

RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED



DOLLAR GENERAL | JONESBORO, AR

FOR SALE // \$1,914,136 // 5.9% CAP RATE //

RETAIL PROPERTY

PRESENTED BY //

BRIAN PHILLIPS, CCIM 662.638.0722 BPHILLIPS@RANDALLCG.COM

ELIZABETH RANDALL, CCIM 662.234.4043 ERANDALL@RANDALLCG.COM

DISCLAIMER



CONFIDENTIALITY & DISCLAIMER

The information provided within this Offering Memorandum has been obtained from sources that are believed to be reliable, but Randall Commercial Group, LLC has not verified the information and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. The information may be estimated or generalized and is prepared to provide a summary of highlights and only a preliminary level of information regarding the project. Any interested party must independently investigate the subject property, particularly from a physical, financial, tenant, and overall development standpoint. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. This information is not intended to provide full due diligence on the subject property, as it is the responsibility of the interested buyer to conduct full due diligence with their advisors. The data contained within this offering memorandum is for information purposes only and is not sufficient for evaluation of Property for potential purchase.

Randall Commercial Group, LLC has not performed due diligence pertaining to the physical state of the property nor the property's current or future financial performance. Furthermore, no due diligence has been performed regarding the financial condition or future plans for this location. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This information may have changed and there may be omissions of material data as this is not intended to provide complete due diligence.

Past, expected or projected performance does not guarantee future performance. Property owners and/or buyers bear the full risk and exposure of all business, events, tenant, credit, and liability associated with such properties. The acreage, size, and square footage of the property and improvements are estimated and should be independently verified. Inherent risk and concentrated exposure are associated with single tenant occupied properties and prospective buyer should fully investigate tenant, lease, market, and all relevant aspects of this property, tenant, and transaction. Unless a fully executed purchase and sale agreement has been executed, seller and Randall Commercial Group, LLC expressly reserves the right, at their sole discretion, to reject any and all expressions and/or interests or offers to purchase the property and to terminate negotiations and discussions with any person or entity reviewing this offering memorandum or making an offer on property unless a purchase and sale agreement of property has been executed and delivered.

In no event shall prospective purchaser or its agent have any claims against Seller or Randall Commercial Group, LLC or any of its affiliates, directors, offices, owners, agents, or licensees for any damages, liability, or any cause of action relating to this solicitation process, the marketing material, marketing process, or sale of property. By reviewing the material contained herein, you are agreeing to the terms and limitations of its use provided herein.



INVESTMENT SUMMARY



INVESTMENT SUMMARY

| OFFERING PRICE: | \$1,914,136 | |
|-----------------------|--------------------------|--|
| NET OPERATING INCOME: | \$112,934 | |
| YR1 CAP RATE: | 5.9% | |
| YEAR BUILT: | 2013 | |
| BUILDING SIZE: | 12,406 SF | |
| LOT SIZE: | 2.19 Acres | |
| PROPERTY ADDRESS | 4117 East Highland Drive | |
| CITY, STATE, ZIP: | Jonesboro, AR 72401 | |
| 3 MILE POPULATION: | 33,464 | |

PROPERTY DESCRIPTION

Randall Commercial Group, LLC is pleased to present for sale this free-standing NN Dollar General investment property in Jonesboro, AR. The property features a NN lease with approximately 7.25 years remaining on the initial 15-year term and five (5) five (5) year options. The lease features a 3% in Year 11, 10% in each option. Dollar General is an investment grade tenant with a Standard & Poor "BBB" credit rating and is considered one of the strongest tenants in the nation.

