

Net Lease Investment | 7% cap rate  
Vicksburg, Mississippi



**DOLLAR GENERAL**



Representative Photo

For more information, please contact:

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Representative Photo

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**Dollar General - Vicksburg, Mississippi**  
**\$1,391,900 | 7% cap rate**

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Bull Realty is pleased to offer for sale this NNN Dollar General in Vicksburg, Mississippi, located directly off Interstate 20 and surrounded by other retail stores including Kroger and Home Depot. This single tenant net lease property has an initial lease term ending in January 2028 with five 5 year renewal options. The subject property is a +/- 9,026 SF single tenant building built in 2013. It is situated on a +/- 1.68 acre site in a busy retail corridor with a population of 29,714 within 5 miles. This established and successful offering is priced at a 7% cap rate based on an annual net income of \$97,428.

- Over 12 years remaining on lease term
- 7% Cap rate
- (5) 5 Year renewal options
- Rare 3% rent increase in Year 11 and 10% in each option period
- Current annual income of \$97,428
- True NNN lease with no landlord responsibilities

**Offered for SALE at \$1,391,900**



## About Vicksburg

Vicksburg, founded in 1811, plays prominently in US history. Known early on as a riverboat town due to its location on the Mississippi River, Vicksburg grew and ultimately was a strategic location in the Civil War. Today, the Port of Vicksburg is one of the largest inland ports, moving over 14 million tons of freight each year due to its strategic location to interstates and railroads.

Vicksburg remains vibrant with the influence of the Port of Vicksburg, the recent growth in the riverboat gambling industry, and heavy tourism focusing on the antebellum homes, museums, and Civil War sites. Major employers in the area include the US Army Engineer Research & Development Center, River Region Health Systems, Vicksburg-Warren School District, the USACE and MS River Commission, Tyson Foods, Walmart and more.

# Property Information

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Vicksburg, Mississippi

## Property Information

**Subject Property:** Single Tenant  
**Property Location:** 3305 Pemberton Square Blvd  
Vicksburg, MS 39180  
**County:** Warren  
**Price:** \$1,391,900  
**Rentable Square Feet:** 9,026  
**Price per Square Foot:** \$154.21  
**Current Annual Income:** \$97,428  
**Cap Rate:** 7%  
**Rent Per Square Foot:** \$10.79  
**Year Built:** 2013  
**Lot Size:** 1.68 acres  
**Type of Ownership:** Fee Simple

## Lease Summary

**Tenant Trade Name:** Dollar General  
**Tenant:** Dolgencorp, LLC  
**Lease Guaranty:** Dollar General Corporation  
**Lease Type:** Triple Net Lease  
**Lease Commencement:** January 16, 2013  
**Lease Expiration:** January 31, 2028  
**Renewal Options:** Five 5 year renewal options  
**Rent Increase:** 3% in Year 11 and 10% in each option period

