



REPRESENTATIVE PHOTO

DOLLAR GENERAL

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This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property. This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of Tri-Oak Consulting Group (“the Owner”) or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Tri-Oak Consulting Group. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Tri-Oak Consulting Group, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived. By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Tri-Oak Consulting Group. Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Tri-Oak Consulting Group. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR TRI-OAK CONSULTING GROUP AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Tri-Oak Consulting Group has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.



4 | INVESTMENT HIGHLIGHTS



- **Recent Renovations** - New HVAC (2022) & Parking lot work (2024)
- **Consistent History of Early Renewals** - Renewed early 3x and re-upped options to have 5 more remaining.
- **Reports Sales // Low Rent-to-Sales Ratio** - Sub 4% Rent-to-Sales ratio at this location providing further confidence in Dollar General's commitment to the site
- **6.5+ Years Remaining** - Recent lease renewal with five, 5-year options.
- **NN Lease** - Minimal Landlord responsibilities.
- **Investment Grade Tenant** - Dollar General holds a BBB rating from S&P and is considered an investment-grade credit tenant. This rating ensures a high likelihood of on-time payments and offers stability to investors
- **Close Proximity to University** - Located 2 miles from Delta State University
- **Excellent Visibility along Highway 8** - 6,700+ VPD along Joel Road

OFFERING SUMMARY

| | |
|--------------------|------------------|
| LIST PRICE: | \$564,706 |
| CAP RATE: | 8.50% |

| | |
|------------------------|-----------------------------------|
| NOI: | \$48,000 |
| LEASE START: | 11/01/2006 |
| LEASE END: | 10/31/2031 |
| TERM REMAINING: | 6.5+ Years |
| OPTIONS: | Five / 5-Year |
| INCREASES: | 10% Increase in Options |
| BUILDING SIZE: | 9,014 +/- SF |
| LOT SIZE: | Approximately 1 Acre |
| YEAR BUILT: | 2006 |
| LEASE TYPE: | NN |
| GUARANTOR: | Dollar General Corporation |
| TENANCY: | Single-Tenant |
| OWNERSHIP: | Fee Simple |



| LEASE YEAR | ANNUAL RENT | RENT INCREASES | CAP RATE |
|---------------------|--------------------|-----------------------|-----------------|
| Current Term | \$48,000 | -- | 8.50% |
| OPTION 1 | \$52,800 | 10.00% | 9.08% |
| OPTION 2 | \$58,080 | 10.00% | 9.98% |
| OPTION 3 | \$63,888 | 10.00% | 10.98% |
| OPTION 4 | \$70,272 | 10.00% | 12.08% |
| OPTION 5 | \$77,304 | 10.00% | 13.29% |

Landlord Responsibilities: Roof, Structure, and Major CAM (greater than \$1,000 per occurrence)

Tenant Responsibilities: RE Taxes, Building Insurance, Minor repairs to heating, lighting, plumbing & air conditioning (anything less than \$1,000 per occurrence), & Parking Lot Maintenance (\$300.47/mo.)



Dollar General Corporation has been delivering value to shoppers for more than 80 years. Dollar General helps shoppers Save time. Save money. Every day.® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 19,104 stores in 47 states as of February 3, 2023. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills and PepsiCo. Learn more about Dollar General at www.dollargeneral.com.

Company: Dollar General Corporation

Year Founded: 1939

Locations: 20,000+

Annual Sales (2023): \$38.7 Billion

Website: www.dollargeneral.com

Headquarters: Goodlettsville, TN

Guarantor: Corporate

LOCATION INFORMATION



DEMOGRAPHICS

1-Mile 3-Mile 5-Mile

| POPULATION | | | |
|-------------------------|----------|----------|----------|
| 2024 Population | 108 | 3,948 | 15,009 |
| 2029 Projection | 102 | 3,694 | 14,118 |
| Annual Growth 2020-2024 | -0.22% | -1.51% | -1.38% |
| Annual Growth 2024-2029 | -1.14% | -1.32% | -1.22% |
| HOUSEHOLDS | | | |
| 2024 Households | 57 | 1,472 | 5,882 |
| 2029 Projection | 55 | 1,414 | 5,672 |
| INCOME | | | |
| AVG. Household Income | \$61,139 | \$43,431 | \$75,101 |



6,700+ VPD
along Highway 8

Cleveland Municipal Airport - KRNV

Baxter Healthcare

Quality INN & SUITES Wendy's ZAXBY'S Holiday Inn

Delta State University Golf Course

Zaxbys & Buffalo Pizza Hut CAPTAIN D'S DOLLAR TREE Walmart

Parker-McCool Stadium

Dollar AT&T TACO BELL Kroger HIBBETT SPORTS

GRAMMY Museum

Pearman Elementary School & Cleveland Central High School

Dominos Pizza ACE Hardware POPEYES GREASE MONKEY Advance Auto Parts SONIC Exxon McALISTER'S DELI Walgreens

Delta State Fitness Trail

DELTA STATE UNIVERSITY

FAMILY DOLLAR SUBWAY McDonald's Arby's NAPA Jack in the box HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES bealls

SUBJECT PROPERTY

Bear Pen Park

Bolivar County Library

DM Smith Elementary School

Parks Elementary School

Fireman's Park

Nailor Elementary School

Cleveland Central Middle School

9 | LOCATION OVERVIEW - Cleveland, MS



Matthews-Sanders Sculpture Garden



GRAMMY Museum

Cleveland, Mississippi, is a vibrant small town in the heart of the Mississippi Delta, celebrated for its cultural heritage and strong sense of community. With a population of around 12,000, Cleveland is often referred to as the "Crossroads of Culture," given its proximity to Highway 61, the famed "Blues Highway." Agriculture serves as the backbone of the local economy, with the fertile Delta soil supporting the production of cotton, soybeans, and corn. Agribusiness and related industries, such as farming equipment and crop processing, further bolster the economy, ensuring that Cleveland remains a key player in the region's agricultural success.

Beyond agriculture, education and tourism are vital economic drivers. Delta State University, a major employer and cultural hub, attracts students and visitors from across the region, contributing to Cleveland's growth. The university's Bologna Performing Arts Center and the Grammy Museum Mississippi highlight the town's commitment to the arts and its connection to the Delta blues legacy. Tourism flourishes as visitors explore Cleveland's historic downtown, local festivals, and the broader cultural tapestry of the Delta. Together, these industries form the foundation of Cleveland's economy, blending tradition and innovation in a way that reflects the town's unique charm and resilience.



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