



RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED



REPRESENTATIVE PHOTO

5% INITIAL TERM RENT INCREASES EVERY 5 YEARS

DOLLAR GENERAL | OKOLONA, MS (TUPELO MSA)

RETAIL PROPERTY

FOR SALE // \$1,444,771 // 6.7% CAP RATE //

PRESENTED BY //

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DISCLAIMER



CONFIDENTIALITY & DISCLAIMER

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.

INVESTMENT SUMMARY



INVESTMENT SUMMARY

OFFERING PRICE:	\$1,444,771
NET OPERATING INCOME:	\$96,799
YR1 CAP RATE:	6.7%
YEAR BUILT:	2021
BUILDING SIZE:	10,640 SF
LOT SIZE:	1.07 Acres
PRICE PER FOOT SALE PRICE:	\$135.79
PROPERTY ADDRESS	413 E. Monroe Ave.
CITY, STATE, ZIP:	Okolona, MS 38860
3 MILE POPULATION:	3,416

PROPERTY HIGHLIGHTS

- NNN Single Tenant Investment Opportunity
- 15-year initial lease term with +/- 11 years remaining
- Five (5), Five (5) Year Options with 10% increases
- The property is situated on MS-41 (E. Monroe Ave), which is the primary east-west thoroughfare
- Sits just west of the intersection with MS-45 Alternate, the region's most significant commercial corridor.
- Okolona is positioned just 20 miles south of Tupelo, a major regional manufacturing and healthcare hub.
- The state recently appropriated \$1.5 million (FY2026) specifically for improvements to the Okolona School District
- Okolona is one of two county seats of Chickasaw County
- Chickasaw County serves as a vital support hub for the larger industrial markets nearby
- A massive 145-megawatt solar facility is currently under development in Chickasaw County. This project represents a \$50 million revenue boost for the county over its lifespan
- A recent \$1 million Dual Substation Project was launched to upgrade the electric grid specifically for Chickasaw and neighboring counties
- Source: Google Gemini

LEASE SUMMARY

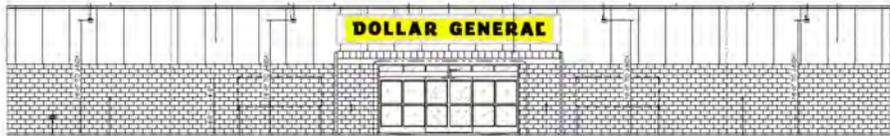
TENANT:	Dolgencorp, LLC d/b/a Dollar General
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	15-year
ANNUAL RENT:	\$96,799.68
RENT PSF:	\$9.10
BLDG. DELIVERY DATE:	November 2021
RENT COMM. DATE:	November 19, 2021
RENEWAL OPTIONS:	Five (5), Firve (5) Year Options
RENT BUMPS:	10% per Option
LEASE GUARANTOR:	Dollar General Corporation



COMPLETE HIGHLIGHTS



Front Elevation



LOCATION INFORMATION

BUILDING NAME	Dollar General Okolona, MS (Tupelo MSA)
STREET ADDRESS	413 E. Monroe Ave.
CITY, STATE, ZIP	Okolona, MS 38860
COUNTY	Chickasaw

BUILDING INFORMATION

BUILDING SIZE	10,640 SF
NOI	\$96,799.68
CAP RATE	6.7%
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	2021
CONSTRUCTION STATUS	Existing
FRAMING	Metal
ROOF	Standing Seam Metal Roof
FREE STANDING	Yes



