



# DOLLAR GENERAL®

10753 Hwy 62 W | Pyatt, AR 72672

Representative Photo

**OFFERING MEMORANDUM**

**MATTHEWS™**  
REAL ESTATE INVESTMENT SERVICES



## LISTED BY

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**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

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## INVESTMENT HIGHLIGHTS

- Brand new 2021 build-to-suit construction for Dollar General (Rent Commencement of May 2021)
- 15-Year absolute NNN lease with zero management responsibilities
- 3-Mile projected population growth of 9.79%
- Extremely strong corporate guarantee from Dollar General Corporation
- Five, 5-Year renewal options, all of which include a very attractive 10% rent increase
- Pyatt is located in Northwest Arkansas approximately 90 miles East of Fayetteville
- 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. 17,000 locations and another 1,000 new stores slated for 2021
- Dollar General has an investment grade credit rating of BBB (S&P) and has reported 34 consecutive quarters of same store sales growth





**\$1,520,945**

LIST PRICE



**\$83,652**

NOI



**5.50%**

CAP RATE

## BUILDING INFO

Address	10753 Hwy 62 W Pyatt, AR 72672
Year Built	2021
GLA	±9,002 SF
Lot Size	±76,665 SF (±1.76 Acres)

Representative Photo



## 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 Date	5/27/21
Lease Expiration Date	5/30/36
Term Remaining on Lease	15 Years
Increase	10% Increases Every 5-Years in Options
Options	Five, 5-Year Options

## ANNUALIZED OPERATING DATA

Lease Years	Monthly Rent	Annual Rent	CAP
Years 1-15	\$6,971	\$83,652	5.50%
Option 1	\$7,668	\$92,016	6.05%
Option 2	\$8,435	\$101,220	6.66%
Option 3	\$9,279	\$111,348	7.32%
Option 4	\$10,206	\$122,472	8.05%
Option 5	\$11,227	\$134,724	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:** 30

**JESSE LILLARD**  
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## 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.



**16,750+**

LOCATIONS



**\$27.8B**

2019 REVENUE



**1939**

FOUNDED



Crooked Creek, Bull Shoals Lake, and the Buffalo National River offers excellent smallmouth bass fishing. The White River, a world-famous trout stream, is also nearby. Bruno-Pyatt School, Home of the Patriots, is part of the Ozark Mountain School district.

POPULATION	3-MILE	5-MILE	7-MILE
2025 Projection	656	1,446	2,771
2020 Estimate	598	1,335	2,584
Growth 2020-2025	9.79 %	8.33 %	7.26 %
POPULATION	3-MILE	5-MILE	7-MILE
2025 Projection	268	586	1,116
2020 Estimate	247	546	1,048
Growth 2020-2025	8.41 %	7.3 %	6.48 %
INCOME	3-MILE	5-MILE	7-MILE
Avg. Household Income	\$53,158	\$51,247	\$51,720

# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General** located at **10753 Hwy 62 W, Pyatt, AR 72672** ("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.

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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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