



RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED



REPRESENTATIVE PHOTO

5% INITIAL TERM RENT INCREASES EVERY 5 YEARS

DOLLAR GENERAL | MANTACHIE, MS (TUPELO MSA)

RETAIL PROPERTY

FOR SALE // \$1,978,746 // 6.7% 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 Subject Property located at 11150 Highway 363, Mantachie, MS 38855. The Associate Broker has an ownership interest in the Subject Property and other other business with the Manager of the ownership entity.

INVESTMENT SUMMARY



INVESTMENT SUMMARY

OFFERING PRICE:	\$1,978,746
NET OPERATING INCOME:	\$132,576
YR1 CAP RATE:	6.7%
YEAR BUILT:	2025
BUILDING SIZE:	10,566 SF
LOT SIZE:	2 Acres
PROPERTY ADDRESS	11150 Highway 363
CITY, STATE, ZIP:	Mantachie, MS 38855
3 MILE POPULATION:	1,739

PROPERTY HIGHLIGHTS

- 15-year, NNN Lease
- 5% rental increases every 5-years during the initial term and renewal options
- Estimated Delivery Date is September 2025
- Located on Hwy 363 between Mantachie and Saltillo
- Mantachie is part of the Tupelo MSA
- Tupelo is a manufacturing hub for furniture and automobiles

LEASE SUMMARY

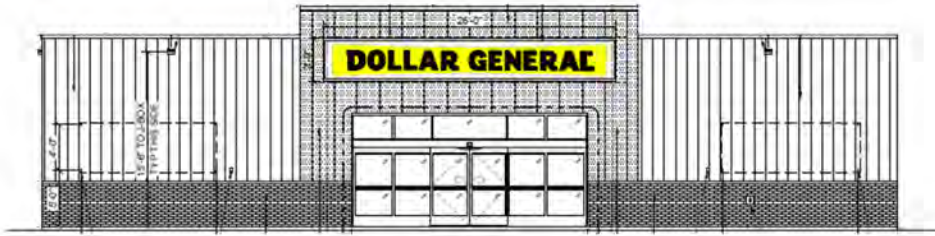
TENANT:	Dolgencorp, LLC d/b/a Dollar General
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	15-years
ANNUAL RENT:	\$132,576
RENT PSF:	\$12.55
BLDG. DELIVERY DATE:	Est. August 2025
RENT COMM. DATE:	August 28, 2025
RENEWAL OPTIONS:	Five (5), Five (5) Options
RENT BUMPS:	5% every 5 years
LEASE GUARANTOR:	Dollar General Corporation



COMPLETE HIGHLIGHTS



Front Elevation



LOCATION INFORMATION

BUILDING NAME	Dollar General Mantachie, MS (Tupelo MSA)
STREET ADDRESS	11150 Highway 363
CITY, STATE, ZIP	Mantachie, MS 38855
COUNTY	Itawamba

BUILDING INFORMATION

NOI	\$132,576.00
CAP RATE	6.7%
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	2025
FRAMING	Metal
CONDITION	Excellent
ROOF	Standing Seam Metal Roof
FREE STANDING	Yes
NUMBER OF BUILDINGS	1

TENANT PROFILE



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/>

CUSTOM TABLE HEADLINE

LEASE YEAR	ANNUAL RENT	INCREASE
1	\$197,688.00	
2	\$197,688.00	
3	\$197,688.00	
4	\$197,688.00	
5	\$197,688.00	
6	\$207,564.00	5%
7	\$207,564.00	
8	\$207,564.00	
9	\$207,564.00	
10	\$207,564.00	
11	\$217,944.00	5%
12	\$217,944.00	
13	\$217,944.00	
14	\$217,944.00	
15	\$217,944.00	
OPTION 1	\$228,840.00	5%
OPTION 2	\$240,288.00	5%
OPTION 3	\$252,300.00	5%
OPTION 4	\$264,912.00	5%
OPTION 5	\$278,160.00	5%

