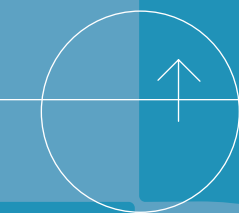




CP PARTNERS



Dollar General

2023 CONSTRUCTION | ABSOLUTE NNN LEASE WITH
INVESTMENT GRADE TENANT | LESS THAN 1 HOUR FROM LITTLE ROCK

PERRYVILLE, AR

IN ASSOCIATION WITH PARASELL, INC. | A LICENSED ARKANSAS BROKER #PB00078916



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REPRESENTATIVE PHOTO





REPRESENTATIVE PHOTO



INVESTMENT HIGHLIGHTS

- > Brand-new 15-year Abs. NNN lease with a full corporate guaranty; 2023 construction
- > Zero landlord maintenance or expense obligations; tenant pays for maintenance, taxes, insurance and utilities
- > 10% rental increases at the start of each of the five 5-year extension options
- > Adjacent to the Harris Brake Lake, which is the third largest lake owned by the Arkansas Game and Fish Commission
- > Less than 45 miles from Little Rock, and less than 27 miles from Conway (home of the University of Central Arkansas)
- > Dollar General's (NYSE: DG) 2022 net sales increased 10.6% to \$37.8B compared to \$34.2B in fiscal year 2021

Dollar General

1414 HIGHWAY 9 S, PERRYVILLE, AR 72126

\$1,565,000

PRICE

6.00%

CAP

NOI:	\$93,900
LEASE TYPE	Corporate Abs. NNN
LEASE TERM:	03/27/23-03/31/38
RENT INCREASES	10% In Each Option
OPTIONS	Five 5-year
LEASABLE AREA:	10,640 SF
LAND AREA:	1.99 AC

Dollar General is the country's largest small-box discount retailer with over 19,000 stores nationwide

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Absolute NNN Lease Structure with a Corporate Guaranty (NYSE: DG)

PASSIVE INVESTMENT OPPORTUNITY

- > The subject property is a 2023 construction Dollar General on a new 15-year lease with five 5-year options, and 10% rental increases at the start of each option
- > The lease features a full corporate guaranty from Dollar General, which ranks #106 on the Fortune 500 list of companies
- > The tenant is responsible for all repairs and maintenance, real estate taxes, insurance and utilities, making this a very hands-off and passive investment opportunity
- > Little Rock, Arkansas' state capital, is less than 45 miles southeast of the subject property

AMERICA'S LARGEST SMALL-BOX DISCOUNT RETAILER

- > In January 2023, Dollar General announced the opening of its 19,000th store
- > According to CoStar, Dollar General has its biggest pipeline ever for real estate projects in 2023, with plans to open over 1,000 stores
- > Dollar General has an S&P investment grade credit rating of BBB, which has been raised five times since 2009



INCOME & EXPENSE AND LEASE ABSTRACT

PRICE		\$1,565,000
Price Per Square Foot:		\$147.09
Capitalization Rate:		6.00%
Total Rentable Area (SF):		10,640
Lot Size (AC):		1.99
STABILIZED INCOME	PER SQUARE FOOT	
Scheduled Rent	\$8.83	\$93,900
Effective Gross Income	\$8.83	\$93,900
LESS	PER SQUARE FOOT	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
EQUALS NET OPERATING INCOME		\$93,900

LEASE ABSTRACT	
PREMISES & TERM	
TENANT	Dolgencorp, LLC
LEASE GUARANTOR	Dollar General Corporation
LEASE TYPE	Corporate Abs. NNN
LEASE EXPIRATION	03/31/2038
OPTIONS	Five 5-year
YEAR BUILT	2023
PARKING	35 Spaces
EXPENSES	
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
HVAC	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility

The details contained herein are provided as a courtesy to the recipient for purposes of evaluating the Property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CP Partners and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).



