



OFFERING MEMORANDUM

DOLLAR GENERAL[®]

2009 E Kings Hwy
PARAGOULD, AR 72450

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PARAGOULD, AR 72450



\$1,330,604
LIST PRICE



6.45%
CAP RATE



\$85,824
ANNUAL RENT

LISTED BY:

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DOLLAR GENERAL®

INVESTMENT HIGHLIGHTS

LEASE & LOCATION

- » Ideal 1031 exchange property for a buyer seeking a secure source of passive income
- » Brand new 2019 construction (rent commencement of February)
- » 15-Year absolute NNN lease (zero management responsibilities)
- » Extremely strong corporate guarantee from Dollar General Corporation
- » Five, 5-Year renewal periods, all of which include a 10% rent increase
- » ±17,000 vehicles daily on Kings Highway
- » Paragould is home to more than 30,000 residents and is one of the larger cities in the state of Arkansas
- » Average household incomes of greater than \$62,000 annually

TENANT

- » Investment grade credit rating of BBB, recently upgraded from BBB-
- » Dollar General currently operates ±15,500 locations nationwide with plans to add another ±900 store is 2019
- » Dollar General is the premier dollar store and the nation's largest small-box discount retailer
- » Dollar General has a market cap of more than \$30 billion

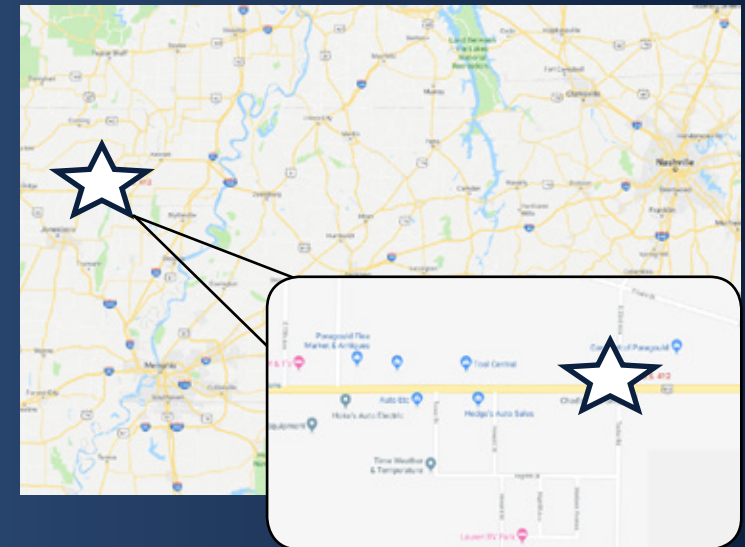
LEASE SUMMARY

TENANT TRADE NAME	Dollar General
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Corporate
LEASE TYPE	NNN
ROOF AND STRUCTURE	Tenant Responsibility
FOUNDATION	Concrete Slab
FRAMING	Slightly Pitched
ORIGINAL LEASE TERM	15 Years
RENT COMMENCEMENT DATE	2/28/2019
LEASE EXPIRATION DATE	2/28/2034
TERM REMAINING ON LEASE	± 15.05 Years
OPTIONS	Five, 5-Year Options
INCREASES	10% Every 5 Years in Options

ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	CAP RATE
Option 1	\$7,152	\$85,824	6.45%
Option 2	\$7,867	\$94,404	7.09%
Option 3	\$8,653	\$103,836	7.80%
Option 4	\$9,519	\$114,228	8.58%
Option 5	\$10,471	\$125,652	9.44%
Option 5	\$11,518	\$138,216	10.39%

Aerial Map



±45,302 SF / ± 1.04 AC
LOT SIZE (SF)