## Rent Schedule

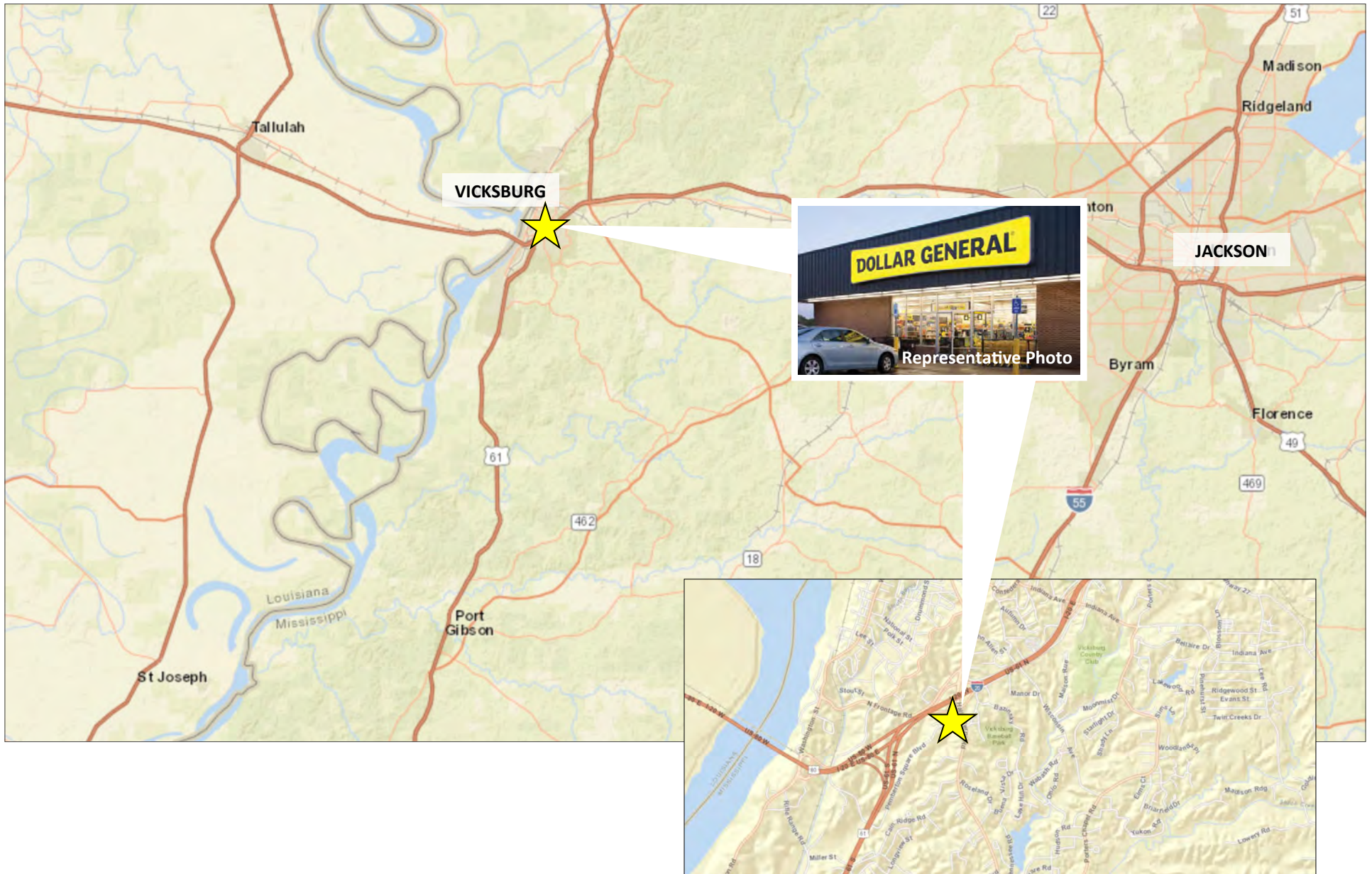
<u>Term</u>	<u>Dates</u>	<u>Annual Rent</u>
Initial Term (Years 1-10)	2/1/13 - 1/31/23	\$97,428
Initial Term (Years 11-15)	2/1/23 - 1/31/28	\$100,351
Option 1	2/1/28 - 1/31/33	\$110,386
Option 2	2/1/33 - 1/31/37	\$121,425
Option 3	2/1/38 - 1/31/42	\$133,567
Option 4	2/1/43 - 1/31/47	\$146,924
Option 5	2/1/48 - 1/31/52	\$161,617

