

DOLLAR GENERAL

ABSOLUTE NNN SINGLE TENANT INVESTMENT

Investment Grade Credit Tenant - Zero LL Responsibilities

713 University Drive, Pine Bluff, AR 71601





PROPERTY OVERVIEW

We are pleased to offer to qualified investors an opportunity to purchase a single tenant absolute NNN investment fully leased to Dollar General. This is an excellent opportunity to acquire an investment grade credit tenant, with approx. 13 years remaining, recently built in 2016, and zero landlord responsibilities located in Pine Bluff, AR; walking distance from the University of Arkansas at Pine Bluff's campus.

Pricing Summary

List Price	\$1,355,000
NOI	\$84,744
CAP Rate	6.25%
Operating Expenses Taxes, Insurance, CAM	NNN

Investment Highlights

- Investment Grade Credit Tenant - Pride of Ownership
- Dollar General Corp. (NYSE: DG) - Rated "BBB" by Standard & Poor
- Absolute NNN Lease Structure - Zero LL Responsibilities
- Long Term Stable Cash Flow - Approximately 13 Years Remaining
- 10% Rental Increases Each Option - 5, 5 Year Option Periods

Location Highlights

- Pine Bluff is the Largest City & County Seat of Jefferson County, AR
- The University of Arkansas at Pine Bluff Recently Opened a \$3M Business Incubator
- Future Expected Job Growth of Over 35% in Pine Bluff Over Next 10 Years
- Strategic University Location - Walking Distance From the University of Arkansas at Pine Bluff (Approx. .2 Miles)
- Subject Property Positioned on University Drive - 12,000 VPD
- Over 12,500 Stores - Operational For Over 150 Years



LEASE ABSTRACT

Tenant Trade Name	Dollar General
Lease Start	June 1, 2016
Lease Expiration	May 31, 2031
Lease Term	15 Years
Term Remaining On Lease	13 Years
Base Rent	\$84,744
Rental Adjustments	None
Options	5 - 5 Year Option Periods 10% Increases Every 5 Years 6/1/2031: \$93,218 6/1/2036: \$102,540 6/1/2041: \$112,794 6/1/2046: \$124,794 6/1/2051: \$136,481
Lease Type	Absolute NNN Lease
Roof & Structure	Tenant Responsible

AERIAL OVERVIEW

GOLDEN LIONS



UNIVERSITY
of ARKANSAS
AT PINE BLUFF

2,800+ Students

WHITE SIDE ST.

Townsend Park
Elementary
School

BELL ST.

LA PREXY DAVIS DR.

BELL ST.

UNIVERSITY DR.

12,000 CPD

Lake Pine Bluff

PARK DR.

49,083+
Residents
Pine Bluffs

Robert F.
Morehead
Middle School

WILLOW ST.

W. PULLEN AVE.

MARTHA MITCHELL EXPY. 30,000 CPD

U.S. Army Reserve
Sugar Town Riders
Dale Camping Center
Trammell's Beauty Room
Delta Recycling Services
Airgas Store



DOLLAR GENERAL



Parcel Details

Parcel	930-21636-000
Building Area	9,002 SF
Parcel Area	54,014 SF (1.24 Acres)

TENANT OVERVIEW

Dollar General Corporation (NYSE: DG), is a discount retailer in the United States. The Company offers a selection of merchandise, including consumables, seasonal, home products and apparel. Its merchandise includes national brands from manufacturers, as well as private brand selections with prices at discounts to national brands. It offers its merchandise at everyday low prices through its convenient small-box locations. Dollar General operated 14,000 stores in 44 states as of August 19, 2017. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola.

Dollar General at www.dollargeneral.com.

DOLLAR GENERAL®

- **\$22 billion** in sales in fiscal 2016
- **14,000** retail locations as of August 19, 2017
- **7,300** square-foot stores
- **10,000 - 12,000** total stock keeping units (SKUs) per store from America's most-trusted manufacturers
- **15** distribution centers
- **127,000+** employees
- Ranked **#128** on the Fortune 500 list in 2017





UNIVERSITY
of ARKANSAS
AT PINE BLUFF
1875

The University of Arkansas at Pine Bluff has recently built a new Economic Research and Development Center on Main Street in Pine Bluff.

