

DOLLAR GENERAL®

3436 Highway 62 W
Mountain Home, AR 72653



LISTED BY

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BROKER OF RECORD

LICENSE NO. PB00084217 (AR)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

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INVESTMENT HIGHLIGHTS

- 2016 Build-to-Suit Construction for Dollar General.
- 10-Years Remaining on an Initial 15-year NNN Lease.
- Absolute NNN Lease with Zero Landlord Responsibilities.
- Extremely Strong Corporate Guarantee from Dollar General Corporation.
- 3-Mile Average Household Income of \$60,000 Which Falls Right in Line With Dollar General's "sweet spot".
- Excellent Visibility and Access off Highway 62 Which Sees Over 14,000 Vehicles Per Day.
- The Lease Features Five, 5-Year Options All of Which Include An Attractive 10% Rent Increase.
- Well Located on a Hard Signalized Corner that Sits on Over 2 Acres.
- Approximately 3-Miles from Baxter Regional Medical Center (250+ ICU beds).
- Mountain Home is Located Approximately 120-Miles East of Fayetteville and 126-Miles West of Jonesboro.
- Dollar General is a Publicly Traded (NYSE: DG) Fortune 500 Company with an S&P Investment Grade Credit Rating of BBB.
- Dollar General has been Considered an Essential Retailer and has Proven to be One of the Most Profitable Companies Throughout the COVID Pandemic.





\$1,439,575

LIST PRICE



±9,217

GLA



5.65%

CAP RATE

BUILDING INFO

Address	3436 Highway 62 W Mountain Home, AR 72653
Year Built	2016
GLA	±9,217 SF
Lot Size	±2.07 AC

TENANT SUMMARY

Tenant Trade Name	Dollar General
Type of Ownership	Fee simple
Lease Type	Abs. NNN
Roof and Structure	Tenant Responsible
Original Lease Term	15 Years
Lease Commencement Date	10/23/2016
Lease Expiration Date	10/31/2031
Term Remaining on Lease	± 10 Years
Increase	10% Every 5 Years in Option
Options	Five, 5-Year Options

ANNUALIZED OPERATING DATA

Lease Years	Monthly Rent	Annual Rent	CAP
Current - 10/31/2031	\$6,778.00	\$81,336.00	5.65%
Option 1	\$7,456.00	\$89,474.00	6.22%
Option 2	\$8,202.00	\$98,424.00	6.84%
Option 3	\$9,022.00	\$108,264.00	7.52%
Option 4	\$9,924.00	\$119,088.00	8.27%
Option 5	\$10,917.00	\$131,004.00	9.10%



INTERMEDIATE SCHOOL
HACKLER

HIGH SCHOOL
MOUNTAIN HOME



JR HIGH SCHOOL
MOUNTAIN HOME



**DOWNTOWN
MOUNTAIN HOME**
± 2.2 MILES AWAY

DOWNTOWN MOUNTAIN HOME
MAJOR TENANTS

**BIG
LOTS!**
**HOBBY
LOBBY**

- AUTOZONE
- BAXTER COUNTY FAIRGROUNDS
- CASEY'S
- GOODWILL
- HAMPTON INN
- ORSCHN FARM & HOME
- RAMADA INN
- RAPP'S BARREN BREWING COMPANY
- SUPER 8
- TOWN & COUNTY FOODS ETC.



± 15,000 VPD

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 17,500 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.



