

# SINGLE TENANT

## INVESTMENT OPPORTUNITY

**DOLLAR  
GENERAL®**

(NYSE: DG | S&P: BBB)

## PARAGOULD ARKANSAS







**DOLLAR  
GENERAL®**

**EXCLUSIVELY MARKETING BY**

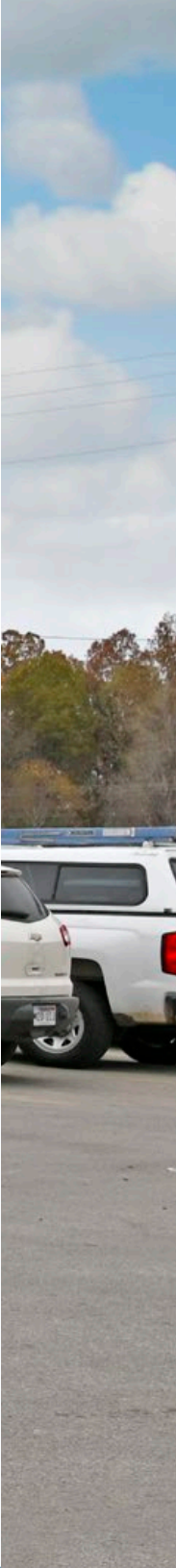
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# TABLE OF CONTENTS

4

## INVESTMENT SUMMARY

OFFERING SUMMARY | INVESTMENT HIGHLIGHTS

7

## PROPERTY OVERVIEW

AERIALS | SITE PLAN | LOCATION MAP

12

## AREA OVERVIEW

DEMOGRAPHICS

14

## FINANCIALS

RENT ROLL | BRAND PROFILE



# INVESTMENT SUMMARY

SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land and building ownership) in a NN leased, corporate guaranteed, Dollar General, investment property located in Paragould, AR. The tenant, Dollar General, currently has over 6 years remaining in their current lease term with 4 (5-year) options to extend. The lease features a 3% rental increase in August 2020, as well 10% rental increases at the beginning of each option period, steadily growing NOI and hedging against inflation. The lease is corporate guaranteed and is NN with landlord responsibilities limited to roof, structure, and parking lot.

The subject property is located along State Highway 135, a major north/south thoroughfare traveling through the towns of Paragould and Oak Grove Heights, averaging 7,400 vehicles passing by each day. Dollar General is positioned within a strip of local retail tenants & service providers, including Oak Grove Rx Express, Bateman's Auto Repair, and more. Nearby national/credit tenants in the town of Paragould include a 24-hour Walmart Supercenter, Lowe's Home Improvement, ALDI, Aaron's, PetSmart, and more, increasing consumer draw to the trade area. The site is also located about 5 miles north of the Arkansas Methodist Hospital, a 129-bed medical facility serving Paragould and Greene County as a whole.

The town of Paragould is an ideal location for the Dollar General business model, featuring a sparse population with low-to-middle-level incomes. The 5-mile trade area serves a population of more than 28,000 residents with an average household income of \$52,000.





# OFFERING HIGHLIGHTS

## OFFERING

PRICING:	\$796,200
NET OPERATING INCOME:	\$63,696
CAP RATE:	8.00%
GUARANTY:	Corporate
TENANT:	Dollar General
LEASE TYPE:	NN
LANDLORD RESPONSIBILITIES:	Roof, Structure, Parking Lot

## PROPERTY SPECIFICATIONS

RENTABLE AREA:	9,014 SF
LAND AREA:	2.94 Acres
PROPERTY ADDRESS:	4701 Highway 135 N, Paragould, AR 72450
YEAR BUILT:	2010
PARCEL NUMBER:	4000-12330-010
OWNERSHIP:	Fee Simple (Land and Building)





# INVESTMENT HIGHLIGHTS

## MORE THAN 6 YEARS REMAINING | CORPORATE GUARANTEED LEASE

- More than 6 years remain in the tenant's initial lease term with 4 (5-year) options to extend
- 3% increase in Aug 2020 and 10% increases at the beginning of each option period
- Rental increases grow NOI and hedge against inflation

## INVESTMENT GRADE TENANT DOLLAR GENERAL (NYSE: DG | S&P: BBB)

- Dollar General is an investment grade tenant with a credit rating of BBB by S&P
- 14,609 stores located in 44 states throughout the United States as of 3/2/2018
- Ranked #123 on the Fortune 500 list - up 5 points from 128 last year (Dollar General has moved up the list for the 10th consecutive year)