PINE BLUFF

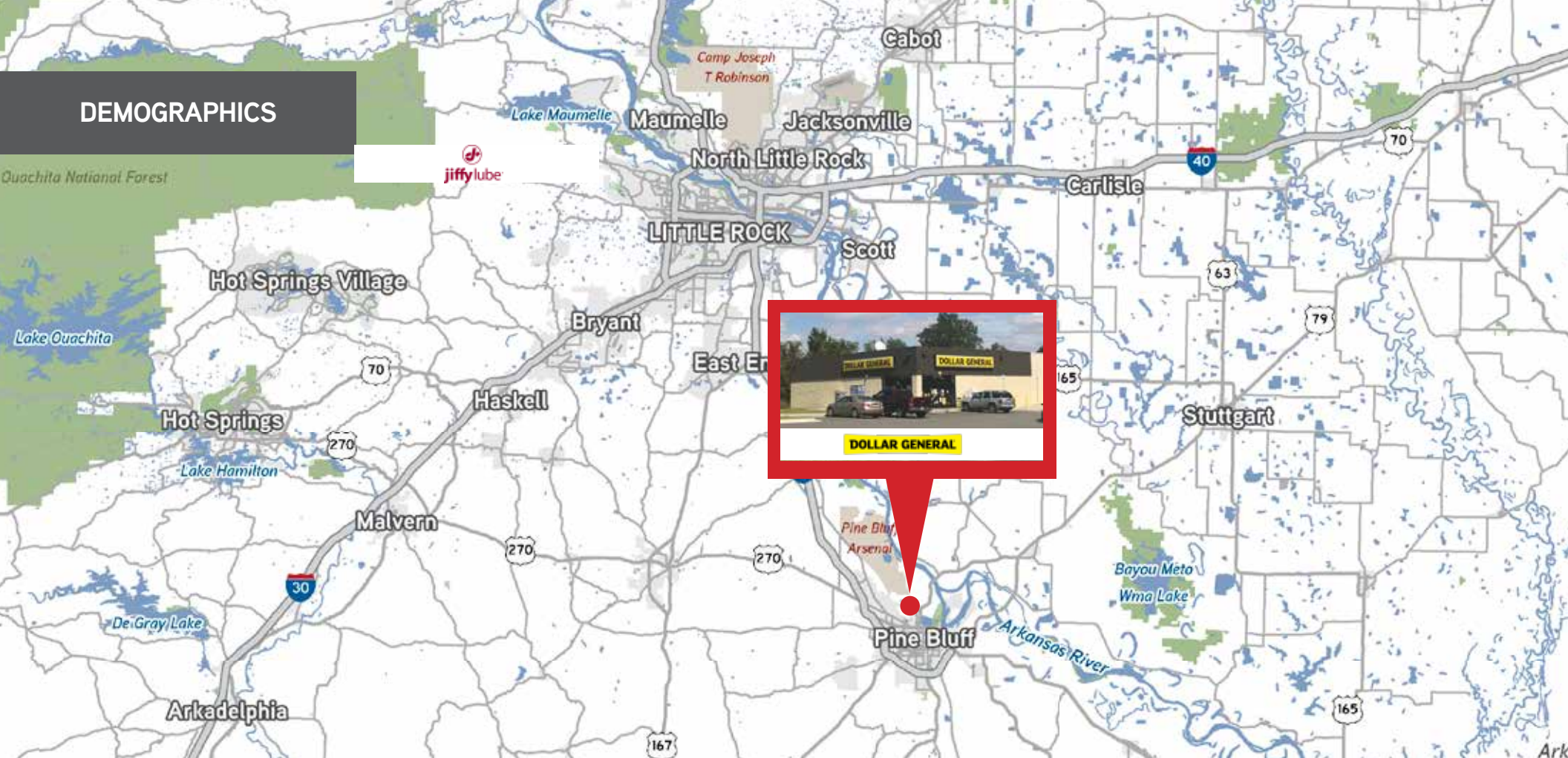
Pine Bluff, with a population of nearly 50,000, is the seat of Jefferson County, and the ninth most populous city in Arkansas. With over 77,000 people in the county, population density at the 2010 census was 87.5 residents per square mile, and approximately 65 percent living in urbanized areas.

Located in the heart of the rich Arkansas River Basin farming area, the community is a leading producer of cotton, soybeans, cattle, rice, poultry, timber and catfish. However, a diverse industrial base also exists.

The community affords varied cultural and recreational activities. One focal point is the Arts and Science Center for Southeast Arkansas, which provides a broad spectrum of exhibits and events. In 2001 the center received accreditation by the American Association of Museums, placing it among the nation's best. Among a variety of concerts and events, the Pine Bluff Convention Center hosts performances by the Pine Bluff Symphony Orchestra. And sportsmen and outdoor enthusiasts are drawn to a variety of parks, ball fields, championship golf courses and premier fishing waters.

Central to the community's role as a regional health-care center is the 471-bed Jefferson Regional Medical Center (JRMC). JRMC has been designated as a level 2 facility in the new statewide trauma system currently under development. Educational facilities in Pine Bluff are provided by four public school districts; numerous parochial schools; the two-year Southeast Arkansas College and the University of Arkansas at Pine Bluff.

