

DOLLAR GENERAL®

3124 W Roosevelt Road | Little Rock, AR 72204



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

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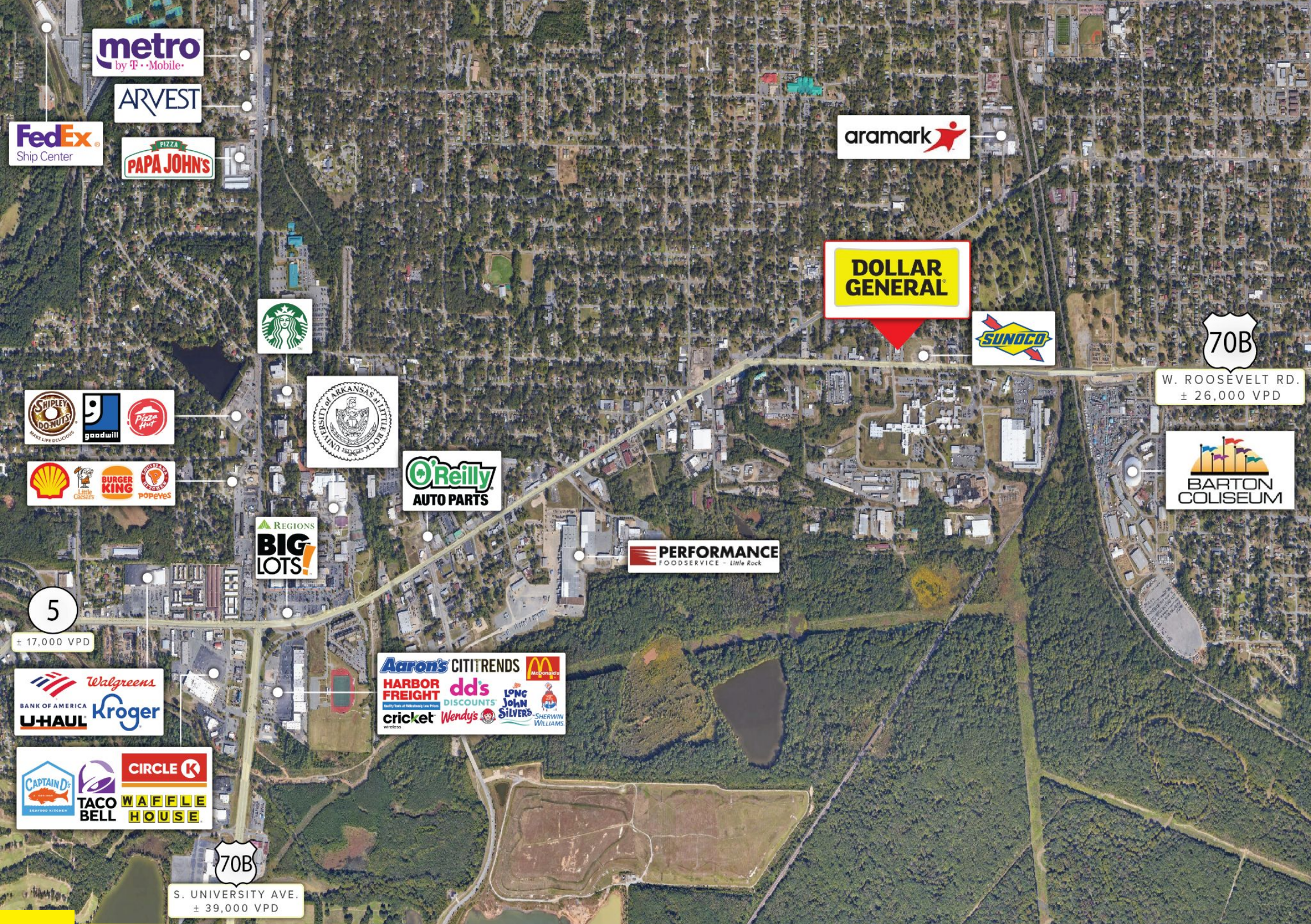
INVESTMENT HIGHLIGHTS

LEASE & LOCATION

- 2011 built-to-suit construction for Dollar General
- 5-Years remaining on the base term of the lease
- Extremely strong corporate guarantee from Dollar General Corporation
- Absolute NNN lease – Zero management responsibilities
- 5-Mile population of 131,411 residents
- Average household income of \$62,709 (considered to be Dollar General's sweet-spot)
- Little Rock is the Capital and most populous city in the state of Arkansas
- Five, 5-Year options all of which include an attractive 10% rent increase

TENANT

- Dollar General is an “essential retailer” and has proven to be one of the most profitable companies through the COVID pandemic
- Dollar General has approx. 18,000 locations and plans to continue their expansion for the foreseeable future
- Dollar General has an investment-grade credit rating of BBB (S&P) and has reported 31 consecutive years of same-store sales growth



**DOLLAR
GENERAL**

70B

W. ROOSEVELT RD.
± 26,000 VPD

**BARTON
COLISEUM**

**O'Reilly
AUTO PARTS**

PERFORMANCE
FOODSERVICE - Little Rock

REGIONS
BIG LOTS!