## NN LEASE | FEE SIMPLE OWNERSHIP | LIMITED LANDLORD RESPONSIBILITIES

- Tenant pays for CAM, taxes, and insurance
- Landlord responsibilities limited to roof, structure, and parking lot
- Ideal, low management investment for an out-of-state, passive investor

## MAJOR THOROUGHFARE | NEARBY NATIONAL/CREDIT TENANTS | CLOSE PROXIMITY TO ARKANSAS METHODIST HOSPITAL (129 BEDS)

- Located along State Highway 135, a major north/south thoroughfare going through the towns of Paragould and Oak Grove Heights, averaging 7,400 VPD
- Positioned within a corridor of local tenants & service providers including Oak Grove Rx Express, Bateman's Auto Repair, and more
- Nearby national/credit tenants include a 24-hour Walmart Supercenter, Lowe's Home Improvement, ALDI, Aaron's, PetSmart, and more
- Increases consumer draw to the trade area and promotes crossover shopping
- Located about 5 miles north of the Arkansas Methodist Hospital, a 129-bed medical facility serving the town of Paragould and Greene County as a whole

## IDEAL BRAND DEMOGRAPHICS IN 5-MILE TRADE AREA

- More than 28,000 residents with an average household income of \$52,000
- Low-to-middle-level income sought after by the Dollar General brand





# PROPERTY OVERVIEW



ACCESS

State Highway 135: ..... 2 Access Points



TRAFFIC COUNTS

State Highway 135: ..... 7,400 Cars Per Day  
U.S. Highway 49: ..... 17,000 Cars Per Day



IMPROVEMENTS

There is approximately 9,014 SF of existing building area.



PARKING

There are approximately 28 parking spaces on the owned parcel.  
The parking ratio is approximately 3.11 stalls per 1,000 SF of leasable area.



YEAR BUILT

2010



PARCEL

Parcel Number: 4000-12330-010 Acres: 2.94 Square Feet: 128,066 SF



ZONING

Neighborhood Commercial





Oak Grove Elementary  
& Middle School



7,400  
CARS PER DAY

Oak Grove Feed  
& Vet Supply

Oak Grove  
Rx Express

Bateman's  
Auto Repair

Lois Ln.

