



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM
Triple Net (NNN) Lease Investment Opportunity
443 Highway 463 South | Trumann, AR 72472

EXCLUSIVELY MARKETED BY:

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SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the Family Dollar Located at 443 Highway 463 South in Trumann, Arkansas. This Opportunity Includes a Long-Term ~13 Year Triple Net (NNN) Lease With Zero Landlord Responsibilities, Providing For a Great Investment.



Actual Property Image

OFFERING SUMMARY

PRICE	\$1,304,554
CAP	6.85%
NOI	\$89,362
PRICE PER SF	\$156.80
YEARS REMAINING	~13 Years
LEASE GUARANTY	Family Dollar

PROPERTY SUMMARY

ADDRESS	443 Highway 463 South Trumann, AR 72472
COUNTY	Poinsett
BUILDING AREA	8,320 SF
LAND AREA	0.94 AC
BUILT	2016

HIGHLIGHTS



Long-Term ~13 Year Triple Net (NNN) Lease



Zero Landlord Responsibility



Rare 10% Rent Increase Beginning Year 11 of Base Term



Agriculture and Service Industries Make Up a Large Share of Employment - Top Employers in Trumann are Bilco Co, WinField United, Producers Rice Mill and Columbia Forest Products



Trumann is Included in the Jonesboro, Arkansas Metropolitan Statistical Area and is Located 20-Miles South of Jonesboro, Arkansas and 50-Miles North of Memphis, Tennessee



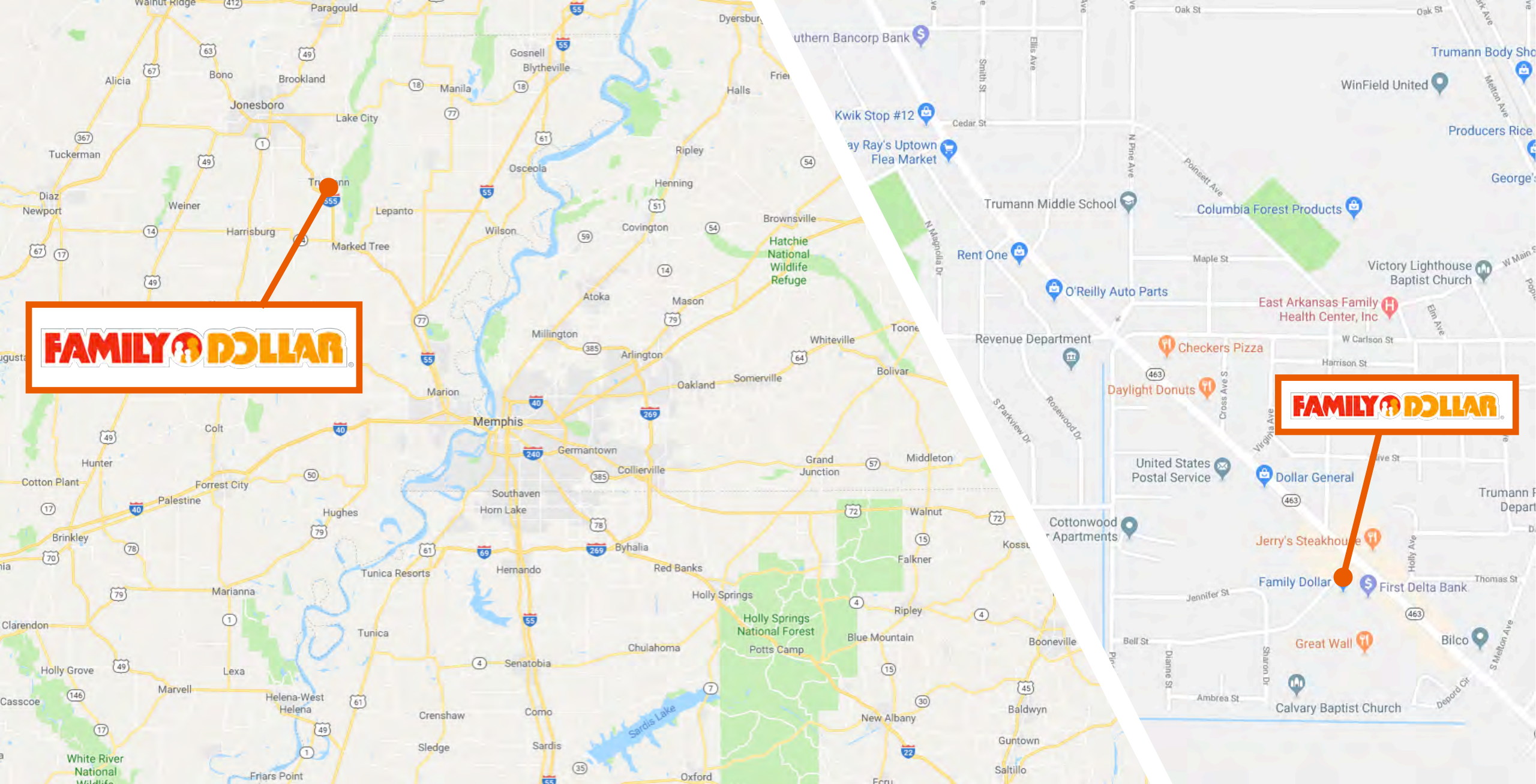
Located Within 3 Minutes of the Trumann Elementary, Middle and High Schools



