



1346 HWY 62 E | MOUNTAIN HOME, AR 72653



INTERACTIVE OFFERING MEMORANDUM

OFFERING MEMORANDUM

DOMINO'S

1346 HWY 62 E | MOUNTAIN HOME, AR 72653

EXCLUSIVELY LISTED BY



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±0.47 AC

Lot Size



1999

Year Built



±19,000

Vehicles Per Day



NNN

Lease Type

PROPERTY OVERVIEW

- **Lease Structure** – Absolute triple net (NNN) lease with zero landlord responsibilities
- **Low Rent** – The tenant currently pays \$30,000 in annual rent (\$20/SF), far below market
- **Superb Sales** – Over \$1.5M in net sales were generated in 2021
- **High Traffic** – The site sees ±19,000 vehicles per day, situated off U.S. Highway 62 E
- **Extension Option** – The single remaining 5-year option allows for up to 20% rental escalation
- **Fee Simple** – Ownership of both the land and building which includes a drive-thru
- **Proven Franchisee** – A&M Pizza, led by CEO Art Hurteau, operates 37 Domino's locations throughout Northwest Arkansas and Southwest Missouri



FINANCIAL SUMMARY



\$428,571
LIST PRICE



7.00%
CAP RATE



\$293.14
PRICE PER SF

TENANT SUMMARY

Tenant Trade Name	Dominos
Type of Ownership	Fee Simple
Lease Guarantor	A & M Pizza, Inc. (37 Units)
Lease Type	Absolute NNN
Landlords Responsibilities	None
Original Lease Term	5 Years
Rent Commencement Date	09/01/2021
Lease Expiration Date	10/31/2026
Term Remaining on Lease	±2 Years
Increases	Up to 20% at Option
Options	One, 5-Year Option
Drive Thru	Yes
Building Size	±1,462 SF

ANNUALIZED OPERATING DATA

	ANNUAL RENT	RENT PSF	CAP RATE
Current - 10/31/2026	\$30,000	\$20.51	7.00%
Option 1	\$36,000	\$24.62	8.40%





TENANT PROFILE

Domino's Pizza is a global pizza delivery and carryout chain that has become synonymous with convenient and quick food service. Founded in 1960 by Tom Monaghan and James Monaghan in Ypsilanti, Michigan, the company has grown into one of the world's largest pizza chains, with thousands of locations in more than 90 countries.

Domino's is known for its emphasis on efficiency and innovation in the food delivery industry. The company gained fame in the late 2000s with its "You Got 30 Minutes" campaign, promising speedy pizza delivery.

Over the years, Domino's has continually adapted to changing consumer preferences and technology trends, focusing on online and mobile ordering platforms and tracking pizza deliveries in real-time. Domino's success can be attributed to its strong brand recognition, commitment to technology, and dedication to delivering consistent and affordable pizza options to customers worldwide, making it a dominant player in the competitive pizza industry.