RENT ROLL

TENANT INFO		LEASE TERMS		RENT SUMMARY				
TENANT NAME	SQ. FT.			CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT
Dollar General	10,640	03/27/23	03/31/38	\$93,900	\$7,825	\$93,900	\$0.74	\$8.83
	Option 1	04/01/38	03/31/43		\$8,608	\$103,296	\$0.81	\$9.71
	Option 2	04/01/43	03/31/48		\$9,468	\$113,616	\$0.89	\$10.68
	Option 3	04/01/48	03/31/53		\$10,415	\$124,980	\$0.98	\$11.75
	Option 4	04/01/53	03/31/58		\$11,457	\$137,484	\$1.08	\$12.92
	Option 5	04/01/58	03/31/63		\$12,603	\$151,236	\$1.18	\$14.21
TOTALS:	10,640			\$93,900	\$7,825	\$93,900	\$0.74	\$8.83



SITE PLAN

LEGEND



Property
Boundary

10,640

Rentable SF

1.99

Acres



Egress





REPRESENTATIVE PHOTOS

**DOLLAR
GENERAL®**

The Country's Largest Small-Box Discount Retailer

ABOUT DOLLAR GENERAL

- > Dollar General (NYSE: DG) is a chain of more than 19,000 discount stores in 47 states, primarily in the South, East, Midwest, and Southwest
- > The company's sales hit \$37.8 billion in fiscal year 2022
- > Stores stock high-quality private brands as well as America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo
- > As the country's largest small-box discount retailer, stores are often located in small towns off the radar of giant discounters, offering prices as low or lower than Walmart but in more convenient locations

INVESTMENT GRADE CREDIT

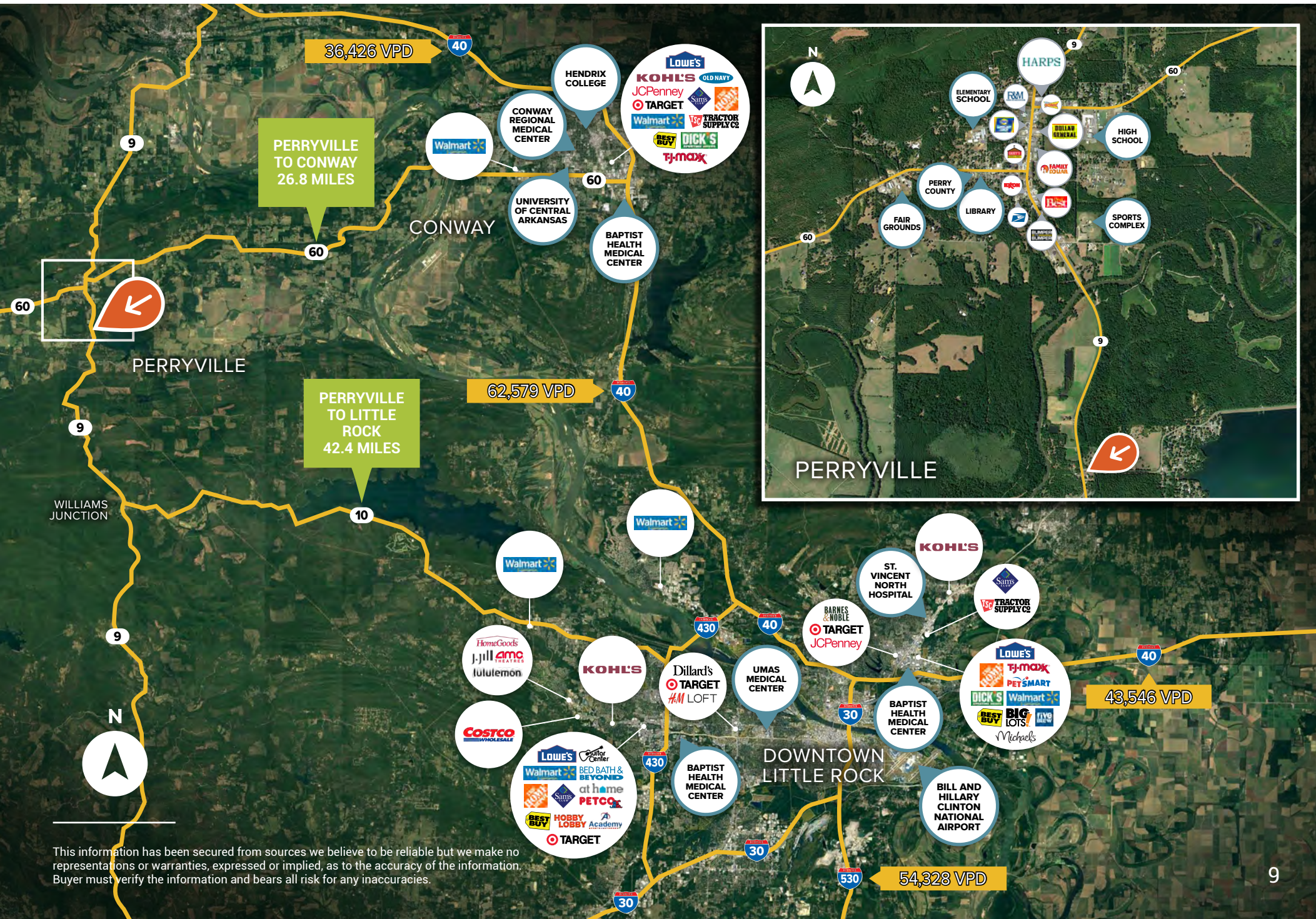
- > The company's credit rating is BBB, which has been raised five times since 2009 - Dollar General has a better credit rating than both of its larger competitors

