



RETAIL PROPERTY FOR SALE

REPRESENTATIVE PHOTO

**DOLLAR GENERAL - 4
UNIT PORTFOLIO**

Presented By:
GRANT KALLEVIG
Associate Advisor
952.820.4447
gkallevig@encorereis.com

TABLE OF CONTENTS

Confidentiality & Disclaimer

All materials and information received or derived from Encore Real Estate Investment Services, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Encore Real Estate Investment Services, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Encore Real Estate Investment Services, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Encore Real Estate Investment Services, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Encore Real Estate Investment Services, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Encore Real Estate Investment Services, LLC in compliance with all applicable fair housing and equal opportunity laws.

Contents

RENT ROLL	3
EXECUTIVE SUMMARY - 1038 HWY 7 SOUTH ABBEVILLE, MS 38601	4
EXECUTIVE SUMMARY - 1840 S WHITEHEAD DR DEWITT, AR 72042	5
EXECUTIVE SUMMARY - 284 HWY 2 BURNSVILLE, MS 38833	6
EXECUTIVE SUMMARY - 20790 HWY 15N FALKNER, MS 38629	7
EXECUTIVE SUMMARY - 9209 SULPHUR SPRINGS RD PINE BLUFF, AR 71603	8
EXECUTIVE SUMMARY - 14019 DOLLARWAY RD WHITE HALL, AR 71602	9
DOLLAR GENERAL TENANT PROFILE	10

PORTFOLIO RENT ROLL

*PROPERTIES AVAILABLE INDIVIDUALLY OR AS PORTFOLIO, PREFERENCE TO PORTFOLIO PURCHASE

Address	City	State	Lease Expiration	Yr Built	SF	Lease Type	Rent	Rent Bumps	Cap	Asking Price
1038 Hwy 7 South	Abbeville	MS	8/1/2028	2013	9100	NN	\$76,828	3% in 2023	7.50%	\$1,024,373
1840 S Whitehead Dr	Dewitt	AR	5/25/2028	2013	12,480	NN	\$104,423	3% in 2023	7.50%	\$1,392,306
284 Hwy 72	Burnsville	MS	8/10/2028	2013	9100	NN	\$84,675	3% in 2023	7.50%	\$1,129,000
20790 Hwy 15N - SOLD	Falkner	MS	5/30/2028	2013	9100	NN	\$70,838	3% in 2023	7.50%	\$944,506
9209 Sulphur Springs Rd	Pine Bluff	AR	11/1/2028	2013	9100	NN	\$82,711	3% in 2023	7.50%	\$1,102,813
14019 Dollarway Rd - SOLD	White Hall	AR	9/19/2028	2013	9100	NN	\$80,121	3% in 2023	7.50%	\$1,068,280
					57,980		\$ 499,596			\$ 6,661,280

*White Hall, AR - SOLD
*Falkner, MS - SOLD

DOLLAR GENERAL | 4 UNIT PORTFOLIO

1038 Hwy 7 South | Abbeville, MS 38601

RETAIL PROPERTY FOR SALE

EXECUTIVE SUMMARY



OFFERING SUMMARY

List Price:	\$1,024,373
NOI:	\$76,828
Cap Rate:	7.5%
Land Acreage:	1.5 Acres
Year Built:	2013
Building Size:	9,100
Price / SF:	\$112.57
Zoning:	Commercial

LEASE SUMMARY

Lease Type:
Taxes / Insurance / CAM:
Roof / Structure:
Term Remaining:
Original Lease Term:
Commencement Date:
Current Term Expiration:
Options:
Increases:
Guarantor:

PROPERTY HIGHLIGHTS

NN	• 2013 Construction
Tenant	• NN Lease Minimal Landlord Management
Landlord	• 9+ Yrs on Lease
9+ Years	• 6 Unit Portfolio Available Multiple "Plus" Size Stores Stores Throughout MS & AR
15 Years	• Rent Increase in 2023
7/30/2013	• Monthly Reimbursement for Operating Expenses
8/1/2028	• Amazon Proof Business Model
4 5-Year Options	• Long-Lasting Pitched Metal Roof
3% in 2023	• Dollar General is a Prominent Community Retailer & Main Product Provider
Corporate	• Concrete Parking Lot

