



NEW DG MARKET- RELOCATION STORE- 3% BUYSIDE FEE

905 S BEND DR, HORSESHOE BEND, AR 72512

\$1,792,245

6.5% CAP

TRINITYREIS.COM

Actual Property



HORSESHOE BEND, AR

\$1,792,245 | 6.5% CAP

- New Development Dollar General "Market"
- 15-Year Absolute NNN Lease With Zero Landlord Responsibilities - Store Opened October 2023
- Proven Market - This Store was Relocated From an Existing Location in Horseshoe Bend
- Horseshoe Bend is Nestled in the Ozark Mountains - Situated Along the Strawberry River
- Lakeside Community - 4 Lakes Nearby Bring Tourists to and From Horseshoe Bend
- Attractive 3% Buyside Commission Being Offered to Brokers

EXCLUSIVELY MARKETING BY:

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INVESTMENT OVERVIEW:

Base Annual Rent:	\$116,496
Rent Per SF:	\$9.18
Rent Commencement Date:	10/30/2023
Lease Expiration Date:	10/31/2038
Lease Term Remaining:	14+ Years
Lease Type:	Absolute NNN
Type of Ownership:	Fee Simple



In 2021, Dollar General Plans to Continue Expansion by Opening 1,050 Stores & Remodeling 1,750 Stores



Dollar General, an Essential Business, is Located Within 5 Minutes of 75% of the US Population



As a Recession Proof Tenant, Dollar General is #119 on the Fortune 500 List Operating 17,000+ Stores

PROPERTY DETAILS:

Building Area:	12,687 SF
Land Area:	4.31 AC
Year Built:	2023
Guarantor:	Dollar General Corporation (NYSE: DG)
Price Per SF:	\$141.27

LEASE ABSTRACT

905 S BEND DR | HORSESHOE BEND, AR

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	10/30/2023-10/31/2038	\$116,496	\$9.18	6.50%
Five (5), 5-Year Options 10% Increase	11/1/2038-10/31/2043	\$128,146	\$10.10	7.15%
	11/1/2043-10/31/2048	\$140,952	\$11.11	7.86%
	11/1/2048-10/31/2053	\$155,056	\$12.22	8.65%
	11/1/2053-10/31/2058	\$170,562	\$13.44	9.52%
	11/1/2058-10/31/2063	\$187,608	\$14.79	10.47%



RESPONSIBILITIES BREAKDOWN

TAXES

PAID BY **TENANT**

Tenant shall reimburse Landlord for the ad valorem taxes payable with respect to the Demised Premises within forty-five (45) days after receipt of Landlord's paid receipt...

INSURANCE

PAID BY **TENANT**

Tenant further agrees to maintain a "special cause of loss" policy (formerly an "all risk" policy) insuring all improvements on the Demised Premises (the "Property Insurance").

ROOF & STRUCTURE

PAID BY **TENANT**

...Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.

PARKING LOT & HVAC

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5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



2010 Census
2023 Estimated
2028 Projected

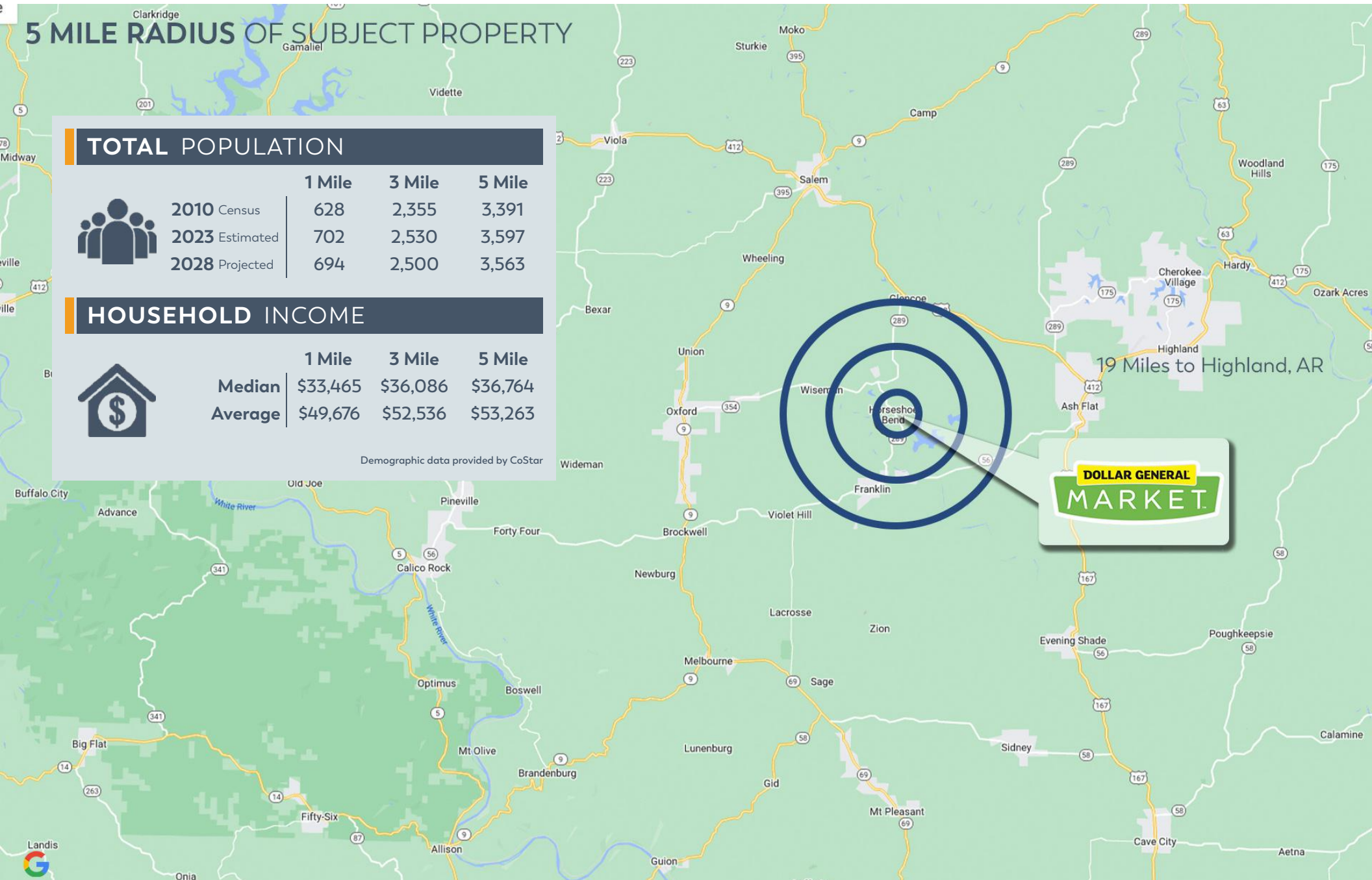
	1 Mile	3 Mile	5 Mile
2010 Census	628	2,355	3,391
2023 Estimated	702	2,530	3,597
2028 Projected	694	2,500	3,563

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$33,465	\$36,086	\$36,764
Average	\$49,676	\$52,536	\$53,263

Demographic data provided by CoStar





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Actual Property



Actual Property

PROPERTY PHOTO

905 S BEND DR | HORSESHOE BEND, AR



Actual Property



DOLLAR GENERAL
market



84 Years
of Success



**Publicly
Traded Co.**
NYSE: DG



BBB
S&P Rated



“Market”
New Concept



18,000+
Locations

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Actual Property