Aaron's **CITITRENDS** **McDonald's**
HARBOR FREIGHT **dd's DISCOUNTS** **LONG JOHN SILVERS**
cricket **Wendy's** **SHERWIN WILLIAMS**

Walgreens
BANK OF AMERICA **Kroger**
U-HAUL

CAPTAIN D'S **TACO BELL** **CIRCLE K** **WAFFLE HOUSE**

70B

S. UNIVERSITY AVE.
± 39,000 VPD

5
± 17,000 VPD

DOLLAR GENERAL®

INVESTMENT SUMMARY

TENANT SUMMARY

Tenant Trade Name	Family Dollar
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	15 Years
Rent Commencement Date	10/26/2011
Lease Expiration Date	10/31/2026
Term Remaining on Lease	5 Years
Increase	10% in Options
Options	Five, 5-Year Options



\$1,460,850

LIST PRICE



6.00%

CAP RATE



\$87,651

ANNUAL RENT



±9,026 SF

GLA



2011

YEAR BUILT

ANNUALIZED OPERATING DATA

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	RENT/SF	CAP
Current - 10/31/2026	\$7,304.25	\$87,651.00	10.00%	6.00%
Option 1	\$8,034.67	\$96,416.04	10.00%	6.60%
Option 2	\$8,838.08	\$106,056.96	10.00%	7.26%
Option 3	\$9,721.92	\$116,663.04	10.00%	7.99%
Option 4	\$10,694.08	\$128,328.96	10.00%	8.78%
Option 5	\$11,763.50	\$141,162.00	10.00%	9.66%

TENANT OVERVIEW

COMPANY NAME

Dollar General

OWNERSHIP

Public

YEAR FOUNDED

1939

INDUSTRY

Discount Retail

HEADQUARTERS

Goodlettsville, TN

NO. OF LOCATION

±18,000

NO. OF EMPLOYEES

±115,000

DOLLAR GENERAL®

Dollar General is the fastest-growing retailer which currently boasts roughly 18,000 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, Procter & 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.





LITTLE ROCK
± 2 MILES AWAY



**BOOKER T WASHINGTON
ELEMENTARY**

**PULASKI COUNTY
SHERIFF'S OFFICE**



**PULASKI COUNTY
DISTRICT COURT**

70B

± 26,000 VPD





AUTO MALL

MAJOR TENANTS



TOYOTA



CHRYSLER
DODGE
HYUNDAI
JEEP
KIA
NISSAN
RAM
TRACTOR SUPPLY
VOLKSWAGON
ETC.



Baptist Health
Little Rock

UA
LITTLE
ROCK

± 7,000
STUDENTS



PERFORMANCE
FOODSERVICE

RETAIL CORRIDOR

MAJOR TENANTS

Walmart

Supercenter

JOANN

TRADER JOE'S

Academy
SPORTS+OUTDOORS

sam's club



AT HOME
AUDI
BED BATH & BEYOND
BEST BUY
DOLLAR TREE
HAVERTY'S
HOBBY LOBBY
JC PENNEY
LOWE'S
MICHAELS
PETCO
PETSMART
PLANET FITNESS
SHOE Carnival
T-MOBILE
TARGET
ULTA
ETC.

RETAIL CORRIDOR

MAJOR TENANTS

Soma
ULTA
BEAUTY



POTTERY BARN
ALTAR'D STATE

stand out. for good.

The Container Store

WILLIAMS-SONOMA

AT&T
BATH & BODY WORKS
CVS
DILLARDS
DOLCE VITA
ESPORTA FITNESS
H&M
JAMES AVERY
MAC
SPORT CLIPS
UNIQ
URBAN LUXURY
XFINITY STORE
ETC.

RETAIL CORRIDOR

MAJOR TENANTS

HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices

Kroger
Walgreens
BIG
LOTS!

10 FITNESS UNIVERSITY
ATLAS AUTO AUCTION
BOOST MOBILE
CITY GEAR
CRICKET
DD'S DISCOUNTS
O'REILLY
SHERWIN WILLIAMS
VALUE FOODS
ETC.



± 26,000 VPD

DG



AREA OVERVIEW

LITTLE ROCK, AR

Little Rock, Arkansas sits on the banks of the Arkansas River in Pulaski County. And with a population of nearly 200,000 people, it's the largest city in Arkansas. Little Rock is a major cultural, economic, government and transportation center within Arkansas and the South. The list of focal points around the city includes the Clinton Presidential Center & Park, neighboring world headquarters of Heifer International with its Heifer Village, and the Central Arkansas Nature Center.

