

Absolute NNN - Zero Landlord Obligations

Dollar General is responsible for the Real Estate Taxes, Insurance, Roof, Structure, Parking Lot and any Common Area Maintenance charges.

Desirable Rental Increases in the Option Periods

The initial term is accompanied by five (5), five (5) year option periods, each of which include a rental increase at their respective starts.

Investment Grade Tenant

As of February 2021, Dollar General Corporation (NYSE: DG) reported total revenue of more than \$34.22 billion, a net income of \$2.40 billion, and a net worth in excess of \$6.26 billion. The company currently holds an investment grade rating of BBB/Stable with Standard & Poor's.

Brand New, Build-To-Suit Construction

The Property is being constructed as a build-to-suit Dollar General.

Long-Term, 15-Year Lease

The investment features a long-term, fifteen (15) year base term.



Representative Property

Dollar General Plus

131 Highway 71 SW, Huntington, AR 72940 (Fort Smith MSA)

Northmarq is pleased to offer to qualified investors a single-tenant retail property, 100% leased to Dollar General, located in Huntington, AR (the Property).

The Property consists of a ± 10,566 SF building and ± 1.00 acre of land. Dollar General is operating under a fifteen (15) year absolute NNN lease featuring five (5), five (5) year renewal options with 10% rental increases in each option.

Dollar General Corporation is an investment grade company currently holding a Standard & Poor's rating of BBB/Stable.

Property Summary

Address	131 Highway 71 SW, Huntington, AR 72940
Building Size	± 10,566 SF
Land Area	± 1.00 Acre
Ownership Interest	Fee Simple
Encumbrances	None, Delivered Free & Clear
NOI	\$89,700