



OFFERING MEMORANDUM

DOLLAR GENERAL

7150 Sr 124
Russellville, AR 72802

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

DOLLAR GENERAL
7150 Sr 124
RUSSELLVILLE, AR 72041



\$1,052,444
LIST PRICE



6.75%
CAP RATE



\$71,040
ANNUAL RENT

LISTED BY:

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DOLLAR GENERAL

INVESTMENT HIGHLIGHTS

LEASE & LOCATION

- » Ideal 1031 Exchange property for an investor seeking a reliable source of passive income
- » 2015 build-to-suit construction for Dollar General
- » 11-Years remaining on an initial 15-year lease
- » Absolute NNN lease (zero management responsibility)
- » Extremely strong corporate guarantee from Dollar General Corporation
- » Average household income of \$67,000 annually (considered to be Dollar General's "sweet-spot")

TENANT

- » Dollar General is ranked #123 on the Fortune 500 list and recently announced their 31st consecutive quarter of same-store sales growth
- » Dollar General is the #1 discount retailer with more than 16,000 locations and an investment grade credit rating of BBB
- » Dollar General plans to continue their expansion with 1,000 new locations slated for 2020 and will add stores in two new states, Wyoming and Washington

LEASE SUMMARY

TENANT TRADE NAME	Dollar General
GLA	±9,026 SF
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Corporate
LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsibility
ORIGINAL LEASE TERM	15 Years
RENT COMMENCEMENT DATE	2/25/2016
LEASE EXPIRATION DATE	2/28/2031
TERM REMAINING	±11 Years
INCREASES	10% Every 5 Years in Options
OPTIONS	5, 5 Year Options

ANNUALIZED OPERATING DATA

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	CAP RATE
Current - 2/28/2031	\$5,920.00	\$71,040.00	6.75%
Option 1	\$6,512.00	\$78,144.00	7.43%
Option 2	\$7,163.20	\$85,958.40	8.17%
Option 3	\$7,879.52	\$94,554.24	8.98%
Option 4	\$8,667.47	\$104,009.66	9.88%
Option 5	\$9,534.22	\$114,410.63	10.87%



±9,026 SF
GLA



±1.97 AC
LOT SIZE



2015
YEAR BUILT



\$71,040
NOI



LARGEST DOLLAR STORE CHAIN

DOLLAR GENERAL

Dollar General is the fastest-growing retailer which currently boasts roughly 16,000 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.

$\pm 16,000$
LOCATIONS

$\pm 130,000$
EMPLOYEES

BBB
CREDIT RATING (S&P)

AREA OVERVIEW

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	7-MILE
2025 Projection	4,318	16,301	41,009
2020 Estimate	4,235	15,931	39,983
2010 Census	4,093	15,281	38,093
Growth: 2020 - 2025	1.96%	2.32%	2.57%
Growth: 2010 - 2020	3.47%	4.25%	4.96%
HOUSEHOLDS	3-MILE	5-MILE	7-MILE
2025 Projection	1,667	6,367	15,287
2020 Estimate	1,628	6,208	14,885
2010 Census	1,552	5,905	14,098
Growth: 2020 - 2025	2.40%	2.56%	2.70%
Growth: 2010 - 2020	4.90%	5.13%	5.58%
INCOME	3-MILE	5-MILE	7-MILE
Average Household Income	\$79,426	\$67,033	\$59,111

RUSSELLVILLE, AR

Russellville is the county seat and largest city in Pope County, Arkansas. It is home to Arkansas Tech University and Arkansas Nuclear One, Arkansas' only nuclear power plant. Russellville borders Lake Dardanelle and the Arkansas River.

ECONOMY

Arkansas corporations Tyson Foods, Inc. and Innovation Industries Elevator Signal Fixtures are among the nearly fifty manufacturing plants employing more than **8,300 people**. Overall, there are more than ten divisions of Fortune **500 companies** located in Russellville. There is a diverse manufacturing base located in the city including: Frozen dinners, railroad crossties, elevator signal fixtures, parking meters, aluminum foil, graphite electrodes, Microplanes, and aircraft and automotive parts.