PROPERTY HIGHLIGHTS

- NN Single Tenant Investment Opportunity
- Located in the heart of Jonesboro, AR, next to the Jonesboro Municipal Airport and Arkansas State University
- 3% Rent Increase in Year 11, 10% in Each Option
- Corporate Guarantee by Dolgencorp, LLC

LEASE SUMMARY

| TENANT: | Dolgencorp, LLC d/b/a Dollar General |
|---------------------|--------------------------------------|
| LEASE TYPE: | NN |
| PRIMARY LEASE TERM: | 15 Years |
| ANNUAL RENT: | \$112,934.00 |
| RENT PSF: | \$9.10 |
| RENT COMM. DATE: | August 10, 2013 |
| RENEWAL OPTIONS: | Five (5) Five (5) Year Options |
| RENT BUMPS: | 3% in Year 11, 10% in Each Option |
| LEASE GUARANTOR: | Dollar General Corporation |



COMPLETE HIGHLIGHTS





| | TO DE | AL |
|-----------------|-------|------------------|
| THE CONTRACT OF | ENER | |
| DOLLAN | | S NAME OF STREET |

| LOCATION INFORMATION | |
|----------------------|--------------------------------|
| BUILDING NAME | Dollar General Jonesboro, AR |
| STREET ADDRESS | 4117 East Highland Drive |
| CITY, STATE, ZIP | Jonesboro, AR 72401 |
| COUNTY | Craighead |
| SIGNAL INTERSECTION | No |
| BUILDING INFORMATION | |
| NOI | \$112,934.00 |
| CAP RATE | 5.9 |
| OCCUPANCY % | 100.0% |
| TENANCY | Single |
| YEAR BUILT | 2013 |
| CONSTRUCTION STATUS | Existing |

Yes

FOR SALE // RETAIL PROPERTY

PAGE 4

FREE STANDING



JONESBORO, AR





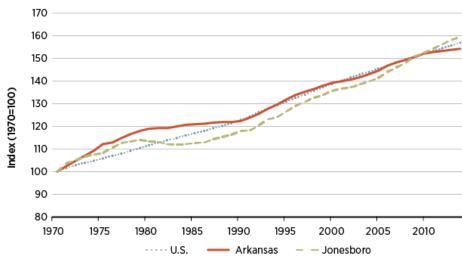
KEY FACTS

- The Metropolitan Statistical Area (MSA) is over 130,000+ -astate.edu
- Cost of living is 16.5% below the national average businessinfocusmagazine.com
- #1 in South and Southwest in Economic Strength Area Development Magazine
- #1 in Arkansas for Success in 2017 GoBankingRates.com
- #7 nationally and #1 in Arkansas "Best Cities for working Parents" -SmartAsset.com
- #5 nationally among best places to retire MagnifyMoney.com
- #57 nationally and 1 in Arkansas for affordable home costs combined with population growth - LendEDU
- 2019 Arkansas Volunteerism City of the Year -jonesboro.org
- With interstate and for-lane highway connectivity in every direction, Jonesboro is centrally
 located with easy access to other major markets, including: Memphis, TN (1 hour), Little
 Rock, AR (2 hours), St. Louis, MO (4 hours), Nashville, TN (4 hours) -astate.edu

KEY FACTS

- Jonesboro public schools received 2021 Best Choice Awards for kids and families jonesboroschools.net
- Jonesboro public schools received 2020 Best of Northeast Arkansas and voted best public school district 9 years in a row - jonesboroschool.net
- 2018 Arkansas Digital Government Digital Pioneer Award winner for Opticom programs jonesboro.org
- 2018 Arkansas Business Trendsetter city of the Year for wellness and Fitness jonesboro.org
- 2018 Arkansas Business Trendsetter City honorable mention for Education/Workforce Development, as well as public safty -jonesboro.org
- Jonesboro is the regional hub of Northeast Arkansas for healthcare, entertainment, business, and industry -astate.edu
- Jonesboro is the 5th largest city in Arkansas, with a population of over 76,000 -astate.edu
- Forbes 2019 #67 Best small places for Business and Careers Forbes.com

Population



SOURCE: U.S. Census Bureau.