DOLLAR GENERAL | 4 UNIT PORTFOLIO

1840 S Whitehead Dr | Dewitt, AR 72042

RETAIL PROPERTY FOR SALE

EXECUTIVE SUMMARY



OFFERING SUMMARY

List Price:	\$1,392,307
NOI:	\$104,423
Cap Rate:	7.5%
Land Acreage:	1.96 Acres
Year Built:	2013
Building Size:	12,480
Price / SF:	\$111.56
Zoning:	Commercial

LEASE SUMMARY

Lease Type:	NN
Taxes / Insurance / CAM:	Tenant
Roof / Structure:	Landlord
Term Remaining:	9+ Years
Original Lease Term:	15 Years
Commencement Date:	5/1/2013
Current Term Expiration:	5/25/2028
Options:	4 5-Year Options
Increases:	3% in 2024
Guarantor:	Corporate

PROPERTY HIGHLIGHTS

- 2013 Construction
- NN Lease | Minimal Landlord Management
- 9+ Yrs on Lease
- 6 Unit Portfolio Available | Multiple "Plus" Size Stores | Stores Throughout MS & AR
- Rent Increase in 2023
- Monthly Reimbursement for Operating Expenses
- Amazon Proof Business Model
- Long-Lasting Pitched Metal Roof
- Dollar General is a Prominent Community Retailer & Main Product Provider
- Concrete Parking Lot

DOLLAR GENERAL | 4 UNIT PORTFOLIO

284 Hwy 2 | Burnsville, MS 38833

RETAIL PROPERTY FOR SALE

EXECUTIVE SUMMARY



OFFERING SUMMARY

List Price:	\$1,129,000
NOI:	\$84,675
Cap Rate:	7.5%
Land Acreage:	4.12 Acres
Year Built:	2013
Building Size:	9,100
Price / SF:	\$124.07
Zoning:	Commercial

LEASE SUMMARY

Lease Type:	NN
Taxes / Insurance / CAM:	Tenant
Roof / Structure:	Landlord
Term Remaining:	9+ Years
Original Lease Term:	15 Years
Commencement Date:	8/1/2013
Current Term Expiration:	8/10/2028
Options:	4 5-Year Options
Increases:	3% in 2025
Guarantor:	Corporate

PROPERTY HIGHLIGHTS

- 2013 Construction
- NN Lease | Minimal Landlord Management
- 9+ Yrs on Lease
- 6 Unit Portfolio Available | Multiple "Plus" Size Stores | Stores Throughout MS & AR
- Rent Increase in 2023
- Monthly Reimbursement for Operating Expenses
- Amazon Proof Business Model
- Long-Lasting Pitched Metal Roof
- Dollar General is a Prominent Community Retailer & Main Product Provider
- Concrete Parking Lot

DOLLAR GENERAL | 4 UNIT PORTFOLIO

20790 Hwy 15N | Falkner, MS 38629

RETAIL PROPERTY FOR SALE

EXECUTIVE SUMMARY



OFFERING SUMMARY

List Price:	\$944,507
NOI:	\$70,838
Cap Rate:	7.5%
Land Acreage:	1.38 Acres
Year Built:	2013
Building Size:	9,100
Price / SF:	\$103.79
Zoning:	Commercial

LEASE SUMMARY

Lease Type:	NN
Taxes / Insurance / CAM:	Tenant
Roof / Structure:	Landlord
Term Remaining:	9+ Years
Original Lease Term:	15 Years
Commencement Date:	5/1/2013
Current Term Expiration:	5/30/2028
Options:	4 5-Year Options
Increases:	3% in 2026
Guarantor:	Corporate

PROPERTY HIGHLIGHTS

- 2013 Construction
- NN Lease | Minimal Landlord Management
- 9+ Yrs on Lease
- 6 Unit Portfolio Available | Multiple "Plus" Size Stores | Stores Throughout MS & AR
- Rent Increase in 2023
- Monthly Reimbursement for Operating Expenses
- Amazon Proof Business Model
- Long-Lasting Pitched Metal Roof
- Dollar General is a Prominent Community Retailer & Main Product Provider
- Concrete Parking Lot

