



DOLLAR GENERAL
market

Representative Photo

800 E MAIN STREET | GREEN FOREST, AR 72638

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EXECUTIVE OVERVIEW

LEASE & LOCATION

- Brand new 2024 build-to-suit construction for Dollar General Market
- 15 Years Absolute NNN Lease - Zero Landlord Responsibilities
- Dollar General Market stores are DG's grocery store concept and confirm that they are projecting a very large sale volume based off of their previous stores revenue numbers
- Attractive lease structure with 5% rent increases every 5 years throughout the initial term and options
- Corporately guaranteed lease from Dollar General Corporation
- Excellent retail corridor with surrounding national tenants
- Corporately guaranteed lease from Dollar General Corporation
- Traffic counts in excess of $\pm 10,000$ VPD on E Main Street

TENANT HIGHLIGHTS

- Dollar General has $\pm 19,500$ locations and plans to continue their expansion for the foreseeable future
- Dollar General has been considered an essential retailer and has proven to be one of the most profitable companies through the COVID-19 pandemic
- Dollar General boasts an investment-grade credit rating of BBB (S&P)



Representative Photo



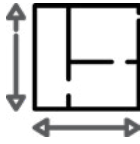
FINANCIAL OVERVIEW



\$2,209,661
PRICE



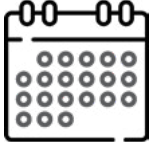
6.50%
CAP RATE



±12,687 SF
GLA



+1.66 AC
LOT SIZE



2024
YEAR BUILT

TENANT SUMMARY	
Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Abs NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	15 Years
Rent Commencement Date	5/13/2024
Lease Expiration Date	5/31/2039
Term Remaining on Lease	±15 Years
Increase	5% Every 5 Years
Options	Five, 5-Year Options

ANNUALIZED OPERATING DATA				
LEASE YEAR	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
Years 1- 5	\$11,969.00	\$143,628.00	-	6.50%
Years 6 - 10	\$12,567.00	\$150,804.00	5.00%	6.82%
Years 11 - 15	\$13,195.00	\$158,340.00	5.00%	7.17%
Option 1	\$13,855.00	\$166,260.00	5.00%	7.52%
Option 2	\$14,548.00	\$174,573.00	5.00%	7.90%
Option 3	\$15,275.00	\$183,301.65	5.00%	8.30%
Option 4	\$16,039.00	\$192,466.73	5.00%	8.71%
Option 5	\$16,841.00	\$202,090.07	5.00%	9.15%



TENANT OVERVIEW

Dollar General is the fastest-growing retailer which currently boasts roughly 19,500 neighborhood general stores in 47 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 75% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Proctor & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others. Over the past few years, Dollar General has started to introduce alcohol and tobacco products such as cigarettes into their product mix, which has further driven revenue and increased profitability.

With its larger $\pm 12,668$ SF building, Dollar General PLUS targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value-conscious has paid off big, both during and after the recession. The discount retailer boasted its expectation of 29 consecutive years of same-store sales growth in December 2018, attributable to its value and convenience proposition, along with strong consumables and seasonal goods sales.

Representative Photo



THE OFFERING

PROPERTY NAME	DOLLAR GENERAL
Property Address	800 E Main Street Green Forest, AR 72638
SITE DESCRIPTION	
Number of Stories	One
Year Built	2024
GLA	$\pm 12,687$ SF
Type of Ownership	Absolute NNN

COMPANY NAME
DOLLAR GENERAL

EMPLOYEES
 $\pm 158,000$

HEADQUARTERS
GOODLETTSVILLE, TN

YEAR FOUNDED
1939

WEBSITE
DOLLARGENERAL.COM

LOCATIONS
 $\pm 19,500$

GREEN FOREST, ARKANSAS

Green Forest, Arkansas, is a charming town nestled in the scenic Ozark Mountains, known for its lush greenery and picturesque landscapes. Surrounded by dense forests and rolling hills, the community exudes a tranquil and inviting atmosphere, making it an ideal destination for nature enthusiasts and those seeking a peaceful retreat. The town is characterized by its friendly residents and a strong sense of community, creating a warm and welcoming environment for both visitors and locals alike. With outdoor recreational opportunities abound, such as hiking trails, fishing spots, and camping sites, Green Forest attracts nature lovers looking to explore the beauty of the Ozarks. Rich in history and culture, the town also boasts historic sites and local attractions that showcase its heritage. Green Forest, Arkansas, stands as a testament to the natural beauty and tight-knit community spirit that defines life in this charming corner of the Ozarks.

DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
2020 Census	2,869	4,413	5,587
2024 Estimate	2,954	4,537	5,727
2029 Projection	3,066	4,700	5,913
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Census	984	1,542	1,970
2024 Estimate	1,008	1,579	2,012
2029 Projection	1,043	1,632	2,072
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$63,593	\$66,204	\$67,834



ARKANSAS



Arkansas, located in the southern region of the United States, is a state characterized by its diverse geography, encompassing the Ozark Mountains in the north and the Ouachita Mountains in the west. The state is renowned for its picturesque landscapes, including scenic rivers, dense forests, and hot springs. Little Rock, the capital and largest city, stands as a cultural and economic hub. Arkansas holds historical significance as the birthplace of former U.S. President Bill Clinton. The state's economy is diverse, with agriculture, manufacturing, and tourism playing vital roles. Visitors to Arkansas can explore its national parks, such as Hot Springs National Park, and experience the rich cultural heritage deeply rooted in the state's traditions and history.

ECONOMY

Arkansas boasts a diverse and resilient economy, with key sectors contributing to its prosperity. Agriculture plays a significant role, with the state being a major producer of poultry, rice, soybeans, and cotton. The manufacturing industry is robust, encompassing aerospace, food processing, and automobile manufacturing. Walmart, one of the world's largest retailers, has its headquarters in Bentonville, Arkansas, influencing the retail sector and providing a substantial economic impact. The state's natural resources, including timber and minerals, also contribute to its economic strength. Additionally, tourism plays a crucial role in attracting visitors to explore the scenic beauty of the Ozark and Ouachita Mountains, as well as historic sites like Hot Springs. Overall, Arkansas' economy reflects a balance of agriculture, industry, commerce, and natural resources, positioning it as a dynamic player in the Southern United States.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **800 E Main Street, Green Forest AR 72638** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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Interactive Offering Memorandum



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