

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



DOLLAR GENERAL

1344 HWY 62 W | MOUNTAIN HOME, AR

EXCLUSIVELY LISTED BY

JOSH BISHOP
FIRST VICE PRESIDENT

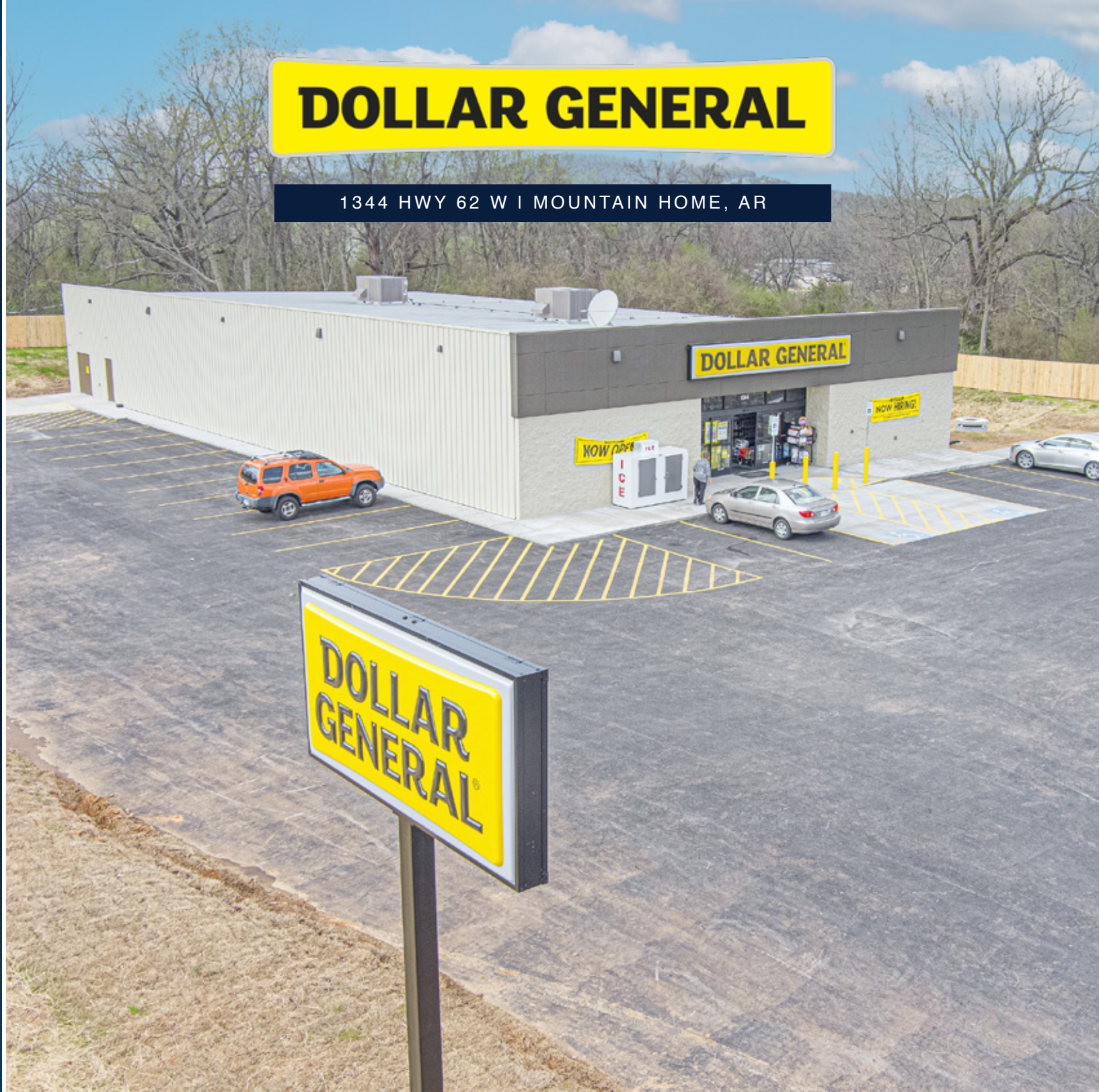
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DOLLAR GENERAL