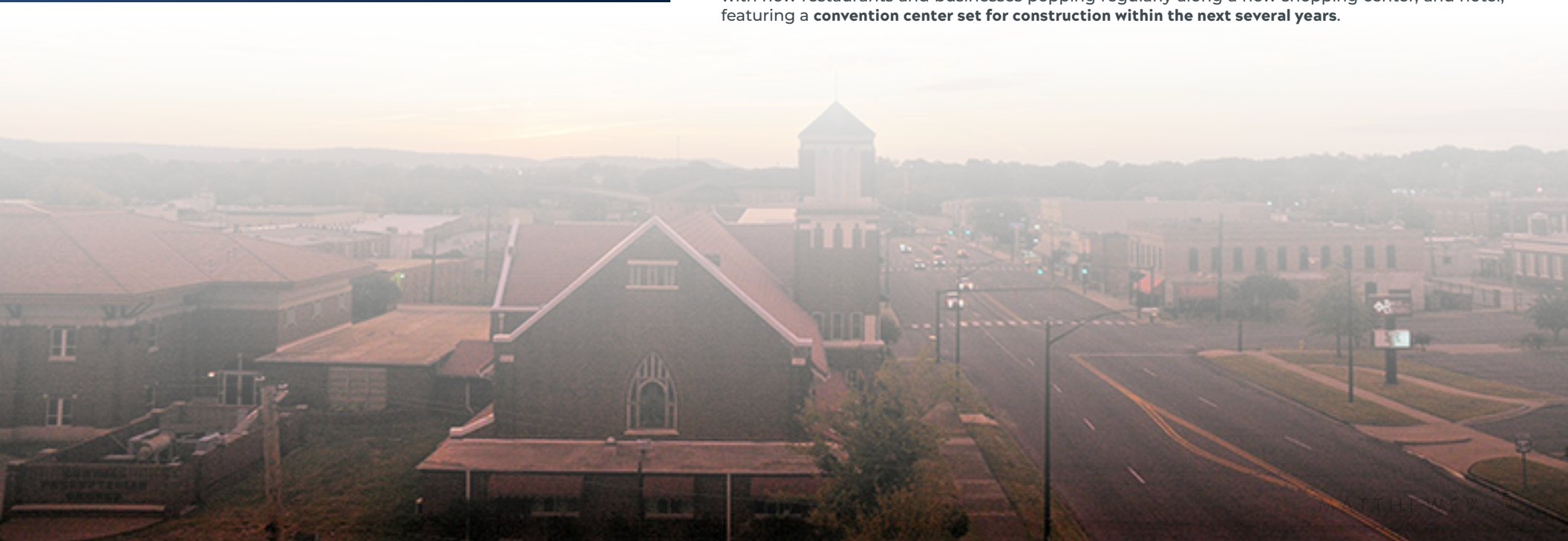
TOURISM

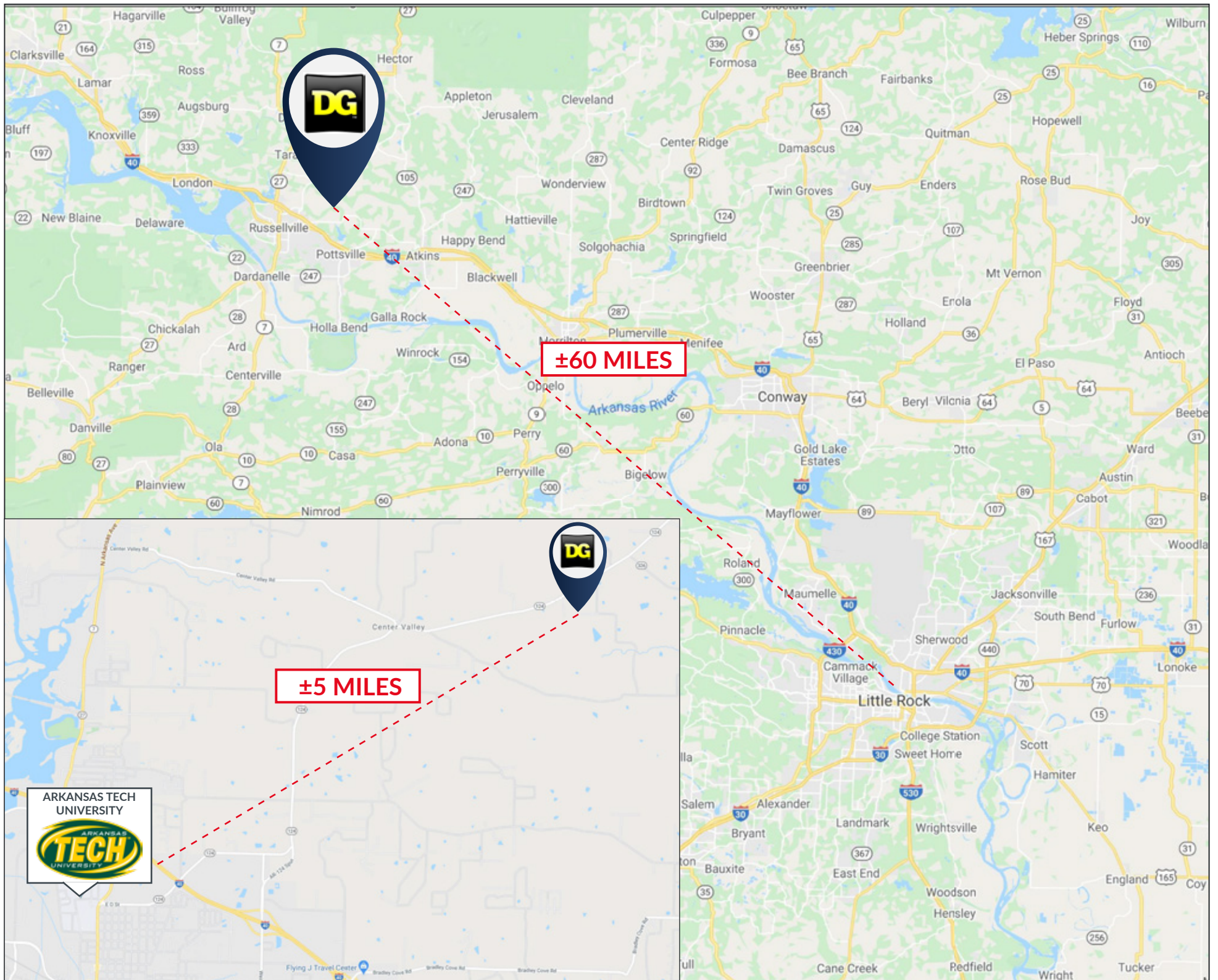
Russellville is known for its local music, art scene, and historic downtown area. The most notable of these events is the Art Walk, on the first Friday night of every month the city hosts the Downtown Art Walk, in which the public may listen to live music, taste wine and food, and appreciate, purchase and sell art while connecting with the community.

Russellville hosts a variety of sporting events and fishing tournaments, most notably Bassmaster fishing events, due to its location on Lake Dardanelle. Russellville is also close to Mt. Nebo and other state parks such as Lake Dardanelle State Park. Also **many people commute to Russellville on a daily basis from its surrounding areas, for both work and recreation**.

Russellville is also home to the Pope County Fairgrounds, which hosts many events ranging from horse racing to fairs and conventions. At the end of every summer, Russellville is also host to the annual Pope county fair; featuring rides, live music, livestock, games, and other various forms of entertainment. The county fair attracts over **50,000 visitors each year**.

Recent economic growth is also turning Russellville into a **regional shopping and dining destination**, with new restaurants and businesses popping regularly along a new shopping center, and hotel, featuring a **convention center set for construction within the next several years**.





LITTLE ROCK, AR

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 list of focal points around the city includes the Clinton Presidential Center & Park, neighboring world headquarters of Heifer International with its Heifer Village, and the Central Arkansas Nature Center.

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 **7150 Sr 124, Russellville, AR 72802** (“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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