

REPRESENTATIVE PHOTO



DOLLAR GENERAL®

17036 N State Hwy 7 | Dardanelle, AR 72834

OFFERING MEMORANDUM

MATTHEWS™
REAL ESTATE INVESTMENT SERVICES

LISTED BY

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BROKER OF RECORD

LICENSE NO. PB00084217 (AR)

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AREA OVERVIEW

INVESTMENT HIGHLIGHTS

- 2018 build-to-suit construction for Dollar General
- Absolute NNN lease with zero management responsibility
- 12.50 Years remaining on the base term of an initial 15-year lease
- Extremely strong corporate guarantee from Dollar General Corporation
- Five, 5-Year extension options all of which include a 10% rent increase
- Dollar General is an essential retailer and has proven to be one of the most profitable companies throughout the COVID pandemic
- Dollar General has approx. 16,750 locations with plans to continue their expansion for the foreseeable future
- Dollar General has an investment grade credit rating of BBB (S&P) and has reported 34 consecutive quarters of same store sales growth

REPRESENTATIVE PHOTO

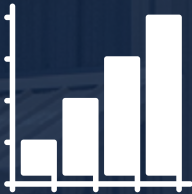




\$1,112,381
LIST PRICE



\$70,080
NOI



6.30%
CAP RATE

BUILDING INFO

Address	17036 N State Hwy 7 Dardanelle, AR 72834
Year Built	2018
GLA of Building	±7,489 SF

TENANT SUMMARY

Tenant Trade Name	Dollar General Corporation
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsible
Original Lease Term	15 Years
Lease Commencement	3/28/18
Lease Expiration Date	3/31/33
Term Remaining	±12.5 Years
Increases	10% Every 5 Years in Options
Options	Five, 5-Year Options

ANNUALIZED OPERATING DATA

Lease Years	Monthly Rent	Annual Rent	CAP
Current - 3/31/2033	\$5,840.00	\$70,080.00	6.30%
Option 1	\$6,423.00	\$77,076.00	6.93%
Option 2	\$7,066.00	\$84,792.00	7.62%
Option 3	\$7,772.00	\$93,264.00	8.38%
Option 4	\$8,550.00	\$102,600.00	9.22%
Option 5	\$9,405.00	\$112,860.00	10.15%

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 16,720 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

DARDANELLE, AR

The City of Dardanelle is framed by the Arkansas River and the peaks of the Ouachita Mountain range, making fishing, birding, water sports, camping, bicycling and hunting prime activities of the region. Three main attractions for outdoor lovers are a mountaintop park, lake side park and wildlife refuge.

Mount Nebo, one of Arkansas’s first state parks, offers cabins, camping and hiking trails with sweeping views of the Arkansas River Valley. Native stone and logs were used by the Civilian Conservation Corps to construct many of the park’s bridges, trails, cabins and pavilions. Lake Dardanelle is a sprawling 34,300-acre reservoir on the Arkansas River. These two water resources combined put this area into the national spotlight as a major bass fishing tournament site. Lake Dardanelle State Park offers two areas on the lake: one park site is at Russellville, and the other is located at Dardanelle.

PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2025 Projection	1,187	2,857	15,908
2020 Estimate	1,123	2,689	15,701
Growth 2020-2025	0.4%	0.4%	0.2%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2025 Projection	456	1,103	5,962
2020 Estimate	448	1,081	5,901
Growth 2020-2025	0.4%	0.4%	0.2%
INCOME	3-MILE	5-MILE	10-MILE
Avg. Household Income	\$51,020	\$52,824	\$60,068

ECONOMY

While Dardanelle is no longer one of Arkansas’s largest cities, it still plays a prominent role in state affairs. The Port of Dardanelle is one of the busiest in the state. The Dardanelle Lock & Dam, constructed in the 1960s as a part of the McClellan-Kerr Navigation System, led to the formation of Lake Dardanelle and helps regulate river traffic on the Arkansas River. Highways 7, 22, 27, and 28 can be found ending or going through Dardanelle. Dardanelle is halfway between the Buffalo River to the north and Hot Springs to the south on Scenic Byway 7.





FORT SMITH
± 63 MILES

DOLLAR GENERAL



LITTLE ROCK
± 47 MILES

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General** located at **17036 N State Hwy 7, Dardanelle, AR 72834** ("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.

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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.

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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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