DEMOGRAPHICS



Population

	1-MILE	3-MILE	5-MILE
Estimated Population (2018)	3,732	28,595	44,105
Projected Population (2023)	3,623	27,345	41,912



Households

	1-MILE	3-MILE	5-MILE
Estimated Households (2018)	1,021	10,234	16,244
Projected Households (2023)	987	9,758	15,382



Income

	1-MILE	3-MILE	5-MILE
Avg. Household Income (2018)	\$32,973	\$37,068	\$45,981
Median Household Income (2018)	\$26,029	\$27,281	\$32,478

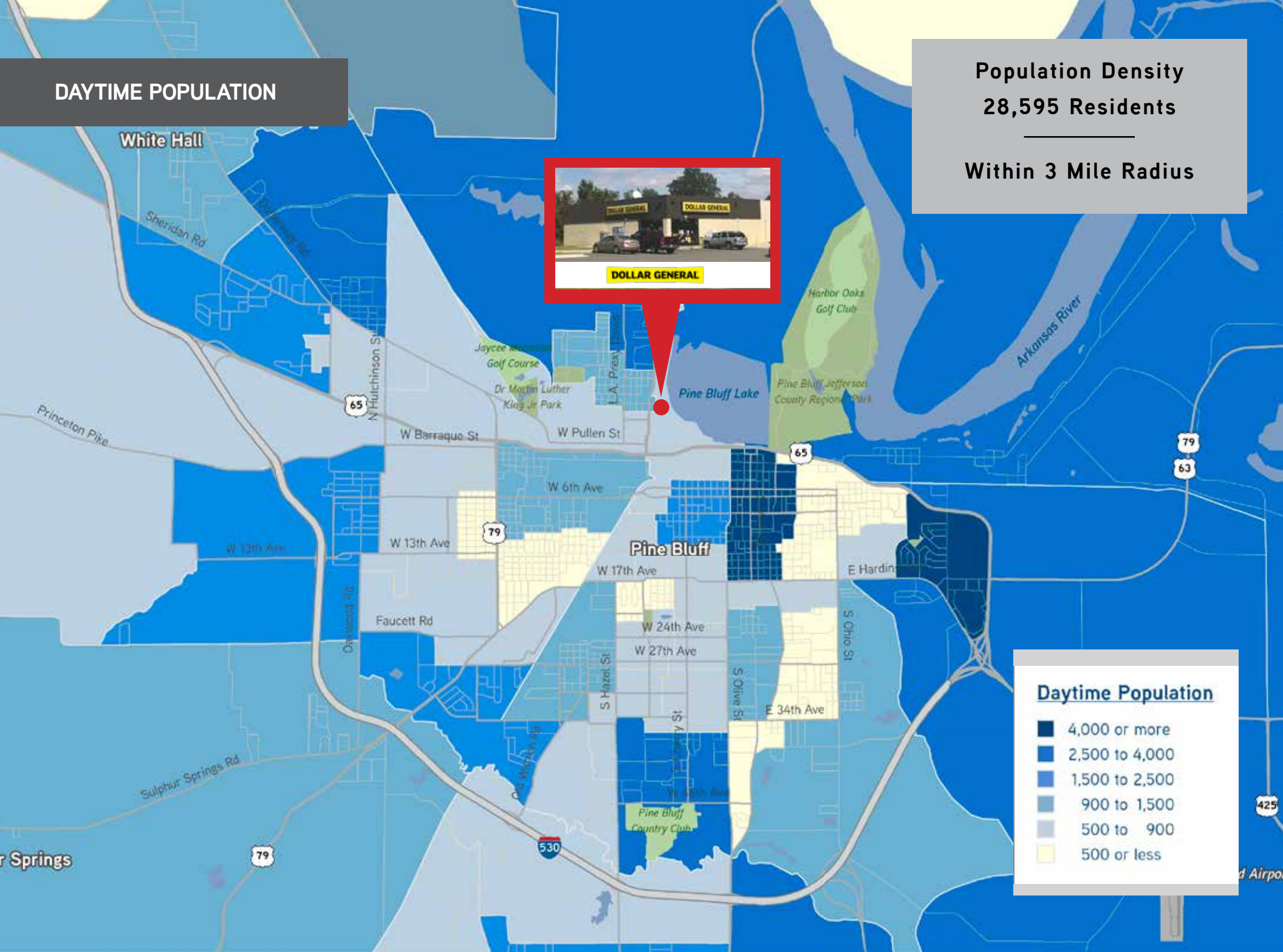


Business Facts

	1-MILE	3-MILE	5-MILE
Total # of Businesses (2018)	154	1,453	2,286
Total # of Employees (2018)	2,243	23,688	34,765

