



SINGLE-TENANT NET-LEASED INVESTMENT

Dollar General

1546 Highway 30 West · Myrtle, Mississippi 38650

OFFERING PRICE

\$994,000

CAP RATE

7.50%

NOI

\$74,533

LEASE

Absolute NNN

PRESENTED BY

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In Association with Broker of Record

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IMPORTANT NOTICE

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THE OFFERING AT A GLANCE

2016-built Dollar General · absolute NNN · corporate guaranty (NYSE: DG) · **\$994,000 at a 7.50% cap** with a yield that re-rates upward at renewal.

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NYSE: DG

CORPORATE GUARANTY

INVESTMENT HIGHLIGHTS

EXECUTIVE SUMMARY

OFFERING PRICE

\$994,000

CAP RATE

7.50%

NOI

\$74,533

PRICE / SF

\$110

BUILDING SF

9,026

YEAR BUILT

2016

LEASE TYPE

Absolute NNN

TERM LEFT

~4.75 yrs

RCA is pleased to exclusively offer a freestanding, **2016-built Dollar General** on an **absolute triple-net lease** corporately guaranteed by Dollar General Corporation (NYSE: DG) — an investment-grade tenant. The store anchors the Highway 30 crossroads of the Etta / Enterprise community, on the corridor between Oxford (Ole Miss) and New Albany.

With roughly **4.75 years of firm term remaining** and five 5-year options at 10% increases, the asset delivers durable, management-free income — plus a rare pricing edge: the shorter term prices in an **above-market 7.50% cap today**, while each option bump re-rates that yield materially higher at renewal.

WHY THIS DEAL

- ◆ **Investment-Grade Credit** — Corporate-guaranteed DG (NYSE: DG), S&P “BBB” — America's largest small-box discount retailer, 20,000+ stores.
- ◆ **Tenant Just Reinvested** — DG-funded remodel — new fixtures, registers, self-checkout & coolers — begun Nov 2025 (remodel notice on file). A commitment signal well beyond the current term.
- ◆ **Absolute NNN** — Tenant covers taxes, insurance, CAM & structure. Zero landlord management.
- ◆ **Yield Re-Rates Upward** — 10% bump at each of five options steps the 7.50% cap to **~8.25%** at first renewal, higher after.
- ◆ **6.8-Mile Competitive Moat** — No competing dollar store within ~6.8 miles; a 1-mile dollar-store exclusive protects the site.
- ◆ **Newer Vintage** — 2016 build — minimal deferred-maintenance risk vs. the many 2005-era boxes trading today.

NYSE: DG

CORPORATE GUARANTY

Absolute NNN

ZERO MANAGEMENT

10% Bumps

AT EVERY OPTION

6.8 mi

NEAREST DOLLAR STORE

2025

DG-FUNDED REMODEL

PROPERTY OVERVIEW

THE REAL ESTATE

ADDRESS	1546 Highway 30 West, Myrtle, MS 38650
SUBMARKET	Tupelo / North Area
BUILDING (GLA)	9,026 SF
LOT SIZE	0.98 Acres
BUILDING FAR	0.21
YEAR BUILT	2016
FRONTAGE	State Highway 30
CONSTRUCTION	Masonry / Steel
PARKING	Surface — dedicated lot
OWNERSHIP	Fee Simple

PASSIVE OWNERSHIP

Absolute-net structure means no landlord obligations — taxes, insurance, maintenance, roof & structure all sit with the tenant.

9,026 SF

BUILDING

0.98 Ac

LOT

2016

YEAR BUILT

Hwy 30

FRONTAGE

Fee Simple

OWNERSHIP



SUBJECT STOREFRONT — DOLLAR GENERAL, 1546 HIGHWAY 30 W, MYRTLE, MS

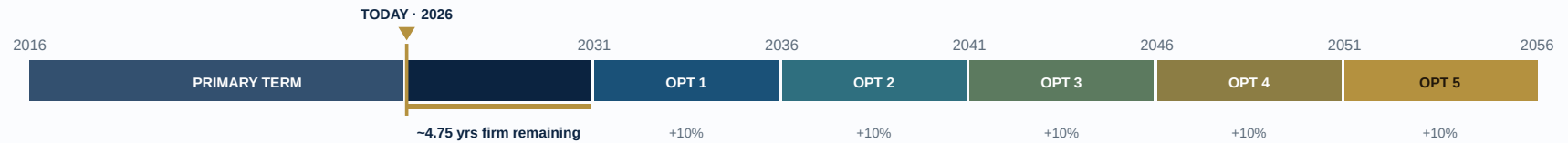


AERIAL — STATE HIGHWAY 30, ETTA / ENTERPRISE (UNION COUNTY)