LOCATION MAP







AERIAL MAP

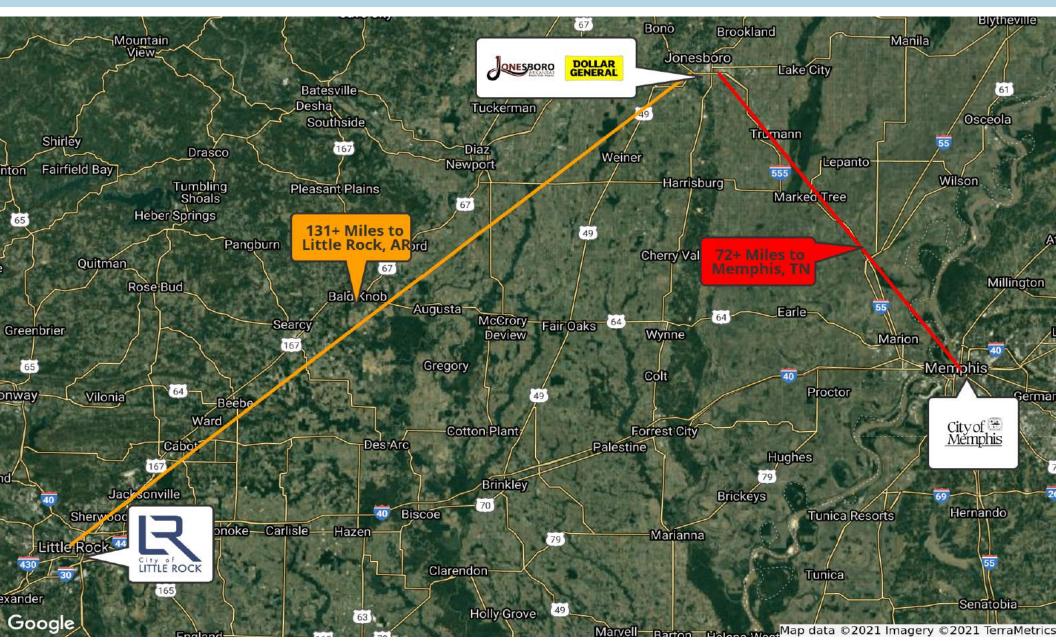






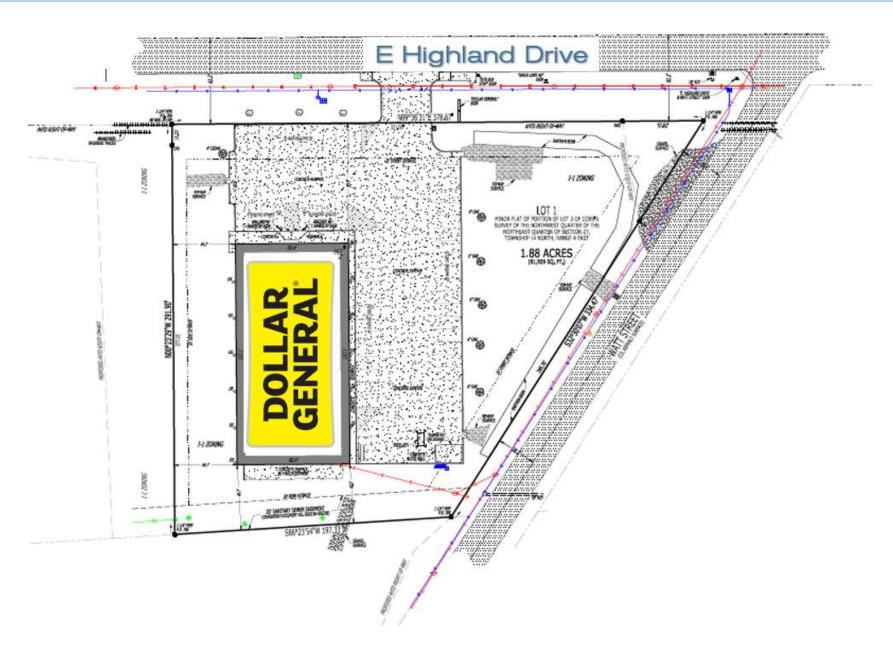
REGIONAL MAP













TENANT PROFILE





Highlights of 2020

- Net sales increased 21.6% to \$33.7 billion, and same-store sales increased 16.3%
- Operating profit increased 54.4% to 3.6 billion
- Net income grew to \$2.7 billion, and diluted earnings per share increased 59.9% to \$10.62
- Cash flows from operations were \$3.9 billion, an increase of 73.2%