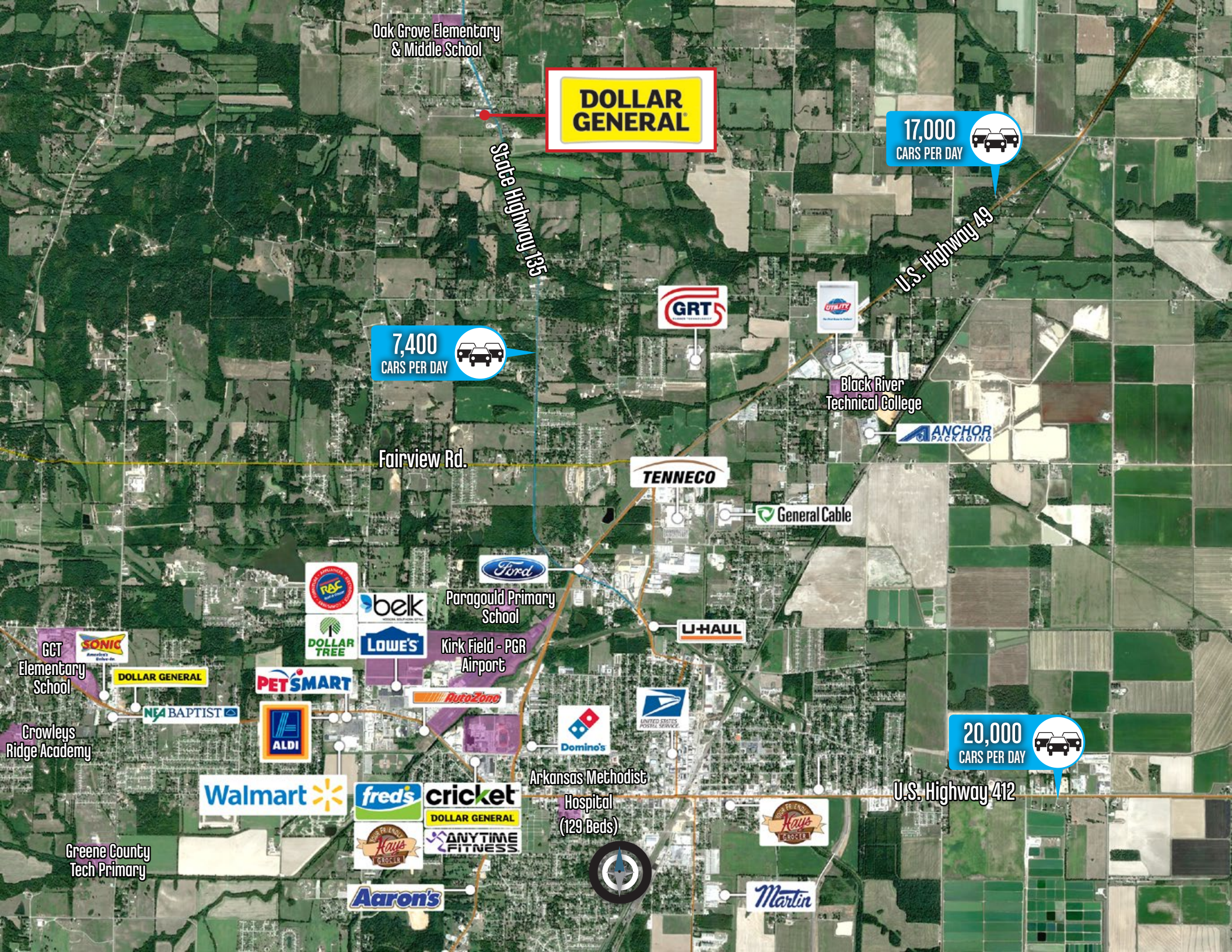
A-1 Auto  
Repair

**DOLLAR  
GENERAL**

Oak Grove Rd.







Oak Grove Elementary & Middle School

**DOLLAR GENERAL**

17,000  
CARS PER DAY



State Highway 135

U.S. Highway 49

7,400  
CARS PER DAY



Black River  
Technical College



Fairview Rd.

**TENNECO**

General Cable



Paragould Primary  
School

**U-HAUL**

Kirk Field - PGR  
Airport



**PET SMART**



NEA BAPTIST

**Walmart**

**fred's**

**cricket**

**DOLLAR GENERAL**

**ANYTIME FITNESS**

**Kays GROCERY**

**Aaron's**



Arkansas Methodist  
Hospital  
(129 Beds)



**Martin**

20,000  
CARS PER DAY



U.S. Highway 412

GCT  
Elementary School



**DOLLAR GENERAL**

Crowleys  
Ridge Academy

Greene County  
Tech Primary





**DOLLAR  
GENERAL**

AGAPE HOUSE

135

7,400 VPD

CODY

AUSTIN DR.

PYLON SIGN



**DOLLAR  
GENERAL**

**PARAGOULD**

1 Hr 31 Minutes | 86  
Miles To Memphis

**MEMPHIS**

## 2018 ESTIMATED POPULATION

1 Mile.....	631
3 Mile.....	5,867
5 Mile.....	28,350

## 2018 AVERAGE HOUSEHOLD INCOME

1 Mile.....	\$59,998
3 Mile.....	\$53,514
5 Mile.....	\$51,937

## 2018 ESTIMATED TOTAL EMPLOYEES

1 Mile.....	149
3 Mile.....	3,524
5 Mile.....	14,650





# AREA OVERVIEW

## Paragould, Arkansas

Paragould is the county seat of Greene County, and the 19th-largest city in Arkansas, in the United States. The city is located in northeastern Arkansas on the eastern edge of Crowley's Ridge, a geologic anomaly contained within the Arkansas delta.

Paragould is the principal city of the Paragould, Arkansas Micropolitan Statistical Area and is also a part of the Jonesboro-Paragould Combined Statistical Area. The Paragould micropolitan area's population was 42,090 at the 2010 census, and the Jonesboro-Paragould Combined Statistical Area's population was 163,116. The city had a population of 28,345 as of July 1, 2018.

The museums such as the Hemingway-Pfeiffer Museum, Buffalo Island Museum, and Green County Museum provide insight into the area's history. The city also has many parks including Crowley's Ridge State Park, Lake Frierson State Park, Lake Charles State Park, and Wayne Short Memorial Park. The city also has many churches including West View Baptist Church, Walnut Street Church of Christ, and the Church of God, amongst many others. Every year the city celebrates the Loose Caboose Festival.

Higher education can be pursued at Crowley's Ridge College. Other higher education institutes near Paragould are Arkansas State University-Main Campus, University of Memphis, Southwest Tennessee Community College-Union Campus, and The University of Tennessee Health Science Center. One can avail flights from the Millington Municipal Airport.