1344 HWY 62 W | MOUNTAIN HOME, AR



INVESTMENT SUMMARY

ADDRESS	1344 Hwy 62 W Mountain Home, AR
PRICE	\$1,624,580
ANNUAL RENT	\$89,352
CAP RATE	5.50%
LOT SIZE	± 50,530 SF (1.16 Acres)
YEAR BUILT	2021

INVESTMENT HIGHLIGHTS

- Brand new 2021 construction with rent commencement date of February 2021
- 15-Year Absolute NNN Lease
- Zero management responsibilities provide for a truly “hands-off” passive investment
- The subject property is well located along Highway 62 which is the main thoroughfare through town
- Extremely strong corporate guaranty from Dollar General Corporation
- Five, 5-Year renewal options all of which include a 10% rent increase
- Traffic counts in excess of ±16,000 vehicles daily on Highway 62
- 5-mile population of 22,583 residents
- 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

FINANCIAL SUMMARY

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsible
Original Lease Term	15 Years
Lease Commencement Date	2/26/21
Lease Expiration Date	2/28/36
Term Remaining on Lease	±15 Years
Increase	10% Every 5 Years in Options
Options	Five, 5-Year Options

ANNUALIZED OPERATING DATA

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	CAP RATE
Current - 2/28/2036	\$7,446.00	\$89,352.00	5.50%
Option 1	\$8,190.60	\$98,287.20	6.05%
Option 2	\$9,009.66	\$108,115.92	6.66%
Option 3	\$9,910.63	\$118,927.51	7.32%
Option 4	\$10,901.69	\$130,820.26	8.05%
Option 5	\$11,991.86	\$143,902.29	8.86%

DEBT QUOTE

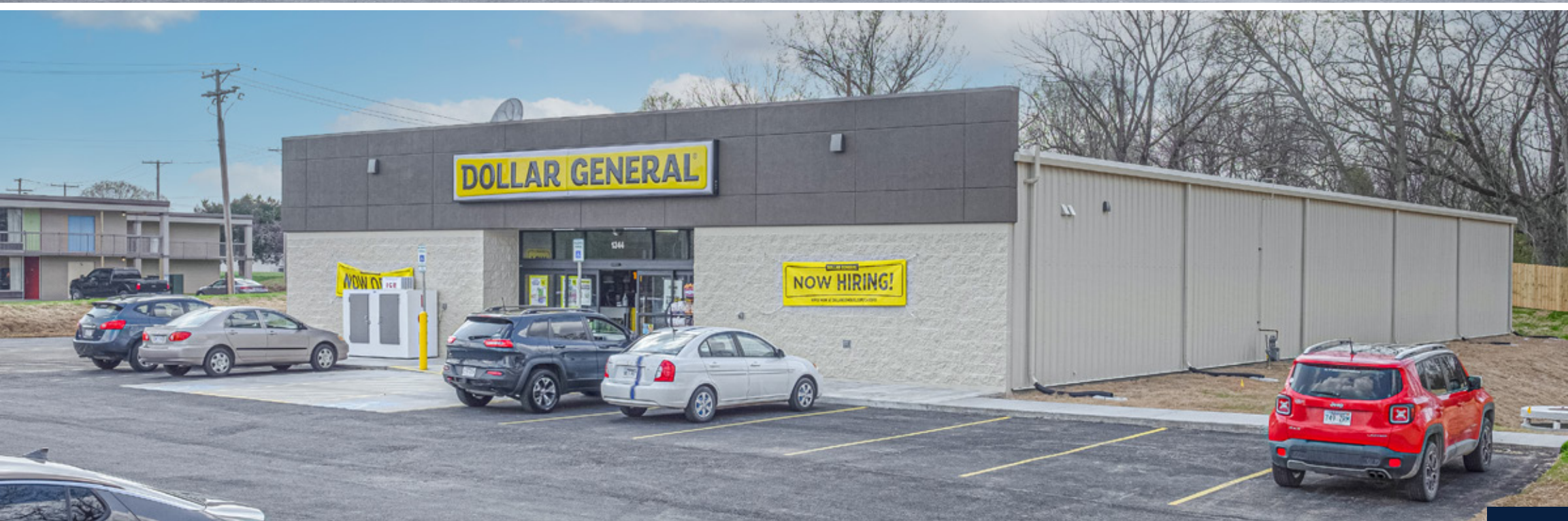
Loan quote provided by Matthews™ based on market conditions at this time. Actual rates and terms will vary based on market conditions at closing.

