



DOLLAR GENERAL®

8724 Hwy 7 S | Harrison, AR

OFFERING MEMORANDUM

MATTHEWS™
REAL ESTATE INVESTMENT SERVICES

LISTED BY

JOSH BISHOP

VICE PRESIDENT & DIRECTOR

DIR: (214) 692-2289

MOB: (315) 730-6228

JOSH.BISHOP@MATTHEWS.COM

LIC # 688810 (TX)

KYLE MATTHEWS

BROKER OF RECORD

LICENSE NO. PB00084217 (AR)

TABLE OF CONTENTS

3

EXECUTIVE OVERVIEW

4

SURROUNDING TENANTS

6

FINANCIAL OVERVIEW

8

TENANT OVERVIEW

9

AREA OVERVIEW

INVESTMENT HIGHLIGHTS

- 2016 build-to-suit construction for Dollar General
- 11 years remaining on the base term of an initial 15-year lease
- Absolute NNN lease with zero management responsibility
- Attractive 6.60% cap rate on a stabilized investment
- Extremely strong corporate guaranty from Dollar General Corporation
- Five, 5-year renewal options all of which include an attractive 10% rent increase
- 7-mile population of 14,174 residents
- Average household income of \$70,000 annually
- Dollar General is the undisputed leader of discount retailers with more than 16,500 locations throughout the US with plans to continue expansion for the foreseeable future
- Dollar General holds an investment grade credit rating of BBB (S&P) and has been thriving through the COVID pandemic with same store sales up nearly 25%





206

KROOKED CREEK
FIRE DEPARTMENT



GAGES KROOKED
CREEK ONE STOP
GAS STATION

LOCAL MOUNTAIN
VIBE
LOCAL SHOP

DOLLAR GENERAL

TERRY GAGE
AUTO SALES

WOW LIQUOR STORE
LOCAL LIQUOR STORE

7



WOW LIQUOR STORE
LOCAL LIQUOR STORE

DOLLAR GENERAL

GAGES KROOKED
KREEK ONE STIP
GAS STATION

THOMPSON'S H-D
MOTORCYCLE REPAIR SHOP

7



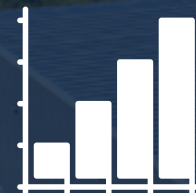
\$1,203,000

LIST PRICE



\$79,416

NOI



6.60%

CAP RATE

BUILDING INFO

Address	8724 Hwy 7 S Harrison, AR 72601
Year Built	2016
GLA of Building	±9,026 SF

TENANT 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	6/15/16
Lease Expiration Date	6/30/31
Term Remaining	±11 Years
Increases	10% Every 5 Years
Options	5, Five (5) Year Options

ANNUALIZED OPERATING DATA

Lease Years	Monthly Rent	Annual Rent	Rent PSF	CAP
Current - 6/30/2031	\$6,618.00	\$79,416	\$8.80	6.60%
Option 1	\$7,280.00	\$87,360	\$9.68	7.26%
Option 2	\$8,008.00	\$96,096	\$10.65	7.99%
Option 3	\$8,809.00	\$105,708	\$11.71	8.79%
Option 4	\$9,690.00	\$116,280	\$12.88	9.67%
Option 5	\$10,659.00	\$127,908	\$14.17	10.63%

LOAN QUOTE

For more information on a Barrington Loan Quote, Please Contact:



Kevin.Puder
kevin.puder@barringtoncapcorp.com

TENANT PROFILE

COMPANY NAME

Dollar General
Corporation

OWNERSHIP

Public

INDUSTRY

Dollar Stores

HEADQUARTERS

Goodlettsville, TN

NO. OF EMPLOYEES

±157,000

DOLLAR GENERAL

Dollar General is the fastest-growing retailer which currently boasts roughly 16,750 neighborhood general stores in 46 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 ± 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.



16,720+

LOCATIONS



\$27.8B

2019 REVENUE



1939

FOUNDED

HARRISON, AR

Located in the heart of the Ozark Mountains, Harrison is the County Seat of Boone County, Arkansas. It is nationally recognized as one of the “Best Small Towns in America” with a downtown lake and a beautifully renovated town square complete with hanging flower baskets. Harrison was previously featured in Where to Retire Magazine as one of the best retirement towns.

Harrison’s scenic canyons, hills, and rivers allow privacy and wide-open spaces, and the nearby cities of Branson and Springfield offer metropolitan amenities such as live performances and varied dining options. For outdoor lovers, canoeing and fishing amid the limestone bluffs and serene scenery on Buffalo National River are popular activities. The low cost of living, laid back lifestyle and historic downtown continue to draw retirees to Harrison.

Because the city is located on this scenic road, it has become known as a leading destination for motorcycle travel. Using Harrison as a base, motorcyclists enjoy routes throughout the Ozarks with names such as Ozark Moonshine Run, Peel Ferry Route and Jasper Dister.

PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	7-MILE
2025 Projection	1,467	3,492	14,259
2020 Estimate	1,453	3,459	14,174
Growth 2020-2025	0.96%	0.95%	0.60%
HOUSEHOLDS	3-MILE	5-MILE	7-MILE
2025 Projection	603	1,431	5,947
2020 Estimate	596	1,415	5,907
Growth 2020-2025	1.17%	1.13%	0.68%
INCOME	3-MILE	5-MILE	7-MILE
Avg. Household Income	\$70,713	\$70,678	\$62,657

ECONOMY

Harrison is home of the general office of FedEx Freight, a leading Less-Than-Load (LTL) freight carrier. Arkansas Freightways, later renamed to American Freightways, was combined with Viking Freight to become FedEx Freight in February 2001. Claridge Products and Equipment, Inc., is one of the largest Visual Display Board manufacturers in the world. It has been in business for over 60 years. It is a family-owned business and has been certified as a business owned and controlled by a woman from the National Women Business Owners Corporation (NWBOC).

“BEST SMALL TOWNS IN AMERICA” - FORBES



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General** located at **8724 Hwy 7 S, Harrison, AR** (“Property”). The 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 and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, 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.

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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation’s logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

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.

DOLLAR GENERAL®

8724 Hwy 7 S | Harrison, AR

OFFERING MEMORANDUM

LISTED BY

JOSH BISHOP

VICE PRESIDENT & DIRECTOR

DIR: (214) 692-2289

MOB: (315) 730-6228

JOSH.BISHOP@MATTHEWS.COM

LIC # 688810 (TX)

KYLE MATTHEWS

BROKER OF RECORD

LICENSE NO. PB00084217 (AR)

MATTHEWS™
REAL ESTATE INVESTMENT SERVICES