Greene County is a county located in the U.S. state of Arkansas. As of July 1, 2017, the population was 45,053. The county seat is Paragould, which sits atop Crowley's Ridge.

Greene County comprises the Paragould, AR Micropolitan Statistical Area, which is also included in the Jonesboro-Paragould, AR Combined Statistical Area.





# AREA DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2018 Estimated Population	631	5,867	28,350
2023 Projected Population	665	6,185	29,559
2010 Census Population	582	5,352	26,367
Projected Annual Growth 2018 to 2023	1.06%	1.06%	0.84%
Historical Annual Growth 2010 to 2018	0.98%	1.12%	0.88%
2018 Estimated Households	224	2,263	11,106
2023 Projected Households	236	2,381	11,555
2010 Census Households	207	2,075	10,411
Projected Annual Growth 2018 to 2023	1.05%	1.02%	0.80%
Historical Annual Growth 2010 to 2018	0.96%	1.06%	0.79%
2018 Estimated White	98.87%	97.92%	96.96%
2018 Estimated Black or African American	0.48%	0.65%	0.65%
2018 Estimated Asian or Pacific Islander	0.16%	0.14%	0.30%
2018 Estimated American Indian or Native Alaskan	0.00%	0.29%	0.55%
2018 Estimated Other Races	0.79%	1.07%	1.72%
2018 Estimated Hispanic	2.22%	2.68%	3.92%
2018 Estimated Average Household Income	\$59,998	\$53,514	\$51,937
2018 Estimated Median Household Income	\$51,526	\$45,481	\$40,404
2018 Estimated Per Capita Income	\$22,480	\$20,427	\$20,609
2018 Estimated Total Businesses	19	116	910
2018 Estimated Total Employees	149	3,524	14,650





# RENT ROLL

TENANT NAME	SQUARE FEET	LEASE TERM		BEGIN	INCREASE	RENTAL RATES		ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
		LEASE START	LEASE END			MONTHLY	PSF				
Dollar General	9,014	Aug. 2010	Aug. 2025	Current	-	\$5,308	\$0.59	\$63,696	\$7.07	NN	4 (5-Year)
(Corporate Guaranty)				Aug. 2020	3%	\$5,467	\$0.61	\$65,607	\$7.28		Opt. 1: \$72,168/Yr Opt. 2: \$79,384/Yr Opt. 3: \$87,323/Yr Opt. 4: \$96,055/Yr

## FINANCIAL INFORMATION

Price: .....\$796,200  
 Net Operating Income: .....\$63,696  
 Cap Rate: .....8.00%  
 Lease Type: ..... NN

## PROPERTY SPECIFICATIONS

Year Built: .....2010  
 Rentable Area: .....9,014 SF  
 Land Area: .....2.94 Acres  
 Address: .....4701 Highway 135 N, Paragould, AR 72450

For financing options and loan quotes, please contact our SRS Debt & Equity team at [debtequity-npb@srsre.com](mailto:debtequity-npb@srsre.com).







## BRAND PROFILE

### DOLLAR GENERAL

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. Dollar General operated 15,015 stores in 44 states as of August 3, 2018. It competes in the dollar store format with national chains Family Dollar and Dollar Tree, regional chains such as Fred's in the Southeast, and numerous independently owned stores. 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. Dollar General Corporation was founded in 1939.

Company Type:	Public (NYSE: DG)
2018 Employees:	129,000
2018 Revenue:	\$23.47 Billion
2018 Net income:	\$1.54 Billion
2018 Assets:	\$12.52 Billion
2018 Equity:	\$6.13 Billion
Credit Rating:	S&P: BBB

**DOLLAR  
GENERAL®**







## NATIONAL NET LEASE GROUP


### SRS GLOBAL STATS



**800+**  
PROPERTIES CURRENTLY  
REPRESENTED



**600+**  
CLIENTS REPRESENTED  
IN 2016



**\$2.6B\***  
TRANSACTION VALUE



**20+**  
OFFICES



**250+**  
BROKERS,  
PROFESSIONALS,  
AND STAFF



**#1**  
LARGEST REAL ESTATE FIRM  
EXCLUSIVELY DEDICATED TO  
RETAIL SERVICES IN NORTH AMERICA

\*STATISTICS ARE FOR 2016.

This Offering Memorandum has been prepared by SRS National Net Lease Group (SRS) and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor SRS can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor SRS represents that this offering summary is all inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.