The city includes cultural institutions such as the Arkansas Arts Center, the Arkansas Repertory Theatre, and the Arkansas Symphony Orchestra, in addition to the hiking, boating, and other outdoor recreational opportunities. The Arkansas Repertory Theatre is the state's largest nonprofit professional theatre company. A member of the League of Resident Theatres (LORT D), The Rep has produced more than 300 productions, including 40 world premieres, in its historic building located in downtown Little Rock.

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Current Year Estimate	53,547	131,411	307,874
2010 Census	53,264	133,257	299,193
Growth 2010-Current Year	0.53%	-1.39%	2.90%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Five Year Projection	24,048	59,081	136,846
Current Year Estimate	23,629	58,010	133,924
2010 Census	23,108	57,128	126,256
Growth Current Year-Five Year	1.77%	1.85%	2.18%
Growth 2010-Current Year	2.26%	1.55%	6.07%
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$59,040	\$62,709	\$75,708

ECONOMY

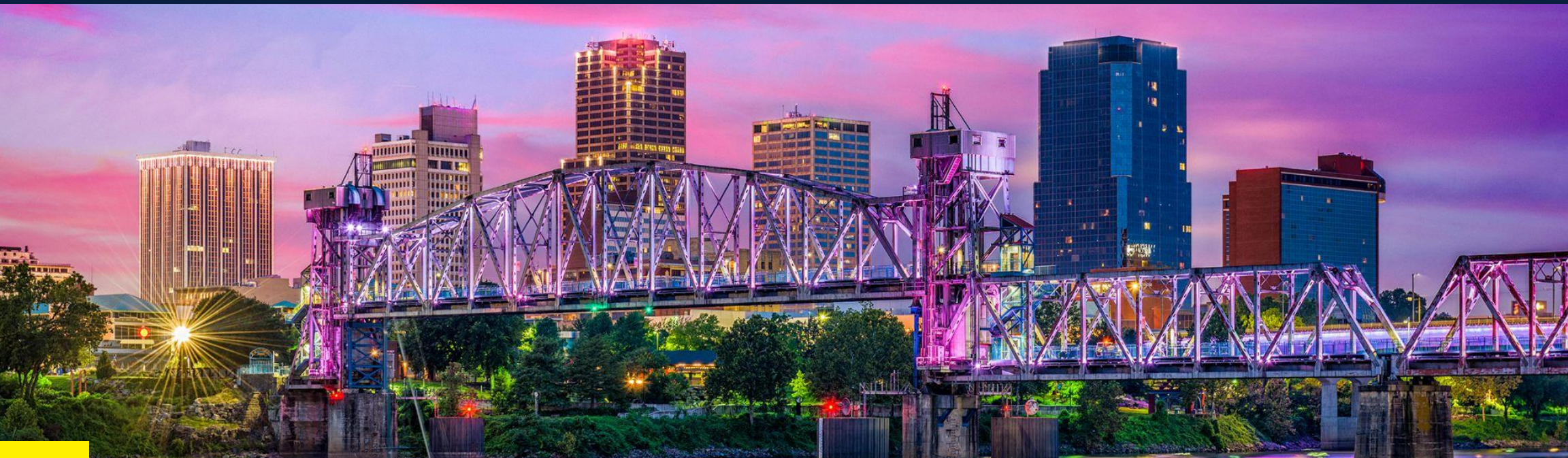
Dillard's Department Stores, Windstream Communications and Acxiom, Simmons Bank, Bank of the Ozarks, Rose Law Firm, Central Flying Service and large brokerage Stephens Inc. are headquartered in Little Rock.

Large companies headquartered in other cities but with a large presence in Little Rock are Dassault Falcon Jet near Little Rock National Airport in the eastern part of the city, Fidelity National Information Services in northwestern Little Rock, and Welspun Corp in Southeast Little Rock.

Little Rock and its surroundings are the headquarters for some of the largest non-profit organizations in the world, such as Winrock International, Heifer International, the Association of Community Organizations for Reform Now, Clinton Foundation, Lions World Services for the Blind, Clinton Presidential Center, Winthrop Rockefeller Foundation, FamilyLife, Audubon Arkansas, and The Nature Conservancy.

One of the largest public employers in the state with over 10,552 employees, the University of Arkansas for Medical Sciences (UAMS) and its healthcare partners—Arkansas Children's Hospital and the Central Arkansas Veterans Healthcare System—have a total economic impact in Arkansas of about \$5 billion per year.

The Little Rock port is an intermodal river port with a large industrial business complex. It is designated as Foreign Trade Zone 14. International corporations such as Danish manufacturer LM Glasfiber have established new facilities adjacent to the port



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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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