HEADQUARTERS
ANN ARBOR, MI

YEAR FOUNDED
1960

OF EMPLOYEES
±11,200

PROPERTY PHOTOS





**DISCOUNT
TIRE**
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

Walmart
Supercenter

LOWE'S



SLIM CHICKENS



Winsupply
OF MOUNTAIN HOME

TWIN LAKES GOLF COURSE

THE BACK FORTY

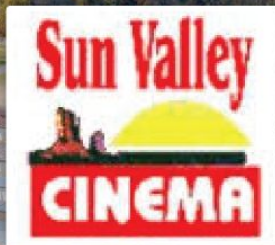
MUDBUSTERS CAR WASH

± 19,000 VPD



SUBJECT PROPERTY





SUBJECT PROPERTY

MUDBUSTERS CAR WASH



± 19,000 VPD

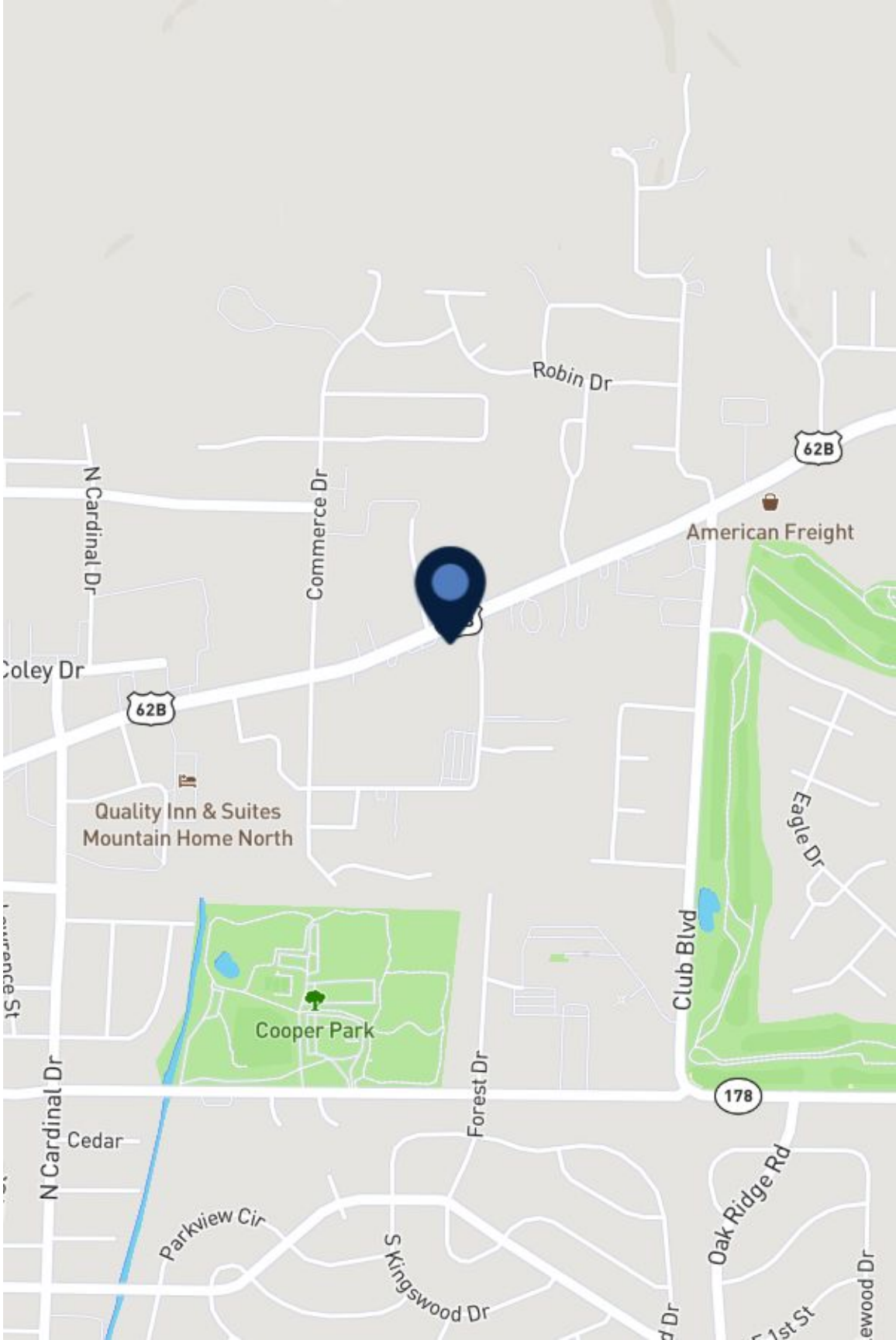
AREA OVERVIEW

Mountain Home, Arkansas, is a city located in the Ozark Mountains, offering abundant outdoor recreational opportunities and a strong sense of community. Surrounded by Norfolk and Bull Shoals Lakes, it is a destination for fishing, boating, and camping, with clear waters and diverse wildlife. The nearby Ozark National Forest and Bull Shoals-White River State Park provide hiking trails, trout fishing, and scenic views that draw nature enthusiasts throughout the year. Local attractions include the historic Wolf House, a preserved 19th-century log cabin, as well as the Raimondo Winery and Big Creek Golf and Country Club which offer unique leisure experiences for residents and visitors.

Mountain Home has grown from a small settlement in the mid-19th century into the economic and cultural hub of Baxter County. Its economy is supported by tourism, agriculture, healthcare, and a variety of small businesses, all benefiting from the area's natural resources and central location. The city hosts festivals, farmers' markets, and art events that highlight the creativity and traditions of the region. With its mix of history, cultural opportunities, and outdoor activities, Mountain Home appeals to a wide range of people, including retirees, families, and outdoor enthusiasts.

DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	2,918	16,073	22,264
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	1,361	7,496	10,285
INCOME	1-MILE	3-MILE	5-MILE

Average Household Income	\$66,779	\$61,616	\$62,060
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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 **1346 Hwy 62 E Mountain Home, AR 72653** ("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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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.

MATTHEWSTM

REAL ESTATE INVESTMENT SERVICES



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