LEASE ABSTRACT

LEASE SUMMARY

LEASE TERM TIMELINE — 15-YEAR PRIMARY TERM + FIVE 5-YEAR OPTIONS (10% BUMPS)



TENANT	Dolgencorp, LLC (dba Dollar General)	TERM REMAINING	~4.75 Years
GUARANTOR	Dollar General Corporation (Corporate)	RENEWAL OPTIONS	Five (5) × 5-Year
LEASE TYPE	Absolute NNN — LL Responsibility: N/A	RENT INCREASES	10% at Each Option
INITIAL TERM	15 Years	TAXES / INS / CAM / STRUCTURE	Tenant (Absolute Net)
LEASE COMMENCEMENT	March 1, 2016	EXCLUSIVE USE	Dollar-store use protected · 1-mi radius
LEASE EXPIRATION	February 28, 2031	ESTOPPEL / SNDA	Available Upon Request

Lease verified against the executed lease: 15-year absolute-net term, five 5-year options at 10% increases, corporate Dollar General guaranty, and a 1-mile dollar-store exclusive — a clean, fully passive net-lease position.

LEASE STRUCTURE

Absolute triple-net — the tenant bears **all** operating costs, real estate taxes, insurance, common-area maintenance **and roof & structure**. Ownership is entirely passive.

15-Year

ORIGINAL TERM

Five × 5-Yr

RENEWAL OPTIONS

10%

BUMPS AT EACH OPTION

Absolute Net

TENANT PAYS ALL

Corporate

DG GUARANTY

FINANCIAL OVERVIEW

THE OFFERING & RENT SCHEDULE

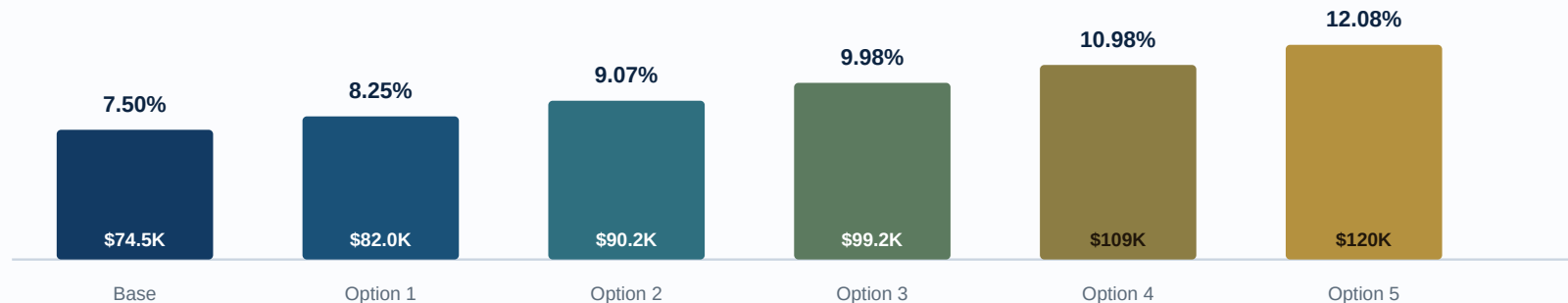
OFFERING PRICE	\$994,000
CAP RATE	7.50%
NOI (CURRENT)	\$74,532.72
PRICE / SF	\$110.13
RENT / SF	\$8.26
LEASE TYPE	Absolute NNN

The value driver: base rent is flat through the primary term, so a buyer at \$994,000 locks 7.50% today. At the 2031 renewal the 10% bump lifts the effective yield on that basis to ~8.25% — and it keeps stepping up. The short term is the upside, not the risk.