DOLLAR GENERAL | 4 UNIT PORTFOLIO

9209 Sulphur Springs Rd | Pine Bluff, AR 71603

RETAIL PROPERTY FOR SALE

EXECUTIVE SUMMARY



OFFERING SUMMARY

List Price:	\$1,102,813
NOI:	\$82,711
Cap Rate:	7.5%
Land Acreage:	1.75 Acres
Year Built:	2013
Building Size:	9,100
Price / SF:	\$121,19
Zoning:	Commercial

LEASE SUMMARY

Lease Type:	NN
Taxes / Insurance / CAM:	Tenant
Roof / Structure:	Landlord
Term Remaining:	9+ Years
Original Lease Term:	15 Years
Commencement Date:	11/1/2013
Current Term Expiration:	11/1/2028
Options:	4 5-Year Options
Increases:	3% in 2028
Guarantor:	Corporate

PROPERTY HIGHLIGHTS

- 2013 Construction
- NN Lease | Minimal Landlord Management
- 9+ Yrs on Lease
- 6 Unit Portfolio Available | Multiple "Plus" Size Stores | Stores Throughout MS & AR
- Rent Increase in 2023
- Monthly Reimbursement for Operating Expenses
- Amazon Proof Business Model
- Long-Lasting Pitched Metal Roof
- Dollar General is a Prominent Community Retailer & Main Product Provider
- Concrete Parking Lot

DOLLAR GENERAL | 4 UNIT PORTFOLIO

14019 Dollarway Rd | White Hall, AR 71602

RETAIL PROPERTY FOR SALE

EXECUTIVE SUMMARY



OFFERING SUMMARY

List Price:	\$1,068,280
NOI:	\$80,121
Cap Rate:	7.5%
Land Acreage:	1.21 Acres
Year Built:	2013
Building Size:	9,100
Price / SF:	\$117.39
Zoning:	Commercial

LEASE SUMMARY

Lease Type:	NN
Taxes / Insurance / CAM:	Tenant
Roof / Structure:	Landlord
Term Remaining:	9+ Years
Original Lease Term:	15 Years
Commencement Date:	9/1/2013
Current Term Expiration:	9/19/2028
Options:	4 5-Year Options
Increases:	3% in 2029
Guarantor:	Corporate

PROPERTY HIGHLIGHTS

- 2013 Construction
- NN Lease | Minimal Landlord Management
- 9+ Yrs on Lease
- 6 Unit Portfolio Available | Multiple "Plus" Size Stores | Stores Throughout MS & AR
- Rent Increase in 2023
- Monthly Reimbursement for Operating Expenses
- Amazon Proof Business Model
- Long-Lasting Pitched Metal Roof
- Dollar General is a Prominent Community Retailer & Main Product Provider
- Concrete Parking Lot

DOLLAR GENERAL TENANT PROFILE

DOLLAR GENERAL**OVERVIEW**

Company: Dollar General Corporation

TENANT HIGHLIGHTS

- Stock Symbol: DG (NYSE) | Credit Rating: BBB-/Stable
- 14,000 Stores | 2015 Sales: \$20.37 Billion | 100,000 Team Members | 900 new stores in 2018

TENANT OVERVIEW

Dollar General Corporation, a discount retailer, provides various merchandise products in the southern, southwestern, Midwestern, and eastern United States. Dollar General offers both name brand and generic merchandise — including off-brand goods and closeouts of name-brand items — in the same store, often on the same shelf. Although it has the word "dollar" in the name, Dollar General is not a dollar store.

Most of its products are priced at more than \$1.00. However, goods are usually sold at set price points in the range of .50 to 60 dollars, not counting phone cards and loadable store gift cards. The company has been public, trading as DG on the NYSE since November 2009. Dollar General has a credit rating of BBB- from Standard & Poor's. Dollar General Corporation was founded in 1939 and is based in Goodlettsville, Tennessee.

RETAIL PROPERTY FOR SALE

DOLLAR GENERAL | 4 UNIT PORTFOLIO



ENCORE REAL ESTATE INVESTMENT SERVICES

30500 Northwestern Highway Suite 400

Farmington Hills, MI 48334

Encoreinvestmentrealestate.com

Presented By:

GRANT KALLEVIG

Associate Advisor

952.820.4447

gkallevig@encorereis.com