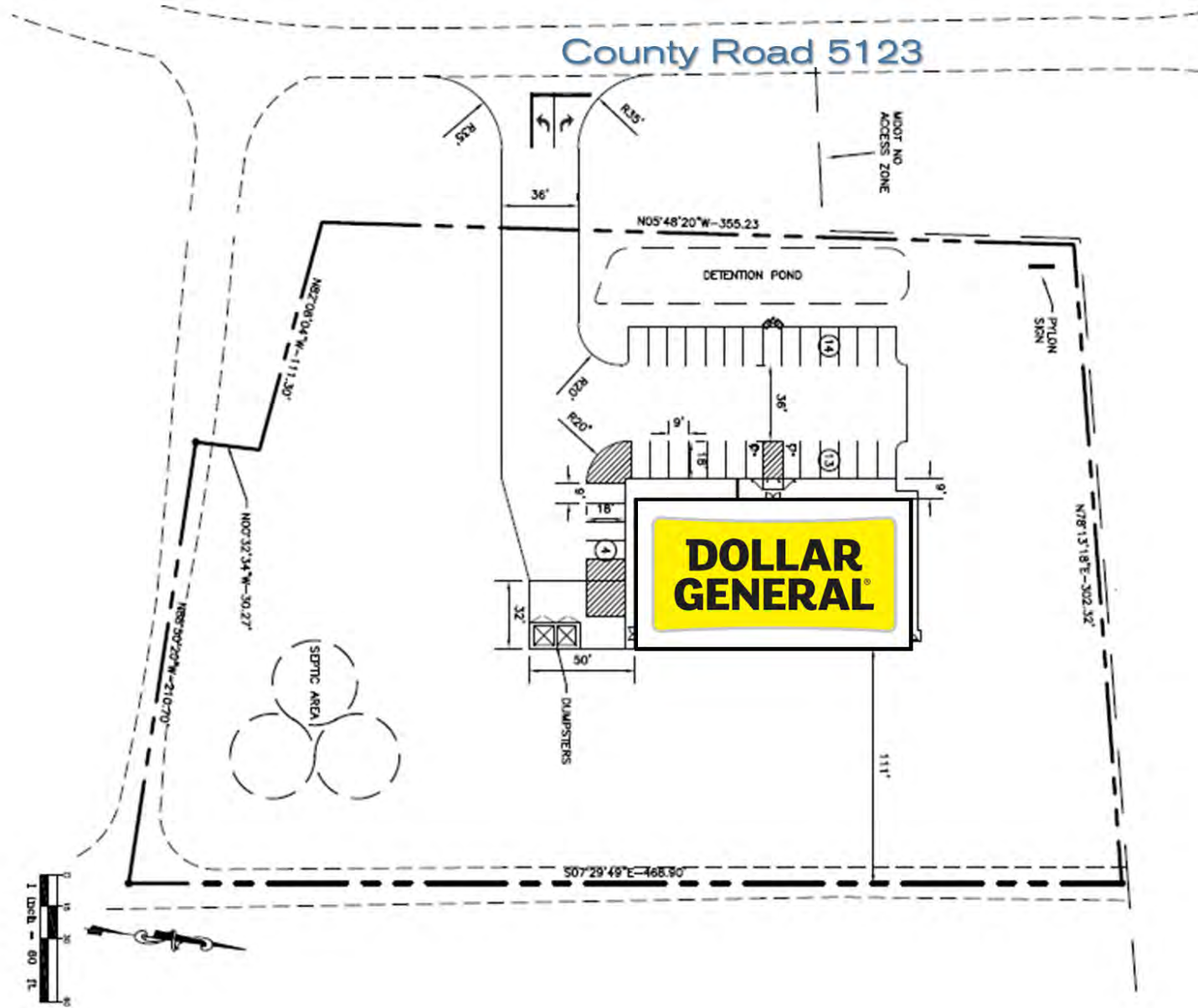
LEASE YEAR	ANNUAL RENT	INCREASE
1 - 5	\$129,912	5%
6 - 10	\$136,416	5%
11 - 15	\$143,232	5%
OPTION 1	\$150,396	5%
OPTION 2	\$157,908	5%
OPTION 3	\$165,804	5%
OPTION 4	\$174,096	5%
OPTION 5	\$182,808	5%

