

# DOLLAR GENERAL

# OFFERING MEMORANDUM

119 Bevill St Gosnell, AR 72315

Actual Site Photo



Marcus & Millichap  
HURD NET LEASE GROUP

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Activity ID #ZADO250321

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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# EXCLUSIVELY LISTED BY



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# TENANT OVERVIEW

MARKET CAP

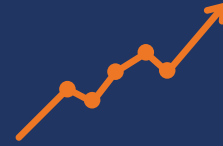
**\$48B**



TRADED ON

NYSE

TICKER : **DG**



**DOLLAR GENERAL®**

NET SALES 2020

**\$33.7B**



S&P RATING

**BBB**

REVENUE

**\$7.8B**



**1000+ NEW  
STORES TO  
OPEN IN 2021**



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# OFFERING SUMMARY



LIST PRICE

**\$504,000**



CAP RATE

**7.50%**



TERM REMAINING

**2.1 Years**

## RENT SCHEDULE

Year	Annual Rent	Monthly Rent	Cap Rate
Current	\$37,800	\$3,150	7.50%
Option 1	\$41,580	\$3,465	8.25%
Option 2	\$45,738	\$3,811	9.08%

## OPERATIONAL

Lease Type	Double Net
Guarantor	Dolgen. Corp
Lease Expiration	7/31/2024
Year Built	2000
Building Size	8,000 Sq Ft
Lot Size	0.84 Acres

# OVERVIEW

## PROPERTY OVERVIEW

The Hurd Net Lease Group with Marcus and Millichap is pleased to exclusively offer for sale the Dollar General located at 119 Bevill Street in Gosnell, Arkansas. This investment opportunity is being offered at \$504,000 which represents a 7.50 percent cap rate.

The subject property is a 8,000 square foot build that completed construction in 2000 and sits on a 0.84 acre parcel. This Dollar General currently has just over two years remaining on the current lease term with two, five year option periods which all include rental increases.

The property is encumbered by a double net lease structure which allows for limited landlord responsibility including roof, structure, and taxes. Dollar General reimburses for insurance and contributes \$133 a month in common area maintenance. This site is currently undergoing an interior remodel which is being paid at the tenants expense.

Gosnell, Arkansas is located in Mississippi County which is in northeast Arkansas. This location borders the Mississippi River along Arkansas and Tennessee. The city of Gosnell is a bedroom community near Blytheville, Arkansas.

- Double Net Lease With Just Over Two Years Remaining
- Two, Five Year Option Periods Remaining - All Including A Rental Increase
  - Across From Gosnell School District
- Tenant Contributes \$133 A Month In Common Area Maintenance
  - Over 17,000 People Within A 5-Mile Radius
- Located 1 Mile Away From Arkansas International Airport-BYH



# DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
2027 Projection	2,034	5,675	16,351
2022 Population	2,133	5,939	17,116
2010 Census	2,540	7,014	20,236

Household Income			
Average	\$65,277	\$62,143	\$55,805

Households			
2027 Projection	787	2,105	6,304
2022 Estimate	835	2,215	6,605
2010 Census	1,034	2,667	7,835

Housing			
Median Home Value	\$96,568	\$94,427	\$86,825



# LOCAL MAP - GOSNELL, AR

Arkansas International Airport-BYH

Gosnell School District



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# FINANCIAL ANALYSIS

## THE OFFERING

Price	\$504,000
Capitalization Rate	7.50%
Price/SF	\$63.00

## PROPERTY DESCRIPTION

Year Built / Renovated	2000
Gross Leasable Area	8,000 Sq Ft
Type of Ownership	Fee Simple
Lot Size	0.84 Acres

## LEASE SUMMARY

Tenant	Dollar General
Rent Increase	In Options
Lease Guarantor	Dolgen. Corp
Lease Type	Double Net
Lease Commencement	1/17/2000
Lease Expiration	7/31/2024
Renewal Options	Two, Five-Year
Term Remaining on Lease	2.1 Years
Landlord Responsibility	Roof/Structure/Taxes
Tenant Repsonsibility	CAM/Insurance

## RENT SCHEDULE

Year	Annual Rent	Monthly Rent	Cap Rate
Current	\$37,800	\$3,150	7.50%
Option 1	\$41,580	\$3,465	8.25%
Option 2	\$45,738	\$3,811	9.08%

## ANNUALIZED OPERATION INFORMATION

INCOME	Dollar Amount
Base Rental Income	\$37,800
Operating Expense Reimbursement	
-Taxes	\$1,600
-CAM	\$1,600
Gross Income	\$41,000
Operating Expenses	\$3,200
Net Operating Income	\$37,800

## OPERATING EXPENSES

Insurance	Handled By Tenant
CAM	Handled By Tenant
Taxes	\$2,844
Reserves	\$356



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