8 Minutes to Hwy 555, Walmart Supercenter and the Trumann Recreational Complex



Nearby Tenants Include: Truman Citgo, Holden Auto Parts, Classic Cuts, USPS, Sifuentes Tires, Daylight Donuts, Checkers Pizza, O'Reilly Auto Parts, State Farm, Jerry's Steakhouse, Dollar General and Many More



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Continental
CONTITECH

Dixie Gin, Co.

Bilco



C & C
Auto Sales



Wedding
Fantasies

Auto & Tire



JERRY'S
STEAKHOUSE



GREAT WALL
RESTAURANT & BUFFET

DAYTON

463

Couch's Log Cabin
Bar-b-que

FAMILY DOLLAR



Trumann
Middle School



Calvary Baptist
Church

Couch's Log Cabin
Bar-b-que

Holden Auto Parts



Auto & Tire



Wedding
Fantasies



Walmart Supercenter MURPHY USA

ORSCHELN FARM & HOME

463

Kentucky Fried Chicken
TACO BELL
Pizza Hut
Aaron's

SONIC

INTERSTATE ARKANSAS 555

W Speedway St

McDonald's CITGO Shell
Pizza Inn BURGER KING

O'Reilly AUTO PARTS
SUBWAY

DOLLAR GENERAL VALERO

Days Inn

FAMILY DOLLAR

CITGO

CITY OVERVIEW

Trumann | Poinsett County | Arkansas

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Trumann, AR

Trumann is a city in Poinsett County in the state of Arkansas. The city's 2017 estimated population is about 7,097 residents. Poinsett County has a estimated population of about 24,154 residents. Trumann is included in the Jonesboro, Arkansas Metropolitan Statistical Area which has about 129,858 residents. The agriculture and service industries make up a large share of employment in Trumann. The city is located 50 miles from Memphis, Tennessee, which is one of the Tennessee's biggest and most popular cities.



Economy

Due to the cities close proximity, Memphis' economy affects Trumann's economy. Memphis' central location has been strategic to its business development. Located on the Mississippi River and intersected by five major freight railroads and two interstates, it is ideally located for the transportation and shipping industry. Memphis is the home of three Fortune 500 companies: FedEx, International Paper, and AutoZone. Due to the cities popularity, Memphis receives more than 11 million people a year helping the area's economy.



Contemporary Life

Trumann is only a 45 minute drive to Memphis, TN, which makes it the perfect day trip. Memphis is known as the home of the blues & birthplace of rock-n-roll, with its iconic Beale Street entertainment, star-studded Sun Studios artists, and Elvis's larger-than-life Graceland estate. Foodies will want to plan on sampling the famous Memphis BBQ in between visiting attractions like the Rock 'n' Soul Museum and STAX Museum of American Soul, and watching the Peabody Ducks make their march down the red carpet at the Peabody Hotel.

DEMOGRAPHICS

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Family Dollar | 443 Highway 463 South | Trumann, AR 72472