AERIAL MAP



FOR SALE // RETAIL PROPERTY

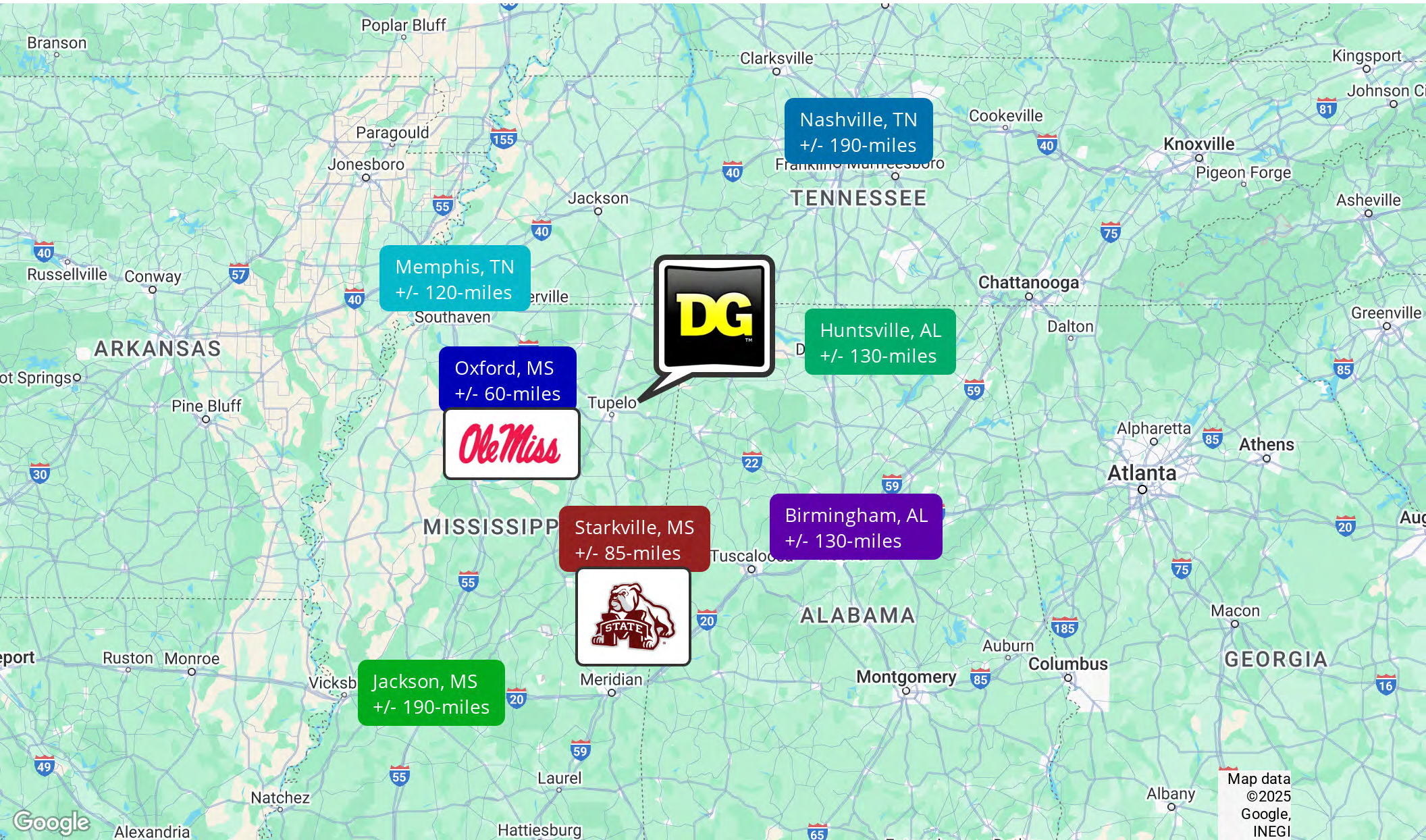
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OFFICE: 662.234.4044 // 850 INSIGHT PARK AVE. UNIVERSITY, MS 38677 // RANDALLCOMMERCIALGROUP.COM

LOCATION MAP



REGIONAL MAP



TUPELO, MS ECONOMY



MAJOR EMPLOYERS

COMPANY	EMPLOYEES
NORTH MISSISSIPPI HEALTH SERVICES	4,286
TOYOTA MANUFACTURING MISSISSIPPI	1,740
LANE FURNITURE INDUSTRIES	1,678
COOPER TIRE AND RUBER COMPANY	1,625
TUPELO PUBLIC SCHOOL DISTRICT	1,200
NTD PRODUCTS	1,050
JESCO	1,000
WAL-MART/SAM'S CLUB	979
LEE COUNTY SCHOOLS	931
BANCORP SOUTH	800



MAJOR BUSINESSES

- Home to **17 Fortune 500 companies**
- The Furniture Manufacturing Industry is the **2nd largest** employer in Lee County with 23% of Lee Co. manufacturing base in the furniture industry
- Ashley Furniture operates a 275,000 sq. ft. plant in the Tupelo-Lee Industrial Park with a **\$240 million** economic impact
- Tupelo Furniture Market has **1.5 million** sq. ft. of space with attendees from all 50 states & foreign countries and has 300+ exhibitors annually with **5,000+** participants per market
- Cooper Tire & Rubber Manufacturing Facility in Tupelo is **1.6 million** sq. ft. with a recently announced **\$3.4 million** expansion project and the **5th largest** tire maker in North America based on revenue. The company has about **10,000** employees in 15 countries.
- The Mall at Barnes Crossing is a super regional mall and Northeast MS premier shopping destination with over 1.5 million sq. ft. It serves an avg. of **12 million** shoppers annual.
- Sources: tupelofurnituremarket.com, AP, Cooper Tire, barnscrossing.com, and CDF, MS Business Journal

