



DOLLAR GENERAL PLUS

RELOCATION STORE

OFFERING MEMORANDUM

9344 HWY 14 E | LEAD HILL, AR 72644

EXCLUSIVELY LISTED BY:

JOSH BISHOP
First Vice President & Director

DIRECT +1 (214) 692-2289
MOBILE +1 (315) 730-6228
josh.bishop@matthews.com
License No. 688810 (TX)

BROKER OF RECORD
KYLE MATTHEWS
License No. PB00084217 (AR)

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**LIST PRICE**

\$2,077,920

**YEAR BUILT**

2022

**CAP RATE**

5.00%

**GROSS LEASABLE AREA**

±12,687 SF

LEASE & LOCATION HIGHLIGHTS

- Brand new 2022 construction (Rent Commencement in April)
- Rare Dollar General Plus – the subject property is ±12,480 SF due to the extremely large sales volume
- Relocation Store – Dollar General has operated in this market since opening their previous store in 2007. The will be closing that store and relocating to this site in April
- Relocation stores confirm extremely strong sales figures within proven markets that have an existing customer base
- 15-Year absolute NNN lease with zero management responsibilities
- Ideal 1031 exchange property for an investor seeking a reliable source of passive income
- Corporately guaranteed lease
- Five, 5-Year options with 10% rent increases

TENANT HIGHLIGHTS

- 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)

CEDAR COURT
2 FRIENDS CAFE
LEAD HILL HIGH SCHOOL
FIRST BAPTIST CHURCH OF
LEAD HILL



ARVEST



LEAD HILL SADDLE CLUB

BULL SHOALS LAKE



CLAUDE PARRISH COMMUNITY
HEALTH CENTER

HARVEST INTERNATIONAL MINISTRIES
COUNTRY MARKET



LEAD HILL AUTO CARE

NEW

DOLLAR
GENERAL

PREVIOUS

DOLLAR
GENERAL

AR-14

LEAD HILL HOUSE OF SPIRITS

Locust Creek

Deshailed Fort

Evergreen



FINANCIAL OVERVIEW

DOLLAR GENERAL PLUS

FINANCIAL OVERVIEW

TENANT TRADE NAME	Dollar General Plus
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	4/25/2022
LEASE EXPIRATION DATE	4/30/2037
TERM REMAINING ON LEASE	15 Years
INCREASE	10% in Options
OPTIONS	Five, 5-Year Options



STOCK IMAGE

Please contact a Matthews™ Capital Markets Agent for financing options.

Robert Burke
robert.burke@matthews.com

ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
Current - 4/30/2037	\$8,658.00	\$103,896.00		5.00%
Option 1	\$9,523.00	\$114,276.00	10.00%	5.50%
Option 2	\$10,476.00	\$125,712.00	10.00%	6.05%
Option 3	\$11,523.00	\$138,276.00	10.00%	6.65%
Option 4	\$12,676.00	\$152,112.00	10.00%	7.32%
Option 5	\$13,943.00	\$167,316.00	10.00%	8.05%



TENANT OVERVIEW

DOLLAR GENERAL PLUS

STOCK IMAGE

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 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, 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.



18,000+

LOCATIONS



\$33.7B

2021 REVENUE



1939

FOUNDED



AREA OVERVIEW

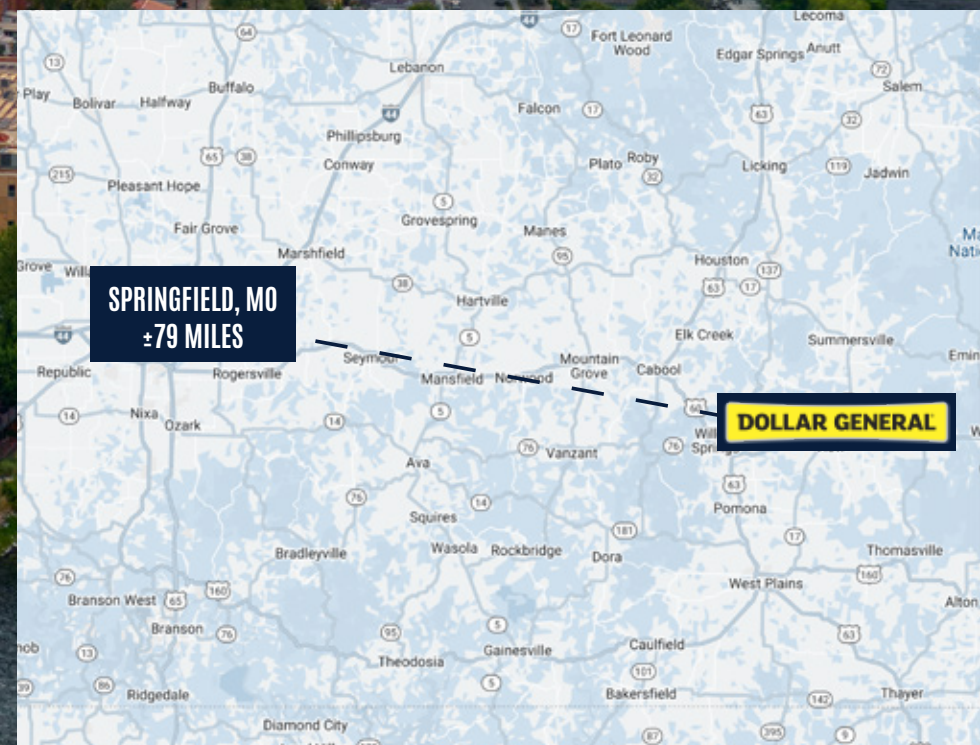
DOLLAR GENERAL PLUS

STOCK IMAGE



LEAD HILL, AR

Lead Hill is a town in Boone County, Arkansas. Lead Hill has an industrial park with existing industries and land available. The town also has an excellent school, public services, and businesses to serve residents' needs including a medical clinic, bank, convenience store, and restaurants. Because the city is situated on the shores of Bull Shoals Lake, recreational activities abound with water sports. Families go to the lake as often as possible to fish, swim, boat, and simply enjoy the outdoors. Branson, MO., the Live Music Capital of the U.S., is less than an hour's drive to the northwest (37 miles). Lead Hill and surrounding towns support the tourism industry that is drawn to Bull Shoals Lake.



CORP. HQ IN SPRINGFIELD, MO



COLLEGES



SPRINGFIELD, MO

Located in scenic southwest Missouri, Springfield is home to a metro population of more than 450,000, encompassing five counties: Greene, Christian, Webster, Polk, and Dallas. A "big, small town," Springfield offers a great blend of fascinating attractions, historical treasures, sports excitement and cultural and leisure activities in a welcoming environment. Through the Springfield-Greene County Park Board, the city offers 102 parks and Ozarks Greenways, a linear trail system that integrates with the city's growing on-street bike route system. Springfield also boasts an airport; an art museum; a zoo; a professional tennis team; a minor-league baseball team and is home to Bass Pro Shops and Johnny Morris' Wonders of Wildlife Museum & Aquarium, Missouri State University, Drury and Evangel universities, Ozarks Technical Community College and two nationally recognized Top 100 Integrated Health Systems. Springfield's economy is based on health care, manufacturing, retail, education, and tourism. With a Gross Metropolitan Product of \$13.66 billion in 2004 and \$18.6 billion in 2016 according to missourieconomy.org. Springfield's economy makes up 6.7% of the Gross State Product of Missouri.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General Plus** located at **9344 Hwy 14 E, Lead Hill, AR 72644** ("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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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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REAL ESTATE INVESTMENT SERVICES

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