

NNN

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 October 2022, Dollar General Corporation (NYSE: DG) reported total revenue of more than \$34.22 billion, a net income of \$1.7 billion, and a net worth in excess of \$6 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.



Great Demographics

The population within a 10-mile radius of the property is over 51,600 and the average household income is over \$73,800 within 5 miles from the property. These are outstanding demographics for this type of property.



Representative Photo

Dollar General Plus

Rudy (Fort Smith, AR-OK MSA), AR

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

The Property consists of a \pm 10,542 SF building and \pm 2.00 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

| | |
|---------------------------|------------------------------------|
| Addresses | 6250 Old 88 Rd., Rudy, AR 72952 |
| Building Size | \pm 10,542 SF |
| Land Area | \pm 2.00 AC |
| Ownership Interest | Fee Simple |
| Encumbrances | None, Delivered Free & Clear |
| NOI | \$100,776 |

