



DOLLAR GENERAL

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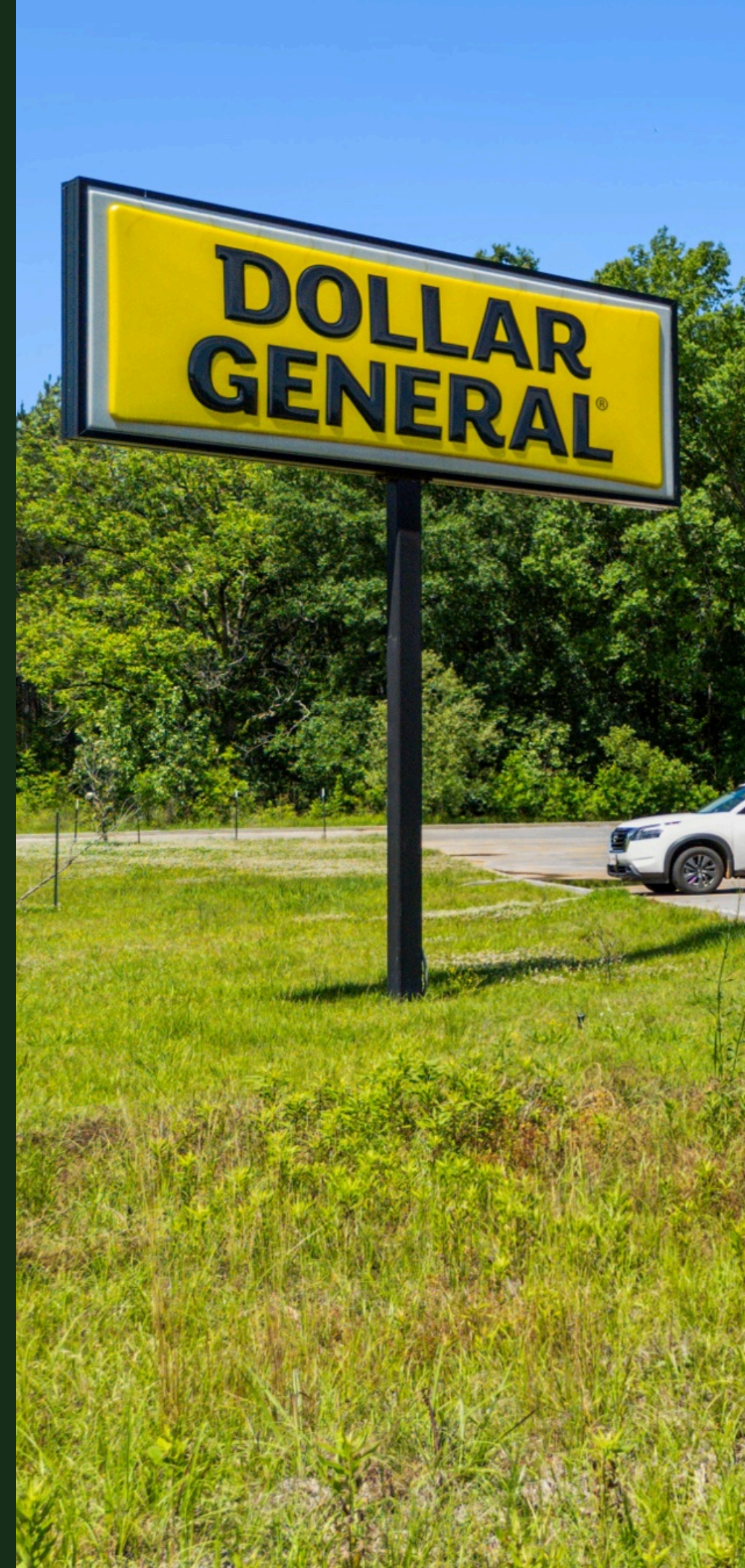


CONFIDENTIALITY AGREEMENT

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.