17,000+ STORES ACROSS 46 STATES

Dollar General Corporation has been delivering value to shoppers for 80 years. Headquartered in Goodlettsville, TN, the BBB S&P rated, company helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operates over 17,000+ stores as of January 2021. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, Mills. General PepsiCo.

https://www.dollargeneral.com/



12.2% Increase

Same Store Sales Q4



\$33.7 Billion

In Sales



1,050

Stores to Open in 2021

81

Years in Business



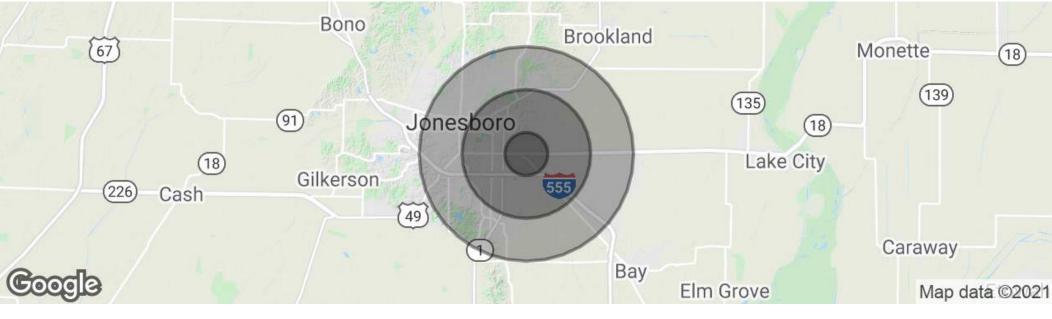
32 Quarters

Same Store Growth



DEMOGRAPHICS MAP & REPORT





| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|----------|----------|----------|
| TOTAL POPULATION | 4,535 | 33,464 | 70,793 |
| AVERAGE AGE | 30.2 | 30.3 | 33.2 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| TOTAL HOUSEHOLDS | 1,689 | 13,399 | 27,988 |
| # OF PERSONS PER HH | 2.64 | 2.31 | 2.41 |
| AVERAGE HH INCOME | \$33,024 | \$47,749 | \$56,784 |

^{*} Demographic data derived from 2020 ESRI Report



RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED

RANDALL COMMERCIAL GROUP, LLC

PRESENTED BY //

BRIAN PHILLIPS, CCIM
PRINCIPAL BROKER
662.638.0722
BPHILLIPS@RANDALLCG.COM

ELIZABETH RANDALL, CCIM
PRESIDENT, BROKER
662.234.4043
ERANDALL@RANDALLCG.COM

ABOUT RANDALL COMMERCIAL GROUP, LLC

Randall Commercial Group, LLC is a boutique commercial real estate investment brokerage and consulting firm focused on properties and development opportunities in the southeastern United States for clients located throughout the country. Through a myriad of brokerage services, we serve institutional and individual investors as well as end users, tenant, and developers on deals ranging up to \$50 million in estimated market value.

Our proprietary research, continual education, creativity, and perseverance allow us to focus on creating client wealth by optimizing real estate strategies for businesses and investors while building meaningful, long-term relationships. The majority of our business results from expanding our client relationships and referrals from clients and peers. We believe the reward for hard work well done is the opportunity to do more of it; for this, we thank you for your trust and belief in our methodology.

Our corporate strategy is simple: client first. We do not desire to be all things to all clients, but we are singularly focused on being all things investment real estate.