FOR SALE // RETAIL PROPERTY

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TENANT PROFILE



DOLLAR GENERAL®



COMPANY HIGHLIGHTS

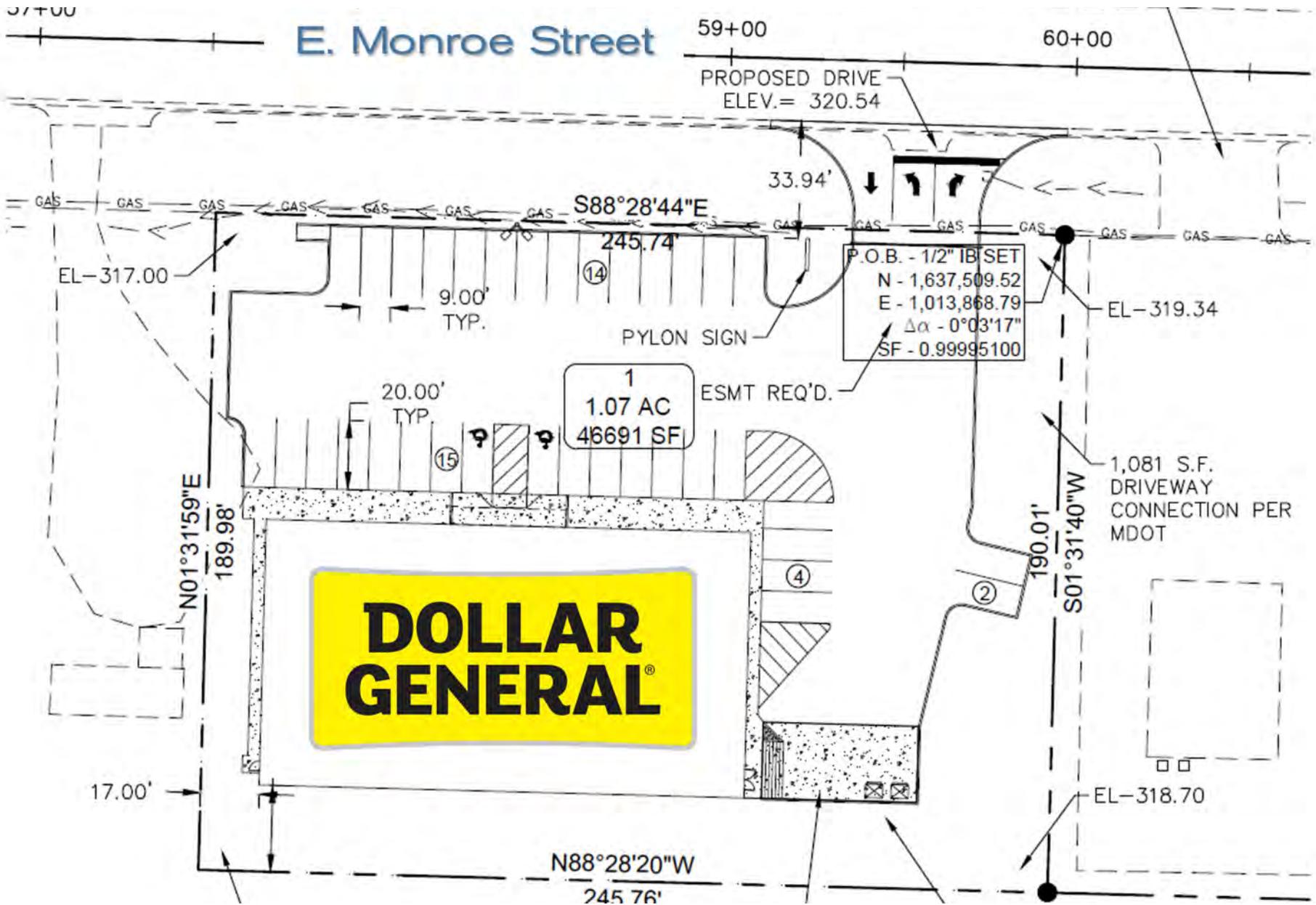
- 2024 Fiscal Year Net Sales **Increased 5.0%** to **\$40.6 Billions**
- 2024 Fiscal Year Same-Store Sales **Increased 1.2%**
- 2024 Annual Cash Flows from Operations increased **25.3% to \$3.0 Billion**
- **Ranked #111** on Fortune 500 List
- **20,500+ stores in 48 states**; 34 distribution centers
- **+/- 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/>

RENT SCHEDULE

LEASE YEAR	ANNUAL RENT	INCREASE
INITIAL TERM	\$96,800	N/A
OPTION 1	\$106,480	10%
OPTION 2	\$117,128	10%
OPTION 3	\$128,840	10%
OPTION 4	\$141,724	10%
OPTION 5	\$155,897	10%



SITE PLANS



LOCATION MAP



REGIONAL MAP



CHICKASAW COUNTY (OKOLONA)



ECONOMY

- ▶ The economy in Chickasaw County employs 6.8k people with the largest industries being Manufacturing, Retail Trade, and Health Care/Social Assistance. -[datausa.io](#) & [okolonams.org](#)
- ▶ Okolona cost of living is 9.8% below the Mississippi average and 28.7% below the national average -[bestplaces.net](#)
- ▶ Okolona's estimated retail market has increased to over 15,000 persons 12 factories employ 1,550 people in Okolona
- ▶ Okolona is 20 minutes away from Tupelo, with a 4-lane highway between the two cities being constructed, and 44 miles from the Toyota manufacturing plant in Blue Springs, MS - [okolonams.org](#)
- ▶ Okolona is located one hour away from three major Universities: Mississippi University for Women (40 miles), Mississippi State University (41 miles), and The University of Mississippi (51 miles) -[collegesimply.com](#)
- ▶ Okolona College, constructed in 1902, was one of the first African-American colleges in the United states -[en.wikipedia.org](#)
- ▶ Okolona is a historical landmark for the Civil War/Battle of Okolona and nearby recreational parks -[okoloams.org](#)

UNITED FURNITURE INDUSTRIES (UFI)

