

MATTHEWSTM

REAL ESTATE INVESTMENT SERVICES



DOLLAR GENERAL[®]

199 Highway 64 W | Beebe, AR 72012-9506



INTERACTIVE OFFERING MEMORANDUM

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INVESTMENT HIGHLIGHTS

LEASE & LOCATION HIGHLIGHTS

- 2012 build-to-suit construction for Dollar General
- 8.75-years remaining on a NN+ lease
- Tenant pays for all maintenance and repair of parking lot & all HVAC repairs and replacement
- Average household income of \$90,913 annually (considered to be ideal for Dollar General)
- 5-Mile population of 20,099 residents
- Five, 5-Year renewal options, all of which include an attractive 10% rental increase
- Corporately guaranteed lease from Dollar General Corporation

- Beebe is home to Arkansas State University-Beebe
- Beebe is located just ±10-miles northeast of Cabot and ±35-miles northeast of Little Rock

TENANT HIGHLIGHTS

- Dollar General boasts an investment grade credit rating of BBB (S&P)
- 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 has ±21,000 locations and plans to continue their expansion for the foreseeable future

REPRESENTATIVE PHOTO



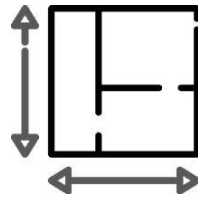
FINANCIAL OVERVIEW



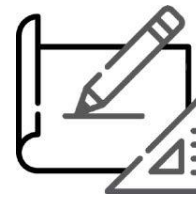
\$1,111,350
PRICE



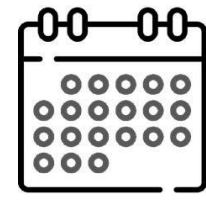
7.50%
CAP RATE



±9,026 SF
GLA



±0.96 AC
LOT SIZE



2012
YEAR BUILT

TENANT SUMMARY

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Roof and Structure	Landlord Responsibility
Original Lease Term	15 Years
Rent Commencement Date	11/4/2011
Lease Expiration Date	10/31/2033
Term Remaining on Lease	±8.75 Years
Increases	10% in Options
Options	Five, 5-Year Options

ANNUALIZED OPERATING DATA

LEASE YEAR	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP
Current - 10/31/2033	\$6,945.94	\$83,351.27	10%	7.50%
Option 1	\$7,640.53	\$91,686.39	10%	8.25%
Option 2	\$8,404.59	\$100,855.03	10%	9.08%
Option 3	\$9,245.04	\$110,940.54	10%	9.98%
Option 4	\$10,169.55	\$122,034.59	10%	10.98%
Option 5	\$11,186.50	\$134,238.05	10%	12.08%

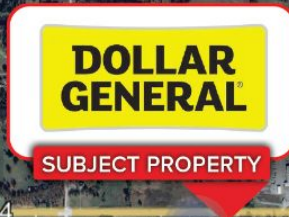


N

64



KEN'S DISCOUNT HOME CENTER



U.S. Hwy 64

± 14,000 VPD

± 28,000 VPD

57

Dewitt Henry Dr

ARKANSAS STATE UNIVERSITY- BEEBE
3,271 STUDENTS



FIRST BAPTIST CHURCH BEEBE



BEEBE HIGH SCHOOL
1,031 STUDENTS

367

DOLLAR GENERAL®

TENANT OVERVIEW

Dollar General is the fastest-growing retailer, with approximately 21,000 neighborhood general stores in 48 U.S. states, primarily in the South, East, Midwest, and Southwest. About 75% of its sales come from consumables (including refrigerated, shelf-stable, and perishable foods) and household essentials such as paper towels, cleaning supplies, and laundry items. Dollar General offers trusted name brands like Clorox, Procter & Gamble, Coca-Cola, Mars, Nestlé, and General Mills. Recently, the company added alcohol and tobacco products, further boosting revenue and profitability.

With its small-box store model averaging ±10,640 sq. ft., Dollar General targets cost-conscious consumers seeking convenience over larger competitors like Walmart and Costco. This strategy has driven significant success, both during and after economic downturns.

Looking ahead, Dollar General is accelerating growth with plans to open 1,050 new stores in 2025—a 20% increase over 2023—and remodel 1,850 locations. These initiatives, along with 120 store relocations, reflect its focus on expanding its footprint and enhancing customer experience.



THE OFFERING

PROPERTY NAME	DOLLAR GENERAL
Property Address	199 Highway 64 W, Beebe, AR 72012-9506
SITE DESCRIPTION	
Year Built	2012
GLA	±9,026 SF
Type of Ownership	Fee Simple

COMPANY NAME DOLLAR GENERAL	EMPLOYEES ±170,000
YEAR FOUNDED 1939	HEADQUARTERS GOODLETTSVILLE, TN
WEBSITE DOLLARGENERAL.COM	LOCATIONS 21,000+

