

# Dollar General Portfolio of 2

Caraway, AR | Lavaca, AR

(Relocation/Plus Stores)



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Offering Price:  
**\$3,560,000**



Cap Rate:  
**5.25%**

Offered Exclusively by

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## Portfolio Overview

Stan Johnson Company, on behalf of ownership, is pleased to offer for sale to qualified investors the 100% fee simple interest in this Dollar General Portfolio of 2 located in Caraway and Lavaca, Arkansas (the "portfolio").

The portfolio is Absolute NNN with zero landlord responsibilities whatsoever. Dollar General Corporation (NYSE: DG) has been open and operating throughout the pandemic and currently operates over 17,260 locations across the U.S. The company reported over \$33 Billion in total revenue in FY2020. Dollar General has an investment grade credit rating of BBB via Standard & Poor's.

## Investment Highlights

- Absolute NNN
- Investment Grade Tenant
- Zero Landlord Obligations
- Larger Prototype Buildings
- Long-Term Leases & Renewal Options



**Stan Johnson Co.**