LTV: 65.00%

RATE: 3.95%

AMORTIZATION: 25

JESSE LILLARD
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DOLLAR GENERAL

TENANT PROFILE

COMPANY NAME

Dollar General

OWNERSHIP

Public

INDUSTRY

Dollar Stores

HEADQUARTERS

Goodlettsville, TN

NO. OF EMPLOYEES

±157,000

Dollar General is the fastest-growing retailer which currently boasts roughly 16,750 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 ± 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.



16,750+

LOCATIONS



\$27.8B

2019 REVENUE



1939

FOUNDED



DOLLAR GENERAL



± 16,000 VPD






DOLLAR GENERAL

AREA OVERVIEW

MOUNTAIN HOME, AR

Centrally located in the Twin Lakes area of Arkansas and just south of the Ozark Mountains, the city of Mountain Home is the county seat of Baxter County. Mountain Home has a population of over 12,300 residents within the city and over 41,300 residents with the city and the micropolitan combined, which includes most of Baxter County. The city also serves the needs of more than 256,000 people within a 55-mile radius, which encompasses 8 other counties. Mountain Home has a growing economy as it has a large base of employers from different industries, which provides lots of diverse employment opportunities for residents of the city. Mountain Home also offers lots of natural surroundings as it is near several lakes and rivers, which provide spaces for recreational activities. Residents of Mountain Home also have access to college education as Arkansas State University has a two-year campus in the city that offers associates degrees and certificates. Mountain Home is the ideal place for families, retirees, and young professionals who enjoy suburban living and being close to lots of outdoor recreational areas.

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
 POPULATION	3,140	16,785	22,583
 HOUSEHOLDS	1,374	7,494	10,028
 HH INCOME	\$56,653	\$65,060	\$63,927



ECONOMY

Mountain Home is supported by the tourism, healthcare, transportation, and telecommunications sectors of the local economy. Mountain Home's major employers include Baxter Healthcare, Ranger Boats, Eaton Corporation, and many more. The Baxter Regional Medical Center is an award-winning hospital that provides health care services to north-central Arkansas and south-central Missouri. Over 22 manufacturers, employing over 4,400 workers, call Mountain Home and the Twin Lakes area home. Mountain Home also has an institution of higher education, Arkansas State University-Mountain Home, which provides college education to residents seeking associates degrees and certifications. It helps provide highly-skilled and highly-educated workers into the Mountain Home workforce.

ATTRACTIONS

Mountain Home is in close proximity to lots of rivers, lakes, and recreational sites. Situated just 14 miles east of the city, Norfolk Lake offers over 550 miles of shoreline and covers over 22,000 acres. The lake is surrounded by 19 developed parks to support recreational activities such as camping, boating, and fishing. Located just 27 miles northwest of the city, Bull Shoals Lake and the White River below its dam are popular fishing destinations in Arkansas. Bull Shoals Lake is considered to be the fifth largest concrete dam in the United States as it occupies around 45,500 surface acres. With over 1,000 miles of shoreline, the lake is surrounded by over 20 parks to support recreational activities such as fishing, water skiing, and scuba diving. White River runs 720-miles through the Ozark Mountains and down into the lower delta region of Arkansas. A section of the White River near the Bull Shoals Dam is popular among fishing enthusiasts as it harbors some of the best trout fishing in the world. It also offers a variety of other fish such as catfish, bass, walleye, and sunfish. Fishing enthusiasts enjoy fly-fishing, spearfishing, and simply fishing from a boat on the White River.



ARKANSAS STATE UNIVERSITY - MOUNTAIN HOME CAMPUS

Arkansas State University has a Mountain Home campus located on the south side of the city. The ASUMH is a public, two-year institution that educates over 1,400 students. The university offers 60 programs in 3 areas of study for students to earn associates degrees and certificates in occupational fields. Associates degrees can be transferred to ASU's main campus in Jonesboro or to other universities for students planning to pursue a bachelor's degree or higher. The campus is known to have a state-of-the-art manufacturing technology training center. As a whole, Arkansas State University has a total economic impact of over 1.2 billion to the state.



FAYETTEVILLE
± 95 MILES



FORT SMITH
± 128 MILES

DOLLAR GENERAL



LITTLE ROCK
± 102 MILES

CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General** located at **1344 Hwy 62 W, Mountain Home, 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.

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