MARKET OVERVIEW

Beebe, AR

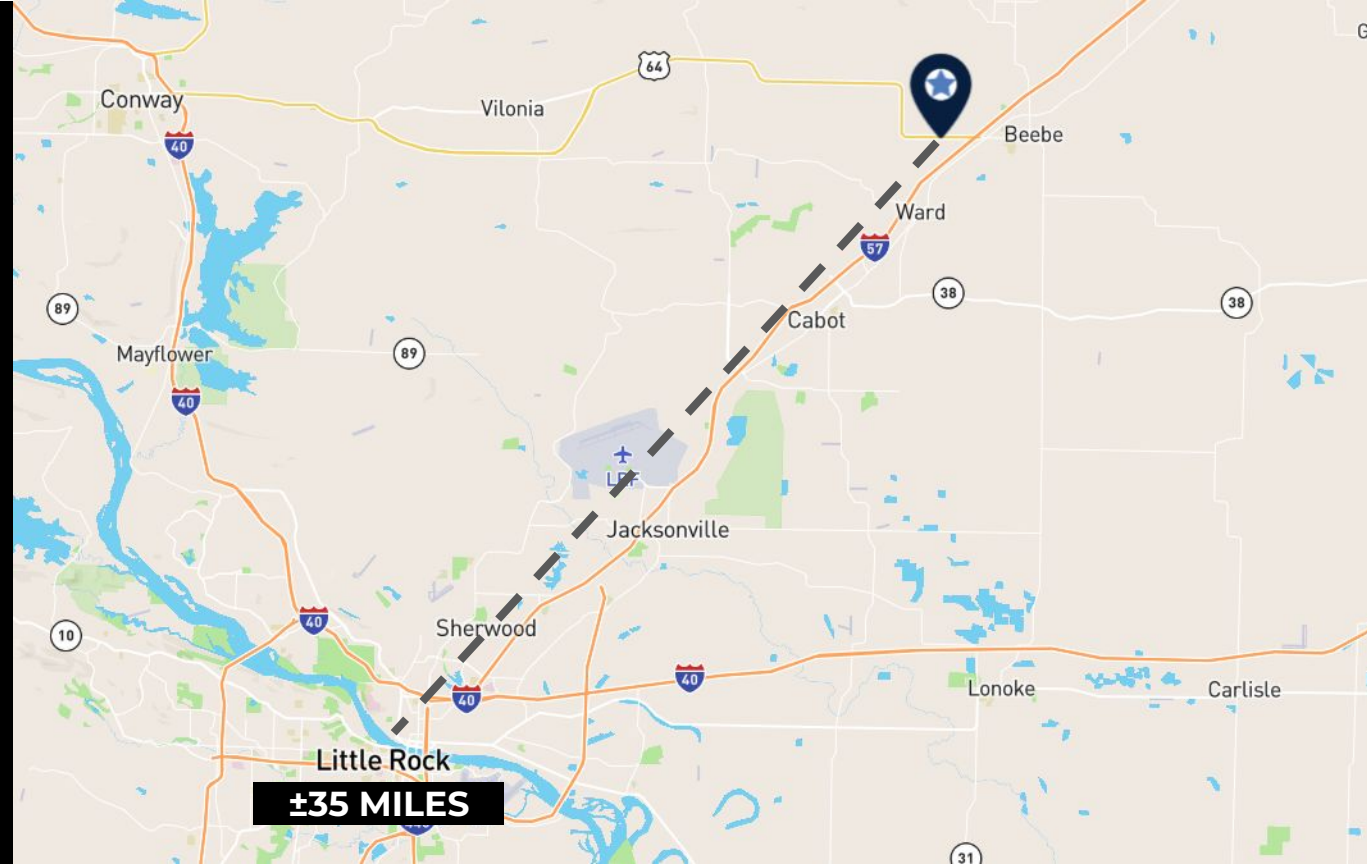
Beebe, Arkansas, located in White County approximately ±35 miles northeast of Little Rock, is a city with a long history dating back to its establishment in 1875.

Named after Roswell Beebe, a railroad executive instrumental in the development of the area, the city grew alongside the expansion of the rail industry.

Today, Beebe is a vibrant community that serves as a regional center for education, commerce, and residential life. Its location along U.S. Route 67 provides convenient access to Little Rock, allowing residents and businesses to benefit from the proximity to the state capital.

Arkansas State University-Beebe plays a significant role in the city, offering a range of educational programs and serving as a hub for cultural and community activities. The local economy is supported by agriculture, small businesses, and education, creating a diverse foundation for growth and stability.

Recreational opportunities are available in nearby parks and natural areas, catering to outdoor enthusiasts and families. Beebe's combination of historical significance, educational resources, and accessibility to larger urban areas contributes to its importance within the region.



DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Five-Year Projection	9,384	21,559	70,723
Current Year Estimate	8,740	20,099	67,054
2020 Census	8,425	19,328	65,005
Growth Current Year-Five-Year	7.37%	7.26%	5.47%
Growth 2020-Current Year	3.73%	3.99%	3.15%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Five-Year Projection	3,529	8,226	27,303
Growth Current Year-Five-Year	7.85%	7.76%	6.08%
Growth 2020-Current Year	5.90%	7.48%	6.50%
Current Year Estimate	3,272	7,633	25,738
2020 Census	3,090	7,102	24,167
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$90,913	\$86,224	\$94,243



LITTLE ROCK, AR MSA

Little Rock Arkansas is the largest MSA in the state and includes the capital city, Little Rock, as well as surrounding cities and counties. Little Rock serves as a major hub for employment, education, and healthcare, making it an important economic and cultural center for residents of Sheridan and other nearby towns. Little Rock, Arkansas sits on the banks of the Arkansas River in Pulaski County. And with a population of nearly 200,000 people, it's the largest city in Arkansas. Little Rock is a major cultural, economic, government and transportation center within Arkansas and the South. The list of focal points around the city includes the Clinton Presidential Center & Park, neighboring world headquarters of Heifer International with its Heifer Village, and the Central Arkansas Nature Center.

The city includes cultural institutions such as the Arkansas Arts Center, the Arkansas Repertory Theatre, and the Arkansas Symphony Orchestra, in addition to the hiking, boating, and other outdoor recreational opportunities. The Arkansas Repertory Theatre is the state's largest nonprofit professional theatre company. A member of the League of Resident Theatres (LORT D), The Rep has produced more than 300 productions, including 40 world premieres, in its historic building located in downtown Little Rock.

±6.4 MILLION

NUMBER OF ANNUAL VISITORS

\$107.3 MILLION

REVENUE