COMPANY HIGHLIGHTS

- 2024 Fiscal Year Net Sales **Increased 5.0%** to **\$40.6 Billions**
- 2024 Fiscal Year Same-Store Sales **Increased 1.2%**
- 2024 Annual Cash Flows from Operations increased **25.3%** to **\$3.0 Billion**
- **Ranked #111** on Fortune 500 List
- **20,500+ stores in 48 states**; 34 distribution centers
- **+/- 575** New Stores Planned to Open in 2025
- **+/- 4,885** Total Expected Real Estate Projects in 2025
- Dollar General has been **in business for 83 years** and opened its **19,000th store** in early 2023
- <https://investor.dollargeneral.com/>



SITE PLANS



AERIAL MAP



REGIONAL MAP

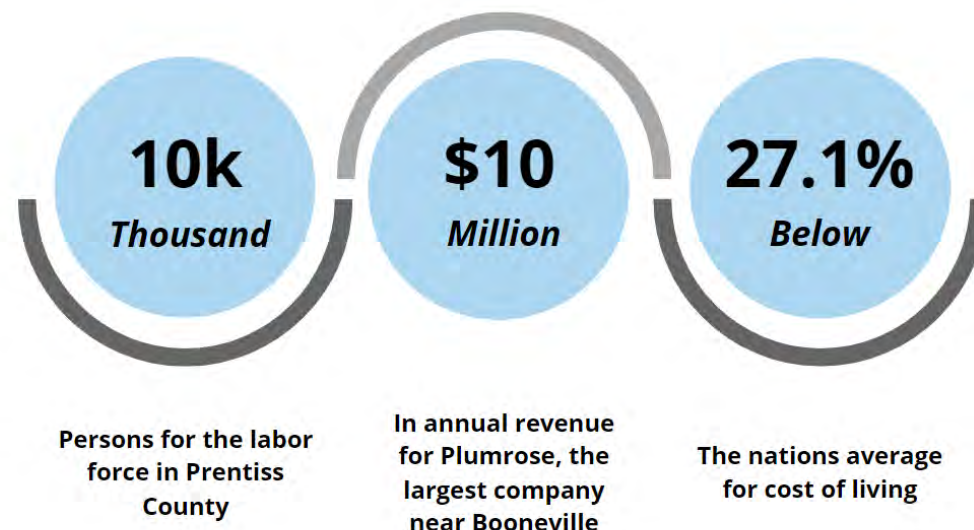


PRENTISS COUNTY (BOONEVILLE, MS)



ECONOMY

- Manufacturing and retail comprise 36% of the Booneville economy, employing over 1,100 people
- Prentiss County hosts four large industrial parks, including the East Baldwin Rail Site, the Marietta Industrial Park, 401 Parker Drive, and the West Prentiss Industrial Park
- The labor force in Prentiss County is 10,000 people
- Plumrose USA, the largest regional company near Booneville with an annual revenue of #10 million, employs 250 workers in its Booneville production facility
- The Kimberly-Clark Corporation, has a facility located 10 miles from Booneville which employs nearly 200 local residents
- Located strategically, Booneville lies within 30 miles of Tupelo - a city with an annual economic revenue of \$5 billion
- Sunrise Medical, a medical device company, has a manufacturing facility in nearby Baldwin, and their plant employs over 100 people, with a company revenue of \$5 million
- Sources: prentisscounty.org, jbsfoodsgroup.com, datanyze.com



MAJOR BUSINESSES - ECONOMY

- Marathon Cheese Corporation has 1 of 6 facilities located in Booneville, MS, and their company revenue is \$145 million
- When ProVia opened in Booneville it was producing \$36 million in sales annually and had grown from the one, simple mono-extrusion line into 13 state-of-the-art vinyl siding production lines
- The largest privately held manufacturer of recycling and refuse equipment manufacturing, New Way Trucks, opened operations in Booneville, MS, and the project is a \$2.5 million corporate investment that created 100 jobs
- One of the world's largest suppliers of branded school, office, and consumer products and print solutions, ACCO Brands, increased its manufacturing capacity in Booneville with a nearly \$1 million investment creating 29 jobs
- Pro South expanded a sawmill location near Prentiss County, near Booneville, MS, and the project represents a \$2.75 million company investment and created 57 new jobs
- Sources: rocketreach.com, provia.com, mississippi.org, areadevelopment.com

BOONEVILLE - NORTH MISSISSIPPI EDUCATION



NORTHEAST MISSISSIPPI COMMUNITY COLLEGE (NEMCC)

