

OFFERING MEMORANDUM

DOLLAR GENERAL®

9100 Colonel Glenn Rd
Little Rock, AR

MATTHEWS™
REAL ESTATE INVESTMENT SERVICES



DOLLAR GENERAL
9100 Colonel Glenn Rd
LITTLE ROCK, AR 24540



\$1,503,805
LIST PRICE



6.15%
CAP RATE



\$71,963
ANNUAL RENT

LISTED BY:

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BROKER OF RECORD
JESSICA DEARNLEY
LIC # PB00069947 (AR)

DOLLAR GENERAL®

INVESTMENT HIGHLIGHTS

- » Ideal 1031 exchange property for an investor seeking a long-term lease with a secure passive source of cash flow
- » Brand new 2019 construction (Rent will commence in September 2019)
- » 15-Year absolute NNN lease
- » Zero management responsibility
- » Dense infill market with more than 144,000 residents within a 5-mile radius
- » Traffic counts in excess of 21,000 vehicles daily in front of the store
- » Strong retail synergy: local retail tenants include AutoZone, O'Reilly Auto, Tractor supply, Cinemark, Walmart, Wendy's, Domino's, LongHorn Steakhouse, Kroger, Walgreens, Big Lots, and many more!
- » Located less than 2.5 miles west of the University of Arkansas at Little Rock
- » Corporate guarantee from Dollar General Corporation which holds an investment grade credit rating of BBB
- » Little Rock is the capital and the most populous city in the state of Arkansas
- » Dollar General recently announced their 28th straight quarter of same store sales growth
- » Dollar General is currently ranked #128 on the Fortune 500 list
- » Dollar General has a net worth in excess of \$32 Billion

SURROUNDING TENANTS



ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	CAP RATE
9/5/2019 - 9/30/34	\$7,707.00	\$92,484.00	6.15%
Option 1	\$8,478.00	\$101,736.00	6.77%
Option 2	\$9,325.00	\$111,900.00	7.44%
Option 3	\$10,258.00	\$123,096.00	8.19%
Option 4	\$11,284.00	\$135,408.00	9.00%
Option 5	\$12,412.00	\$148,944.00	9.90%

LEASE SUMMARY

TENANT TRADE NAME	Dollar General
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Corporate
LEASE TYPE	NNN
ROOF AND STRUCTURE	Tenant Responsible
ORIGINAL LEASE TERM	15 Years
RENT COMMENCEMENT DATE	9/5/2019
LEASE EXPIRATION DATE	9/30/2034
TERM REMAINING ON LEASE	15 Years
INCREASE	10% in Options
OPTIONS	Five, 5 Year Options



± 7,545 SF
GLA



2019
YEAR BUILT



\$92,484
NOI



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)

LITTLE ROCK, AR

POPULATION	1-MILE	3-MILE	5-MILE
2024 Projection	6,582	47,700	146,094
2019 Estimate	6,442	46,970	144,065
Growth 2019-2024	2.17%	1.55%	1.41%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Projection	2,516	19,083	61,482
2019 Estimate	2,452	18,692	60,438
2010 Census	2.61%	2.09%	1.73%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$54,772	\$56,549	\$68,676



Little Rock, Arkansas sits on the banks of the Arkansas River in Pulaski County. And with a population of nearly 200,000 people, it's the largest city in Arkansas. Little Rock is a major cultural, economic, government and transportation center within Arkansas and the South.

The city includes cultural institutions such as the Arkansas Arts Center, the Arkansas Repertory Theatre, and the Arkansas Symphony Orchestra, in addition to the hiking, boating, and other outdoor recreational opportunities. The Arkansas Repertory Theatre is the state's largest nonprofit professional theatre company. A member of the League of Resident Theatres (LORT D), The Rep has produced more than 300 productions, including 40 world premieres, in its historic building located in downtown Little Rock.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General** located in **9100 Colonel Glenn Rd, Little Rock, AR 24540** (“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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