- **Absolute NNN Lease** - No Landlord responsibilities creating a truly passive investment.
- **Investment Grade Tenant** - Corporate Guarantee (S&P Rating: BBB).
- **Above Average Surrounding Household Incomes** - \$103,311 AVG HHI within 3-miles of the property.
- **Long-Term Lease** - 10 years remaining on the current term including five, 5-year options with 10% increases in each.
- **Strong Expanding Company** - Dollar General secured the 108th spot on the Fortune 500 list and earned a place on Fortune's roster of the World's Most Admired Companies for 2023. Its annual net sales surpassed \$37.8 Billion.

OFFERING SUMMARY

LIST PRICE:	\$1,308,000
CAP RATE:	6.92%

NOI:	\$90,549
LEASE START:	05/25/2020
LEASE END:	05/31/2035
TERM REMAINING:	10 Years
OPTIONS:	Five, 5-Year Options
INCREASES:	10% Increase in Each Option
BUILDING SIZE:	9,141 Square Feet
LOT SIZE:	0.70 Acres
YEAR BUILT:	2020
LEASE TYPE:	Absolute NNN
GUARANTOR:	Corporate
TENANCY:	Single-Tenant
OWNERSHIP:	Fee Simple



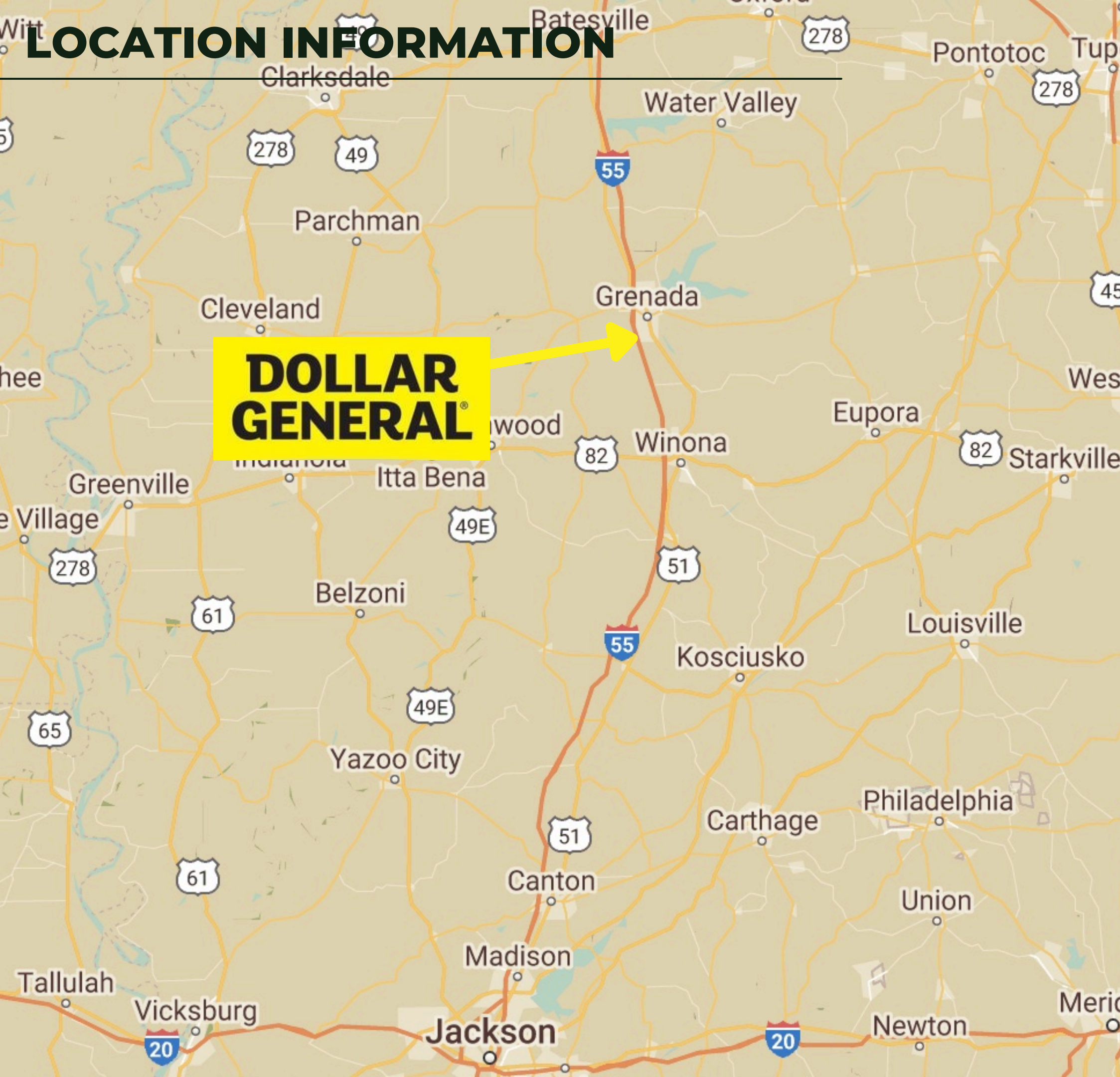
LEASE YEAR	ANNUAL RENT	RENT INCREASES	CAP RATE
Current Term	\$90,549	--	6.92%
OPTION 1	\$99,604	10.00%	7.61%
OPTION 2	\$109,564	10.00%	8.37%
OPTION 3	\$120,521	10.00%	9.21%
OPTION 4	\$132,573	10.00%	10.13%
OPTION 5	\$145,830	10.00%	11.15%