- NEMCC main location is Booneville, MS with additional campuses located in New Albany, Corinth, and Ripley, Mississippi
- NEMCC received a total amount of awarded funds at \$6,212,226 at the end of 2021 Q3 report
- NEMCC main campus in Booneville, MS has a 5 phase master plan for multiple new buildings, renovations, and improvements, and the estimation for new facilities, additions, and renovations has an estimated cost of \$111.2 million
- NEMCC has 3,200 students enrolled, 91% health science licensure pass rate, and a 20:1 student-teacher ratio
- NEMCC has been awarded Top 25 community & junior college in the nation, #1 community college in Mississippi for workforce perpetration, and #2 in the nation online instruction and distant learning (College Choice, Zippia, Online College)
- Source: nemcc.edu



EDUCATION AND INSTITUTIONS

- Mississippi's Flagship University and the largest in the state, founded in 1848, is located ± 80 miles from Booneville, MS
- The University had a \$2.9 billion income to the Mississippi economy in 2019
- Ole Miss had the largest year-over-year increase in the number of freshman in university history with an 18% increase over 2020 and ranks 67th in the most recent "Best Colleges" by U.S. News & World Report
- Fulton is home to Itawamba Community College (ICC), ranked by the Fulton City website as the #1 community college in Mississippi
- ICC enrolls over 4,800 students and enjoys a partnership with Mississippi State University's "Make it in Mississippi" program, which was awarded a \$1.93 million grant from the U.S. Department of Labor to promote manufacturing job growth and economic innovation in Itawamba County
- Mississippi University for Women's RN to BSN program is in Tupelo and ranked #15 in the Nation Best in the South
- Sources: mccb.edu, iccms.edu, muw.edu, olemiss.edu

SURROUNDING HEALTHCARE



MAGNOLIA REGIONAL HEALTH CENTER (MRHC)

- Magnolia Regional Health Center, also referred to as MRHC, is located in Corinth, MS
- MRHC is a fully accredited **200-bed** acute care hospital with a medical staff practicing over 30 medical specialties, **1,400 employees**, 3 new patient floors, 12 SICU rooms, 16 private short stay surgery rooms, 8 private pre & post heart cath rooms, 10 surgery recovery positions, and 3 operating rooms
- MRHC opened a newly constructed **53,000 sq. ft.** addition, including an Emergency Department, a preadmission testing area, a new Radiology department, a Women's Imaging Center, and a cardiology area
- Source: cityofcorinthms.com



BAPTIST MEMORIAL HOSPITAL - BOONEVILLE

- Baptist Memorial Hospital-Booneville has been rated as a **top hospital in Mississippi** by Becker's Hospital Review for patient experience
- Baptist Booneville is one of only three hospitals in the state to receive a **five-star rating**
- Baptist Booneville total revenue in 2020 was **\$18.7 million**
- Baptist Memorial Hospital-Booneville is a 42 staffed bed seeing an average of **2,210** patients a day
- The hospital is a **short term acute care facility with a Level IV Trauma Center**
- Sources: baptistonline.org, ahd.com



NORTH MISSISSIPPI HEALTH SERVICES (NMMC)