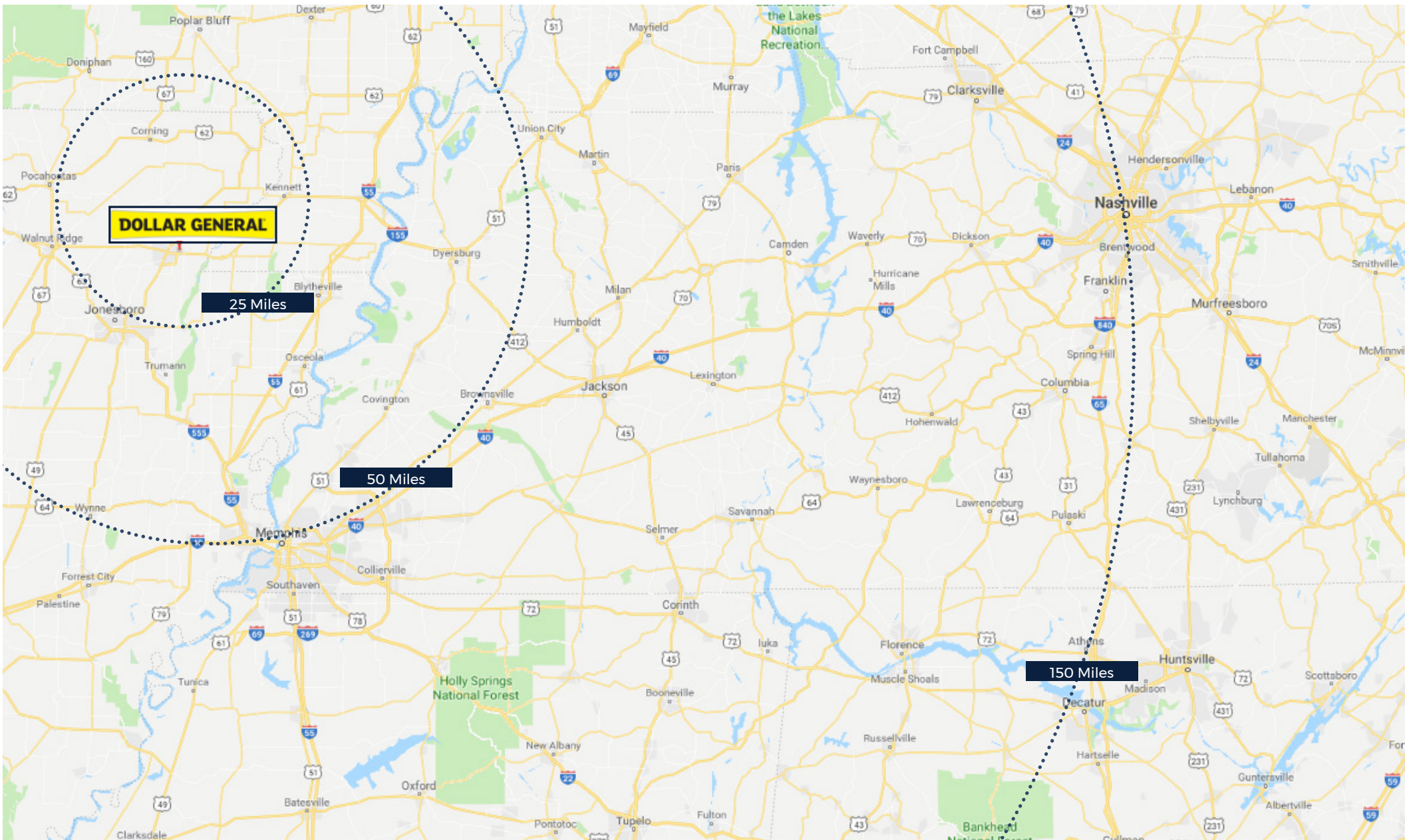
2019
YEAR BUILT

DOLLAR GENERAL

SURROUNDING AREA



REGIONAL MAP





Rep Photo

LARGEST DOLLAR STORE CHAIN

DOLLAR GENERAL®

Dollar General is the fastest-growing retailer which currently boasts roughly 15,500 neighborhood general stores in 44 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 75% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Proctor & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others. Over the past few years, Dollar General has started to introduce alcohol and tobacco products such as cigarettes into their product mix, which has further driven revenue and increased profitability.

With its small-box store model typically measuring $\pm 9,100$ sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value-conscious has paid off big, both during and after the recession. The discount retailer boasted its expectation of 29 consecutive years of same-store sales growth in December 2018, attributable to its value and convenience proposition, along with strong consumables and seasonal goods sales.

$\pm 15,500$
LOCATIONS

$\pm 130,000$
EMPLOYEES

BBB
CREDIT RATING (S&P)

AREA OVERVIEW

PARAGOULD, AR

Paragould is the county seat of Greene County. The city is located in northeastern Arkansas on the eastern edge of Crowley's Ridge. Paragould is the principal city of Paragould MSA area and is also apart of the Jonesboro-Paragould Combined Statistical Area.

The city is located 150 miles northeast of Little Rock and 80 miles northwest of Memphis. The city sits in close proximity to some of the most plentiful lakes, streams, and rivers in all of Arkansas. The city has been growing fast and quickly accumulating more and more history and tradition. For instance, The Greene County Fair is more than 100 years old and is the single largest county fair in the state.

The historic downtown is home to Art and Stroll and the State's largest Zombie Walk. The downtown area is located on Pruett Street and includes the restored Collins Theatre and the Greene County 1888 Historic Courthouse, home of the Paragould Regional Chamber of Commerce.



DEMOGRAPHICS

POPULATION	3 - MILE	5 - MILE	10 - MILE
2019 Estimate	24,949	31,240	41,907
HOUSEHOLDS	3 - MILE	5 - MILE	10 - MILE
2019 Estimate	9,820	12,219	16,212
INCOME	3 - MILE	5 - MILE	10 - MILE
2019 Est. Average Household Income	\$60,422	\$61,429	\$63,925

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General** located in **2009 E Kings Hwy Paragould, AR 72450** (“Property”). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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