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TUPELO TOYOTA MANUFACTURING



TOYOTA MISSISSIPPI

- The Toyota Motor Manufacturing Mississippi plant is located in Blue Spring, Mississippi - just 19 minutes from Tupelo, MS
- The Toyota Motor Manufacturing Mississippi plant (TMMMS) produces nearly **170,000** vehicles per year
- **\$1.4 billion** invested in North MS manufacturing as of the opening of the North Mississippi plant in 2011
- The plant is located roughly 10 miles outside of Saltillo, with a workforce of 1824
- The 2,000,000 sq. ft. plant created nearly **4,000 jobs** in the area, and 1 million vehicles
- The Toyota plant is the second-largest job creator in the Tupelo area, supporting over **8,700 jobs** in Mississippi
- The disposable personal income of Toyota employees totaled **\$235 million** - money available to be spent in the Mississippi economy
- In 2020, Toyota Mississippi donated \$150,000 in grant funding to the Tupelo community
- Source: pressroom.toyota.com, wtva.com, wildertoyota.com

TOYOTA MISSISSIPPI

- Toyota has donated more than **\$5.3 million** to Tupelo non-profits to meet the critical needs of local communities and improve the quality of life for Mississippi residents
- TMMMS members have logged more than 30,000 volunteer hours since Toyota Mississippi launched its "Leave your Print" program in 2012
- In 2018, Toyota announced as **\$170 million** investment in the Mississippi plant, with the promise of establishing 400 additional jobs
- Toyota also announced plans to build a **\$10 million** visitor and training center in the Mississippi plant
- The plant is 1 of 3 manufacturing homes of the Toyota Corolla, the world's all-time best-selling vehicle and chose the MS site to launch its 12th generation Toyota Corolla model
- The 500,000th Corolla, and 1 millionth Toyota ever, were produced in Toyota Mississippi
- Toyota Mississippi and CREATE work together to create educational opportunities for local schoolchildren in Lee, Pontotoc and Union Counties
- Source: pressroom.toyota.com, wtva.com, wildertoyota.com



TUPELO HEALTHCARE



HEALTHCARE

- ▶ Tupelo is home to the largest **micropolitan hospital** in the nation, and largest hospital in the state, North Mississippi Medical Center
- ▶ North Mississippi Medical Center (NMMC) Services 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 is the state's largest hospital
- ▶ This hospital is the county and city's largest employer with **4,300** employees serving **640 beds**, with **350 doctors** on staff
- ▶ 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 and "A"
- ▶ All together, Lee County employs 6,300 people in Healthcare services
- ▶ NMMC-Tupelo is designated as a **level II trauma Center**, one of only three hospitals in Mississippi to receive this designation, and the only one in North Mississippi
- ▶ NMMC has staff representing 50 medical specialties serving 24 counties in North MS
- ▶ NMMC's Hospitalist program has been honored by the American Journal of Medicine for its extraordinary care
- ▶ NMMC has won numerous awards since its inception in 1996 including:
 - ▷ 2021 Premier Quest Hero Award
 - ▷ ACS NSQIP Meritorious Award
 - ▷ Joint Commission Merit Badge on Quality
 - ▷ American College of Radiology Excellence in Care Award
 - ▷ 2019 Outstanding Achievement Award
 - ▷ NCDR ACTION Registry Platinum Performance Achievement Award
 - ▷ American College of Radiology "Excellence in Care" Award
- ▶ Primary care physicians in Lee County see **991** patients per year
- ▶ Dentists in Lee County see **1448** patients per year

Source: www.nmhs.net



NORTH MISSISSIPPI HEALTH SERVICES

TUPELO EDUCATION



EDUCATION

- Tupelo Public School District ranks **16th** out of 147 districts in Mississippi
- Graduation rate over 80% with **7,500** students enrolled
- TPSD provides a superior educational path phasing in the new MS College & Career Readiness standards in grades Pre-K through 12th
- 2021 Teacher of the Year award for Tupelo Publics School District, along side 23 teacher and six assistant teacher who received Teacher of Distinction Awards in 2019
- Colleges and higher education in Tupelo, MS include: University of Mississippi-Tupelo, Itawamba Community College, and a branch of Mississippi University for Women
- UM-Tupelo offers more than **120** courses and is accredited by the Southern Association of Colleges and Schools Commission on Colleges (SACSCOC) - outreach.olemiss.edu
- Itawamba Community College (ICCMS) has over **4,800** enrolled with over a 100+ program of study
- Mississippi University for Women's RN to BSN program is in Tupelo and ranked **#15** in the Nation Best in the South
- Source: -iccms.edu, cdfms.org, olemiss.edu, and muw.edu