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

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.

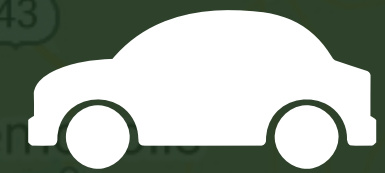


LOCATION INFORMATION

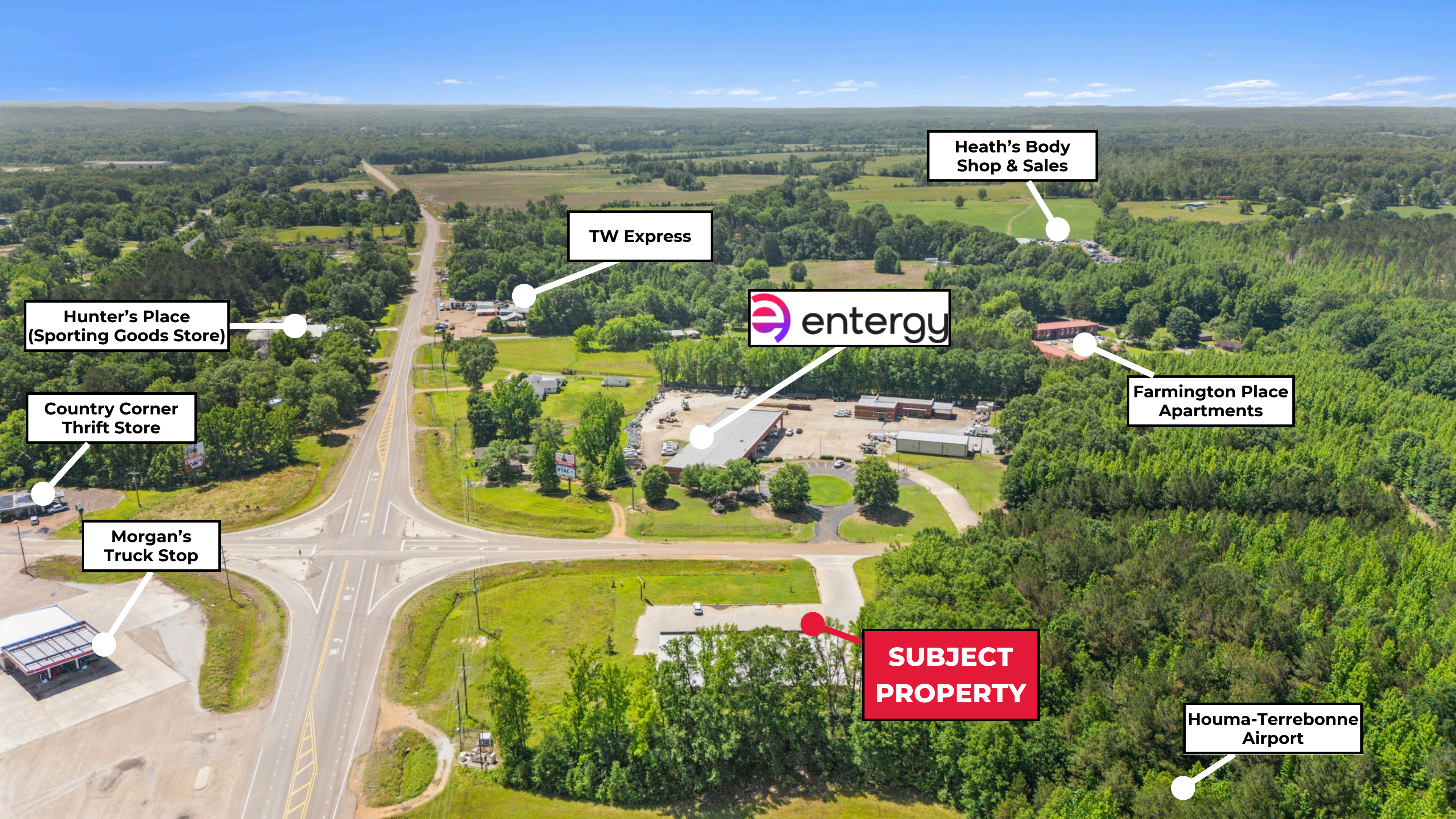


DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION			
2024 Population	604	1,907	4,958
2029 Projection	582	1,840	4,798
Annual Growth 2020-2024	-0.46%	-1.02%	-0.78%
Annual Growth 2024-2029	-0.74%	-0.71%	-0.65%
HOUSEHOLDS			
2024 Households	263	760	2,092
2029 Projection	263	762	2,097
INCOME			
AVG. Household Income	\$93,935	\$103,311	\$88,467



3,700+ VPD
along Hwy 51 S



Hunter's Place
(Sporting Goods Store)