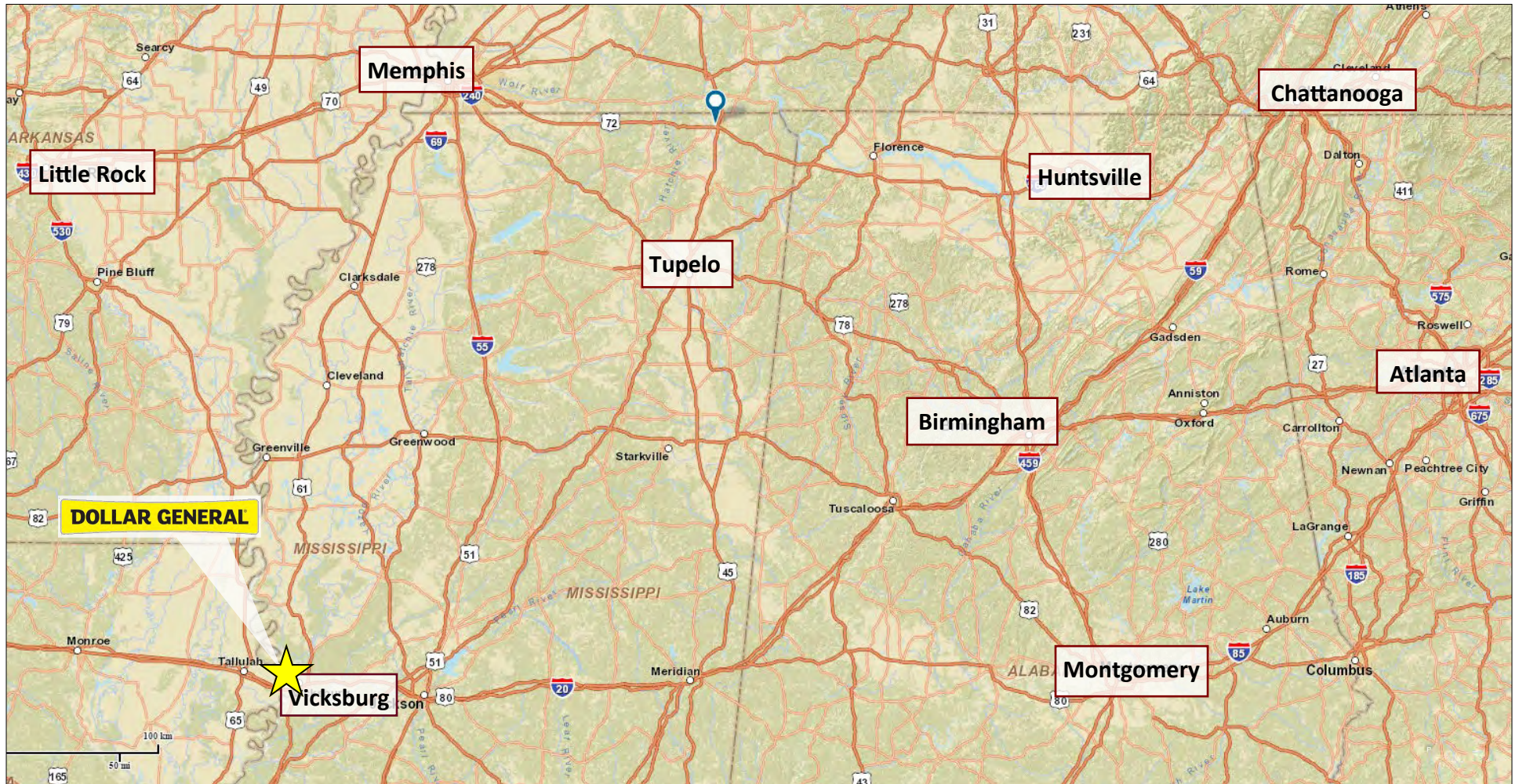


# Location Maps (1 of 2)

**DOLLAR GENERAL**

Net Lease Investment  
Vicksburg, Mississippi





# Retail Map

**DOLLAR GENERAL**

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Vicksburg, Mississippi

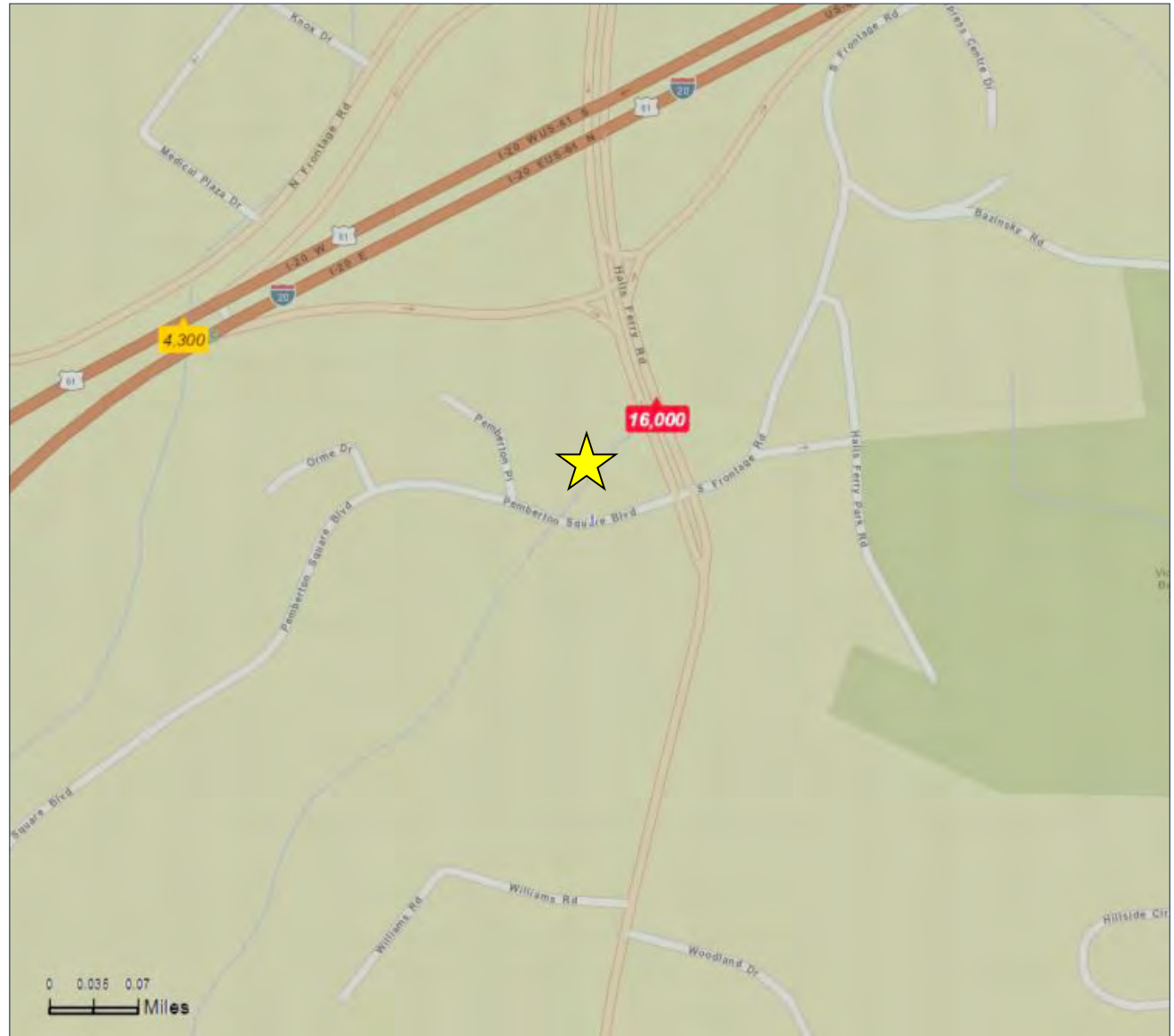


# Demographics & Traffic Counts

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2016 Demographics (Esri)	
	<b>1 mile</b>
Population	2,380
Households	1,055
Average Household Income	\$48,253
	<b>3 miles</b>
Population	19,879
Households	7,987
Average Household Income	\$48,185
	<b>5 miles</b>
Population	29,714
Households	11,605
Average Household Income	\$50,275





## DOLLAR GENERAL®

**Dollar General Corporation** is the largest “small box” discount retailer in the US by sales and number of locations. The Goodlettsville (Nashville), TN based chain operates 13,000 stores in 43 U.S. states. Dollar General opened 510 new stores and remodeled or relocated 594 stores in the first half of 2016.

Dollar General offers over 10,000 items of name brand and generic merchandise. Their goal is to provide quality brands at low prices. The majority of products are below \$10 with approximately 25% of them below \$1. They offer a range of everyday convenience, food, gift, household, clothing and other items that offer consumers an easier and more accessible shopping solution in towns, large and small with the average customer in-store trip of less than 10 minutes!