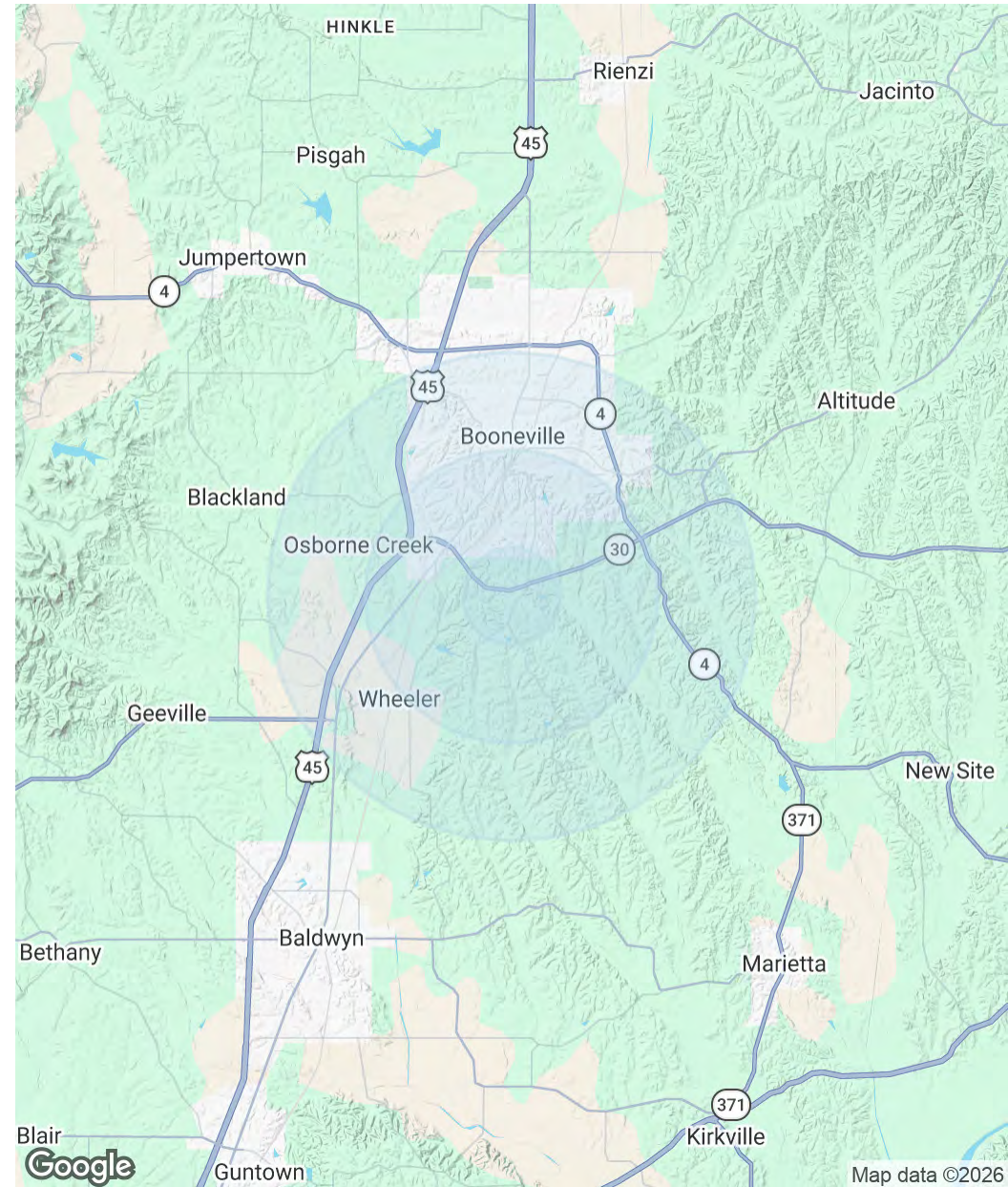
- North Mississippi Medical Center (NMMC) serves all residents of Northeastern Mississippi, Southern Tennessee, and Northwestern Alabama - an estimated total of **730,000** people
- NMMC was the winner of the 2012 **Malcolm Baldrige National Quality Award**, the Nation's highest Presidential honor for performance, innovation, and excellence
- NMMC received an **"A" grade** in the Spring 2021 Leapfrog Hospital Safety Grade, a national program recognizing NMMC's care and respect for patients' safety
- NMMC is the **only Level 1** or Level 2 Trauma Center in Mississippi to receive an "A"
- Source: nmhs.net

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	252	3,605	10,665
AVERAGE AGE	40	40	39
AVERAGE AGE (MALE)	38	38	38
AVERAGE AGE (FEMALE)	43	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	101	1,444	3,918
# OF PERSONS PER HH	2.5	2.5	2.7
AVERAGE HH INCOME	\$70,079	\$73,562	\$71,992
AVERAGE HOUSE VALUE	\$140,512	\$148,543	\$159,659

Demographics data derived from AlphaMap





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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.

MS WORKING WITH A REAL ESTATE BROKER



MREC Agency Disclosure Form A

WORKING WITH A REAL ESTATE BROKER

****THIS IS NOT A LEGALLY BINDING CONTRACT****

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

GENERAL

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 attorney, 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)
- Client (The Licensee is my Agent. I am the potential Buyer or Tenant)
- Client (The Licensees of the Brokerage Firm my become Disclosed Dual Agents.)
- Customer (The Licensee is not my Agent)

USE "Customer signature" space, below

(Client Signature)	(Date)		(Date)		(Customer Signature)	(Date)
(Client Signature)	(Date)	Randall Commercial Group, LLC	(Licensee Brokerage)		(Customer Signature)	(Date)