PERIOD	DATES	ANNUAL RENT	MONTHLY	INCR.	YIELD
Current / Base	thru 2/28/2031	\$74,533	\$6,211	—	7.50%
Option 1	3/2031–2/2036	\$81,986	\$6,832	10%	8.25%
Option 2	3/2036–2/2041	\$90,185	\$7,515	10%	9.07%
Option 3	3/2041–2/2046	\$99,203	\$8,267	10%	9.98%
Option 4	3/2046–2/2051	\$109,123	\$9,094	10%	10.98%
Option 5	3/2051–2/2056	\$120,036	\$10,003	10%	12.08%

RENT GROWTH & YIELD RE-RATE — EFFECTIVE CAP ON TODAY'S \$994,000 BASIS

Annual rent (bars) · yield on price (labels)



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AREA DEMOGRAPHICS

MARKET SNAPSHOT

METRIC (2026)	1-MI	3-MI	5-MI	10-MI
Population	342	1,137	3,763	21,976
Households	129	433	1,430	8,471
Median HH Income	\$74,999	\$67,500	\$63,713	\$59,816
Avg. HH Income	\$109,112	\$99,661	\$96,733	\$82,085
Median Age	40	41	40	40

\$96,733

AVG HH INC · 5-MI

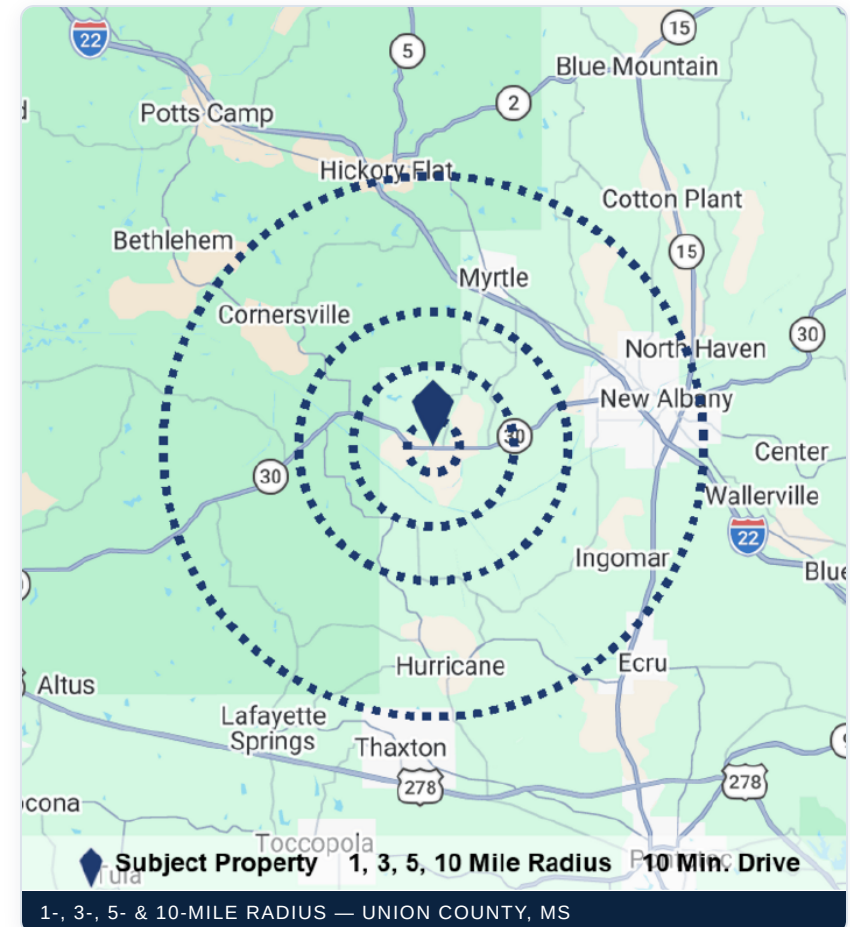
\$91.1M

BUYING POWER · 5-MI

45%

HH > \$75K · 5-MI

Household incomes run well above the rural-MS norm — a **\$96,733 average within 5 miles** — while the 10-mile ring reaches nearly **22,000 residents** toward New Albany, the Union County seat and a regional employment and healthcare hub. With no competing dollar store within ~6.8 miles, the site is the default everyday-needs retailer for a stable, higher-income catchment. Source: CoStar, 2026.

**21,976**

POPULATION · 10-MI

\$96,733

AVG HH INCOME · 5-MI

\$91.1M

BUYING POWER · 5-MI

6.8 mi

COMPETITIVE MOAT

RCA · RUSSELL COMMERCIAL ADVISORY

COMMERCIAL REAL ESTATE — DONE DIFFERENTLY

CONTACT

FOR MORE INFORMATION

Let's talk.

Dollar General · 1546 Highway 30 West, Myrtle, MS — offered at **\$994,000**, a **7.50% cap** on absolute-net, corporately-guaranteed income.

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