- ▶ United Furniture Industries, UFI, has their manufacturing and shipping Warehouse in Okolona, and is a leader in the furniture industry and one of the largest furniture producers in the United States -[linkedin.com/company/united-furniture-industries](#)
- ▶ UFI has manufacturing locations in 19 locations strategically placed across the county. They manufacture one of the most trusted and recognized brands in furniture, Lane Home Furnishings -[linkedin.com/company/united-furniture-industries](#)
- ▶ United Furniture Industries purchased Lane Home Furnishing in 2017 -[Lanefurniture.com](#)
- ▶ UFI has an annual revenue of \$327.10 million and \$1.73 million in revenue in Okolona - [dnb.com](#)
- ▶ UFI is the largest employer in Okolona, employing over 1,200 people and 3,000 nationwide -[okolonams.org](#)

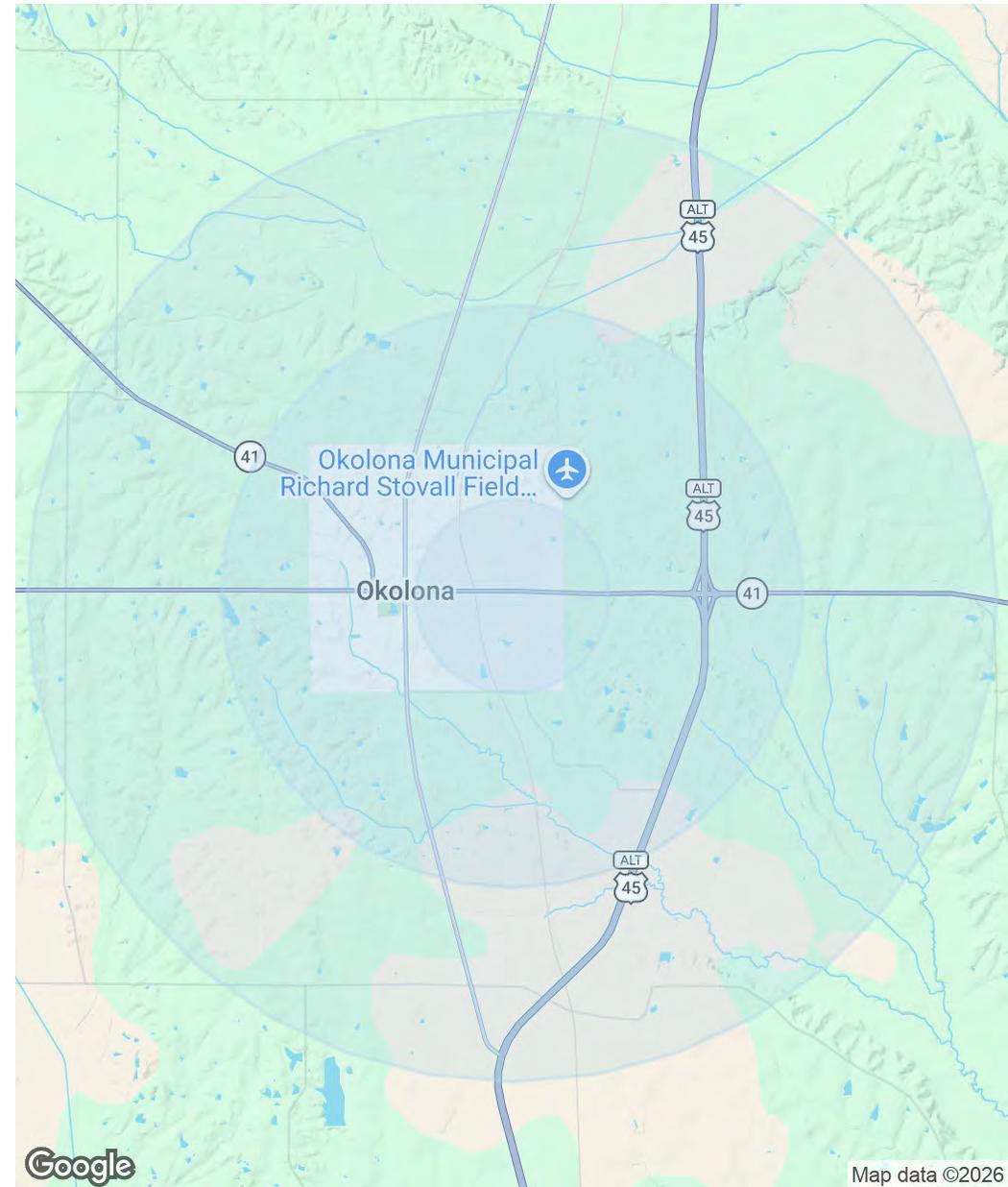


DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,162	3,416	4,518
AVERAGE AGE	36.3	35.5	36.2
AVERAGE AGE (MALE)	35.6	33.3	35.0
AVERAGE AGE (FEMALE)	36.7	35.6	34.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	542	1,434	1,826
# OF PERSONS PER HH	2.1	2.4	2.5
AVERAGE HH INCOME	\$43,306	\$47,992	\$51,683
AVERAGE HOUSE VALUE	\$93,333	\$97,607	\$97,590

2023 American Community Survey (ACS)





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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.

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