17,500+

LOCATIONS



\$33.7B

2021 REVENUE



1939

FOUNDED

MOUNTAIN HOME, AR

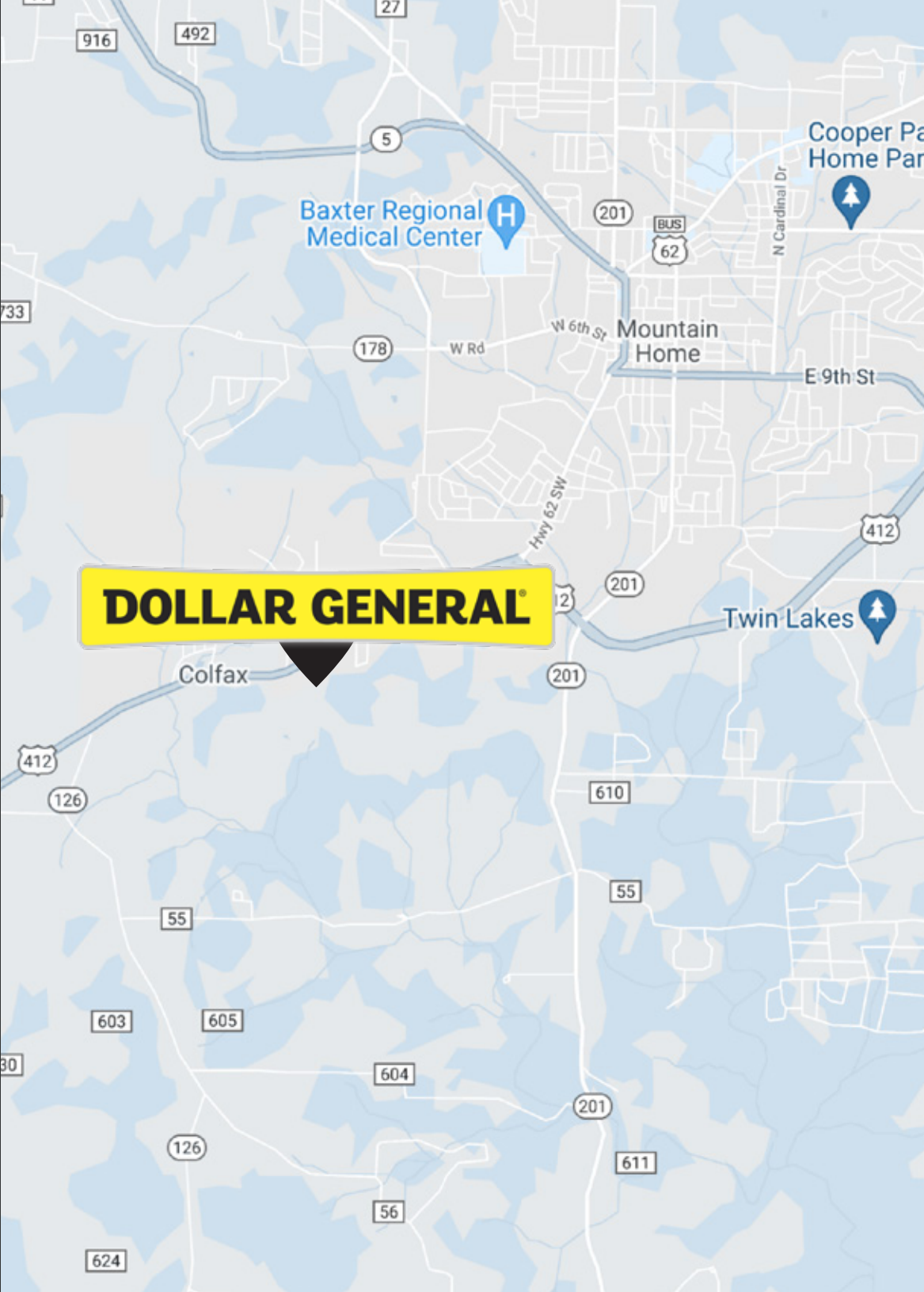
Located in the Ozark Mountains of northern Central Arkansas, Mountain Home is a peaceful suburb known as a destination for retirees, families, and vacationers. Mountain Home offers a slower pace of life in a scenic setting at the center of the Twin Lakes region.

Proximity to multiple lakes and rivers, including the Buffalo National River, White River, North Fork River, Bull Shoals Lake, and Norfork Lake, ensures access to a wide variety of recreational activities near Mountain Home. Among the popular pastimes in Mountain Home are fishing, camping, canoeing, and picnicking.

Larger cities like Fayetteville and Springfield, Missouri are about a two-hour drive from Mountain Home. Getting around from Mountain Home is simple with access to Route 5 and U.S. 412.

PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2026 Projection	1,047	7,862	23,374
2021 Estimate	983	7,503	22,454
2010 Census	754	7,331	22,293
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2026 Projection	434	3,334	10,121
2021 Estimate	422	3,347	10,098
2010 Census	321	3,247	9,972
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$69,007	\$56,805	\$64,740



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General** located at **3436 Highway 62 W, Mountain Home, AR 72653** ("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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