DAYTIME POPULATION

Population Density
28,595 Residents
Within 3 Mile Radius

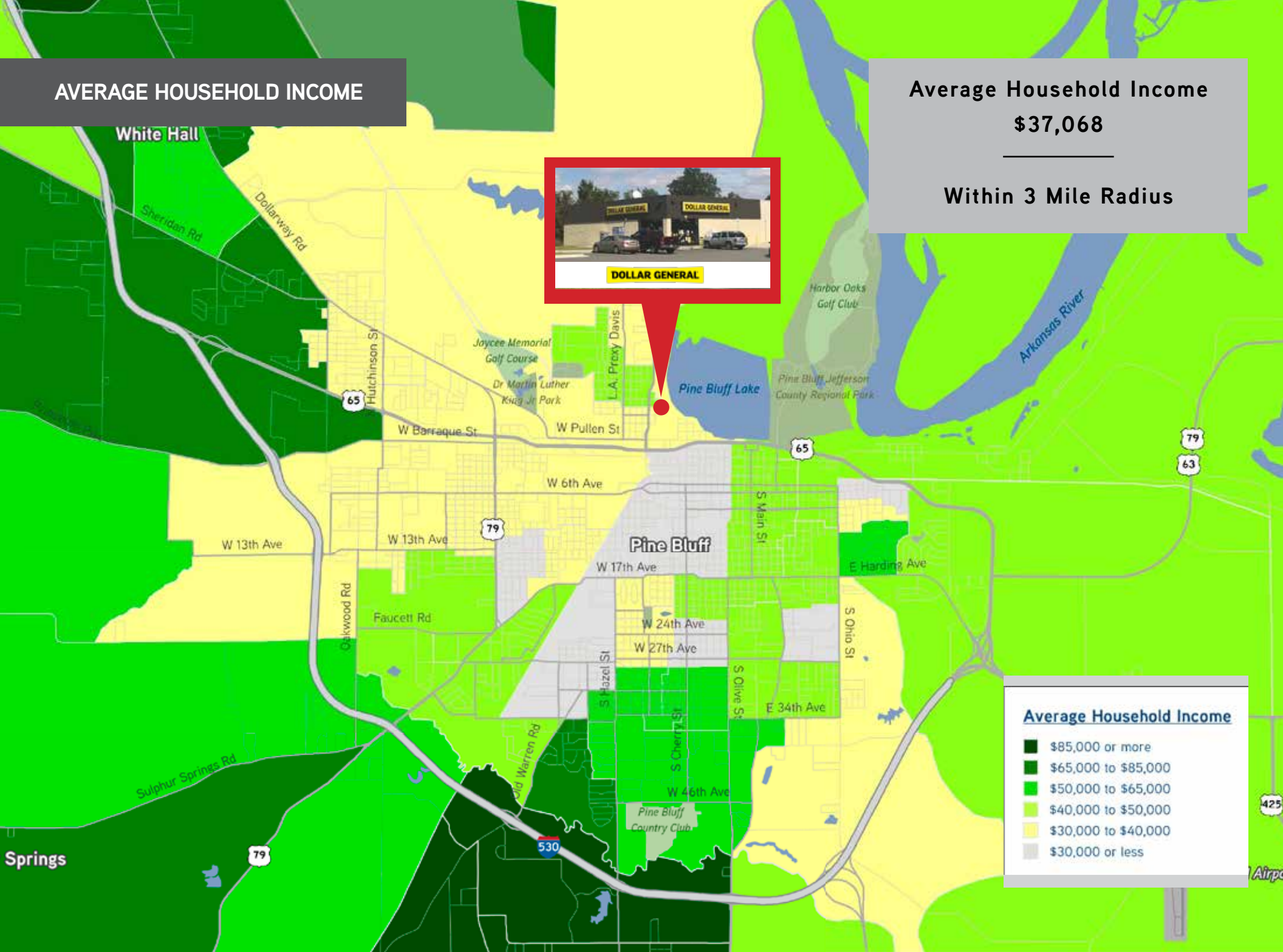


AVERAGE HOUSEHOLD INCOME

Average Household Income

\$37,068

Within 3 Mile Radius



Average Household Income

- \$85,000 or more
- \$65,000 to \$85,000
- \$50,000 to \$65,000
- \$40,000 to \$50,000
- \$30,000 to \$40,000
- \$30,000 or less



This Offering Memorandum contains select information pertaining to the business and affairs of Dollar General - Pine Bluffs, AR. It has been prepared by Colliers International. 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 Colliers International. 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.

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