Country Corner
Thrift Store

Morgan's
Truck Stop

TW Express

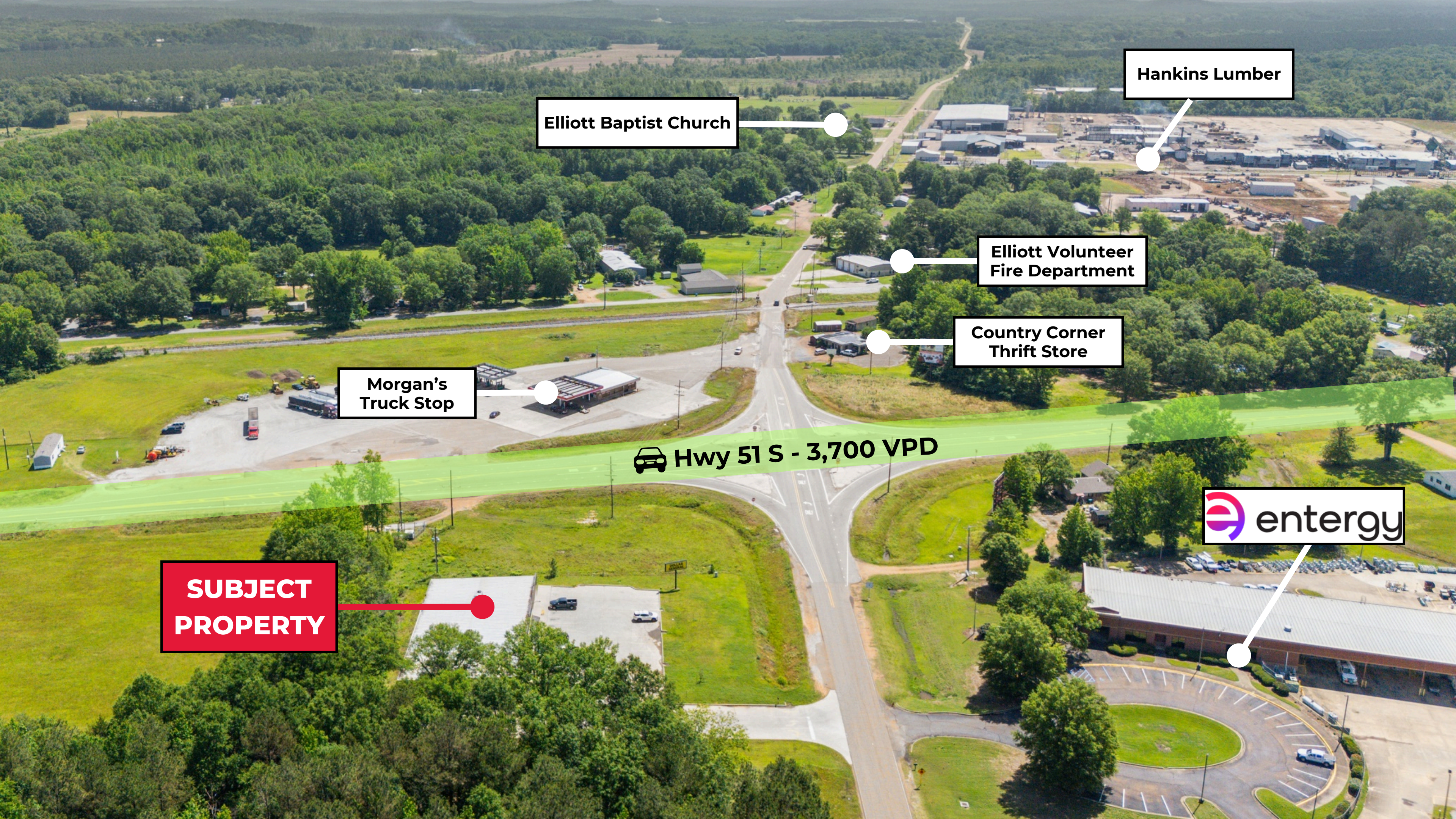
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Heath's Body
Shop & Sales

Farmington Place
Apartments

SUBJECT
PROPERTY

Houma-Terrebonne
Airport




Elliott Baptist Church

Hankins Lumber

Elliott Volunteer
Fire Department

Country Corner
Thrift Store

Morgan's
Truck Stop

 Hwy 51 S - 3,700 VPD

**SUBJECT
PROPERTY**

 entergy

9 | LOCATION OVERVIEW - Grenada, MS



Grenada, Mississippi is a small town located in north-central Mississippi, strategically situated between Memphis, Tennessee and Jackson, Mississippi along Interstate 55. Known for its rich history and southern charm, Grenada offers a blend of rural tranquility and access to modern amenities. It serves as the county seat of Grenada County and boasts attractions like Grenada Lake, a popular destination for fishing, boating, and camping, which draws tourists and outdoor enthusiasts year-round. The town has preserved much of its historical character, evident in its downtown architecture and local traditions, while also embracing economic development and infrastructure improvements.

The economy of Grenada is supported by a combination of manufacturing, healthcare, education, and retail sectors. One of the town's largest economic drivers is manufacturing, with companies like Lennox Industries and Modine Manufacturing maintaining significant operations in the area, providing jobs and economic stability. The Grenada Railroad also plays a crucial role in logistics and transportation, making the town a regional hub for freight. Additionally, the healthcare sector is anchored by the University of Mississippi Medical Center Grenada, which offers employment and vital services to residents. Local government initiatives have also focused on industrial recruitment and workforce development, further diversifying the economic base of Grenada.



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