19,147LOCATIONS IN
47 STATES**1,050**NEW STORE OPENINGS
PLANNED FOR FY2023**~170,000**EMPLOYEES ACROSS
THE U.S.**#106**FORTUNE 500 INDEX
(2022)**\$37.8 B**

TOTAL SALES (FY22)



REGIONAL TRADE AREA





Perryville, Arkansas

TOP VACATION DESTINATION

- > Perryville is located in central Arkansas, approximately 45 miles northwest of Little Rock
- > The city sits at the junction of State Highways 10 and 60
- > Located in Perry County, AR, which is home to approximately 10,000 residents

POPULAR ATTRACTIONS

- > Perryville is known for its pristine environment and mountainous scenery
- > Located less than 1 mile from the subject property is Harris Brake Lake, offering regional draw to the area
- > At 1,300 acres, Harris Brake Lake is the third largest lake owned by the Arkansas Game and Fish Commission - built in 1955 it is one of the largest ever built by a state wildlife agency
- > Just 12 miles south of town is the Lake Sylvia Recreation Area, which is centered around the 18-acre Lake

Sylvia, a popular for swimming and fishing

- > The trail system around the Lake Sylvia offers hiking including access to the Ouachita National Recreation Trail

HEIFER RANCH

- > Heifer Ranch, a 1,200-acre production and farmer-training facility, is part of Heifer International's programs and activities to promote sustainable solutions to global hunger, poverty and environmental degradation
- > Heifer Ranch creates and delivers free, high-quality and interactive farmer training events, to help small-scale farmers increase their production and profitability through regenerative agricultural practices
- > The Ranch also offers facilities for rental, including three modern lodges accommodating up to 78 people, a dining hall, meeting rooms, and outdoor spaces



RING RADIUS POPULATION DATA

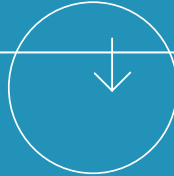
	5-MILE	10-MILES	15-MILES
2022	4,745	7,174	20,621

RING RADIUS INCOME DATA

	5-MILE	10-MILES	15-MILES
Average	\$55,383	\$59,369	\$64,250
Median	\$42,021	\$43,973	\$44,197



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