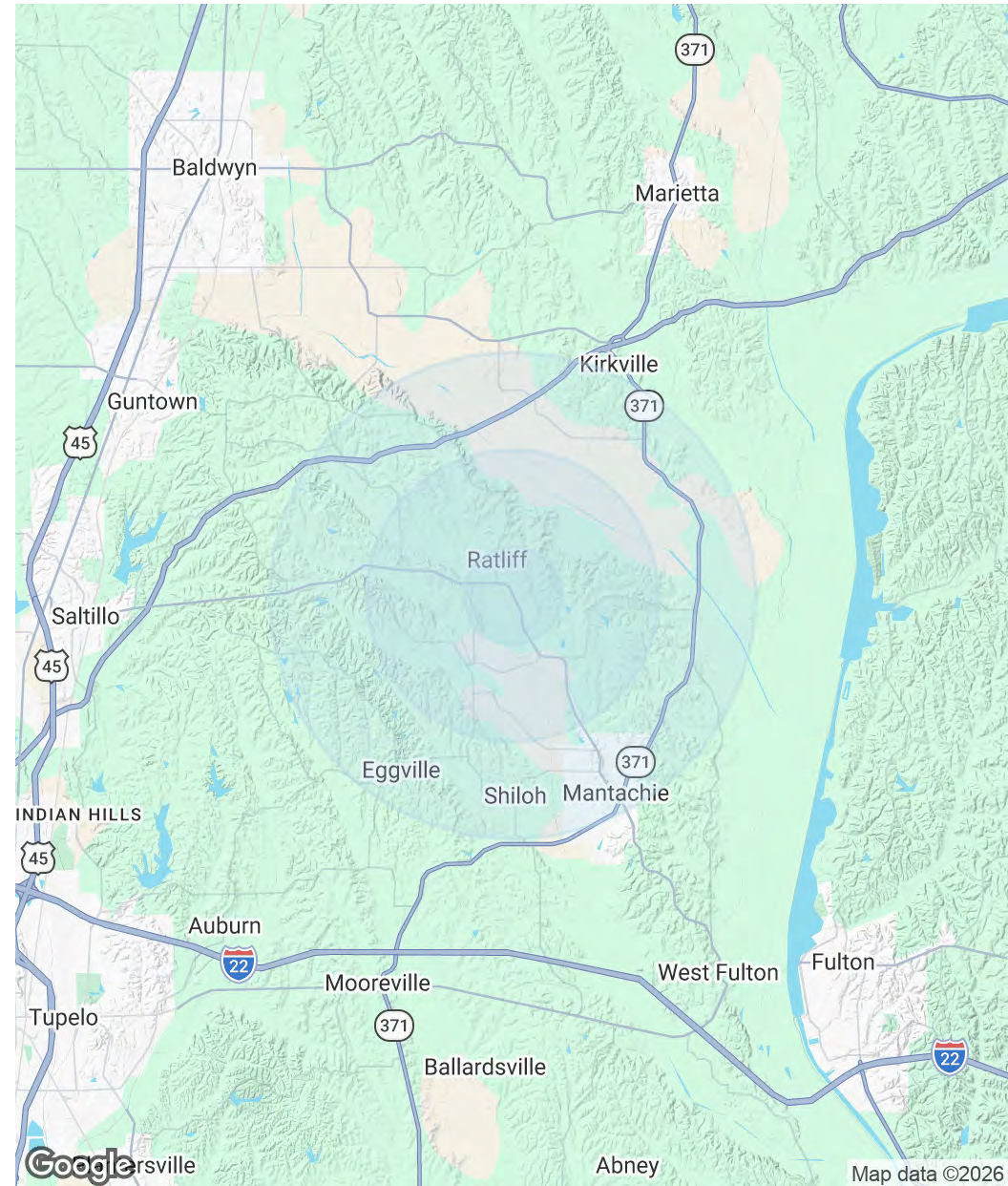


DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	207	1,739	5,594
AVERAGE AGE	42	41	41
AVERAGE AGE (MALE)	41	41	40
AVERAGE AGE (FEMALE)	43	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	86	709	2,241
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$100,916	\$92,701	\$87,567
AVERAGE HOUSE VALUE	\$189,223	\$186,627	\$180,584

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.

5% INITIAL TERM RENT INCREASES EVERY 5 YEARS***

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"

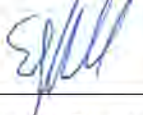
"Customer" shall mean a person not represented in a real estate transaction. It may be the Buyer, Seller, Landlord or Tenant. A Buyer may decide to work with a firm that is acting as the agent for a Seller (a Seller's Agent or Subagent). If a Buyer does not enter into a Buyer Agency Agreement with the 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 may become Disclosed Dual Agents.)
- Customer (The Licensee is not my Agent)

USE "Customer signature" space, below

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