Dollar General often serves communities that are too small for larger discount retailers. Approximately 70% of their stores serve communities of 20,000 or less population. They compete in the discount dollar store arena with national chains such as Family Dollar, Dollar Tree, regional chains such as Fred's in the southeast and numerous independent owned stores. They are generally part of the retail fabric of the communities they are in.



Representative Photo

The company, founded in 1939, celebrated its 75th anniversary in 2014. In 1955, the first branded Dollar General opened in Springfield, KY. In 1968, Dollar General first went public. At the time, if an investor purchased 100 shares of Dollar General stock, it would be worth \$655,534 when the company went private in 2007! Through the next several years, Dollar General continued growth of more stand alone locations. In 2009, the company, again went public and is traded on the NYSE under the symbol DG. The company is proud of its BBB– Standard & Poors rating. In 2014, Dollar General attempted an unsuccessful takeover of sector rival, Family Dollar. As a result, they have re-directed efforts to continue their growth into new retail trade areas that meet their targeted profile demographics.

Dollar General [WEBSITE](#)

Dollar General Historical Growth Chart (DG)



Stock Growth Trajectory—Nov 2015 to Sep 2016



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## NANCY MILLER

**Nancy Miller** joined Bull Realty in 2001 after being a client of the firm. Her brokerage practice focuses on income producing properties, primarily single and multi-tenant properties. She concentrates on national credit tenant investment properties. Nancy and the Net Lease Investment Group work with investors, developers and sellers of single tenant properties throughout the US. She is recognized as a savvy and knowledgeable retail net lease resource. Nancy publishes a quarterly investor newsletter, a monthly electronic newsletter, periodic retail industry surveys, and contributes to the Bull Realty retail blog. In addition, Nancy periodically appears on the [Commercial Real Estate Show](#), a national weekly radio show hosted and produced in Atlanta by broker Michael Bull.

Nancy has held a real estate license for over 25 years and is licensed in several states. She is a Life Member of the Atlanta Commercial Board of Realtors and a member of the International Council of Shopping Centers (ICSC). She holds the prestigious CCIM designation. She also holds a Bachelor of Arts degree from Tulane University and an MBA from Emory University's Goizueta Business School, where she is a guest lecturer.

Bull Realty is a U.S. commercial real estate sales, leasing and advisory firm headquartered in Atlanta. The firm was founded in 1998 with two primary missions: grow a company of brokers known for integrity, and provide the best disposition marketing in the nation.

- Commercial real estate services include acquisition, disposition, project leasing, tenant representation and advisory services.
- Areas of expertise include office, retail, industrial, multifamily, land, healthcare, single tenant net lease, special asset, self-storage and automotive.
- Disposition services for appropriate properties can include exposure on up to 415 websites, 17 marketing systems and 4 to 6 e-marketing systems.
- Additional disposition and lease marketing services may include video, social media, auctions and national radio exposure.
- The firm hosts the Commercial Real Estate Show, a nationally syndicated talk show about commercial real estate. The weekly show has been on the air for over 6 years. The show is nationally syndicated on US radio stations and is available on [iTunes](#) and the show website [CREshow.com](http://CREshow.com).
- Bull Realty is licensed in ten southeast states and works with affiliates from all over the country.

# Confidentiality Agreement



Net Lease Investment  
Vicksburg, Mississippi

This Confidentiality Agreement (“Agreement”) is made and agreed to for the benefit of the undersigned party (“Receiving Party”), the owner of the subject property (the “Seller”) and undersigned broker Bull Realty Incorporated (“Broker”).

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

## I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as Dollar General, 3305 Pemberton Square Blvd, Vicksburg, MS. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, n or any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term “person” used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

## II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Bull Realty, Incorporated is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

## III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Mississippi.

Accepted and agreed to this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

### Receiving Party

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Title \_\_\_\_\_

Company Name \_\_\_\_\_

Address \_\_\_\_\_  
\_\_\_\_\_

Email \_\_\_\_\_

Phone \_\_\_\_\_

Fax \_\_\_\_\_

### Broker

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

You may return the executed agreement by fax (404) 876-7073 or email [NMiller@BullRealty.com](mailto:NMiller@BullRealty.com)

Bull Realty, Inc. | 50 Glenlake Parkway, Suite 600 | Atlanta, GA 30328