Population

3-MILE

8,102

5-MILE

8,916

10-MILE

14,431



Average Household Income

3-MILE

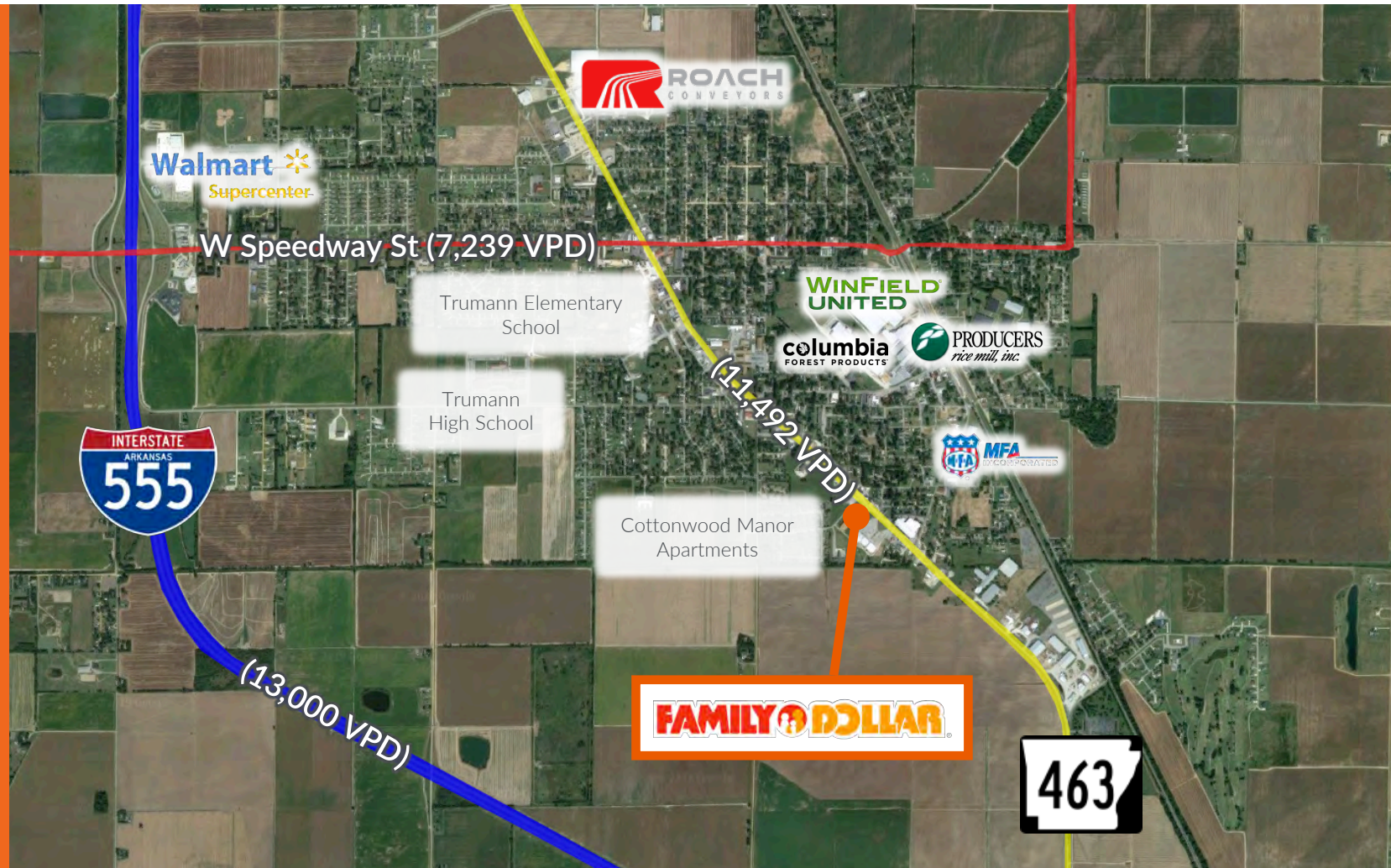
\$43,288

5-MILE

\$43,807

10-MILE

\$46,859



TENANT PROFILE

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CHESAPEAKE, VA. July 6, 2015, Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores selling everything for \$1 or less, announced that it has completed the acquisition of Family Dollar Stores, Inc., a leading national discount retailer offering name brands and quality, private brand merchandise. Dollar Tree, a Fortune 500 Company, now operates more than 15,273 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Family Dollar and Dollar Tree Canada.

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day. The average size of a Family Dollar store is approximately 7,000 square feet, and most stores are operated in leased facilities. This relatively small footprint allows the Company to open new stores in rural areas and small town, as well as in large urban neighborhoods. Within these markets, the stores are located in shopping centers or as free-standing building and all are convenient to the Company's customer base.



COMPANY TYPE
NASDAQ: DLTR



FOUNDED
1953



OF LOCATIONS
15,237+



HEADQUARTERS
Chesapeake, VA



WEBSITE
familydollar.com
dollartree.com

LEASE SUMMARY

TENANT	Family Dollar
PREMISES	A Building Of Approximately 8,320 SF
LEASE COMMENCEMENT	May 2, 2016
LEASE EXPIRATION	March 31, 2032
LEASE TERM	~13 Years Remaining
RENEWAL OPTIONS	6 x 5 Years
RENT INCREASES	10% Every 5 Years Starting at Year 11
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Dollar Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes



Actual Property Image

RENT ROLL

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Actual Property Images

TENANT NAME	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
Family Dollar	8,320 SF	\$89,362	\$10.74	10%	Every 5 Years Starting Year 11	05/02/2016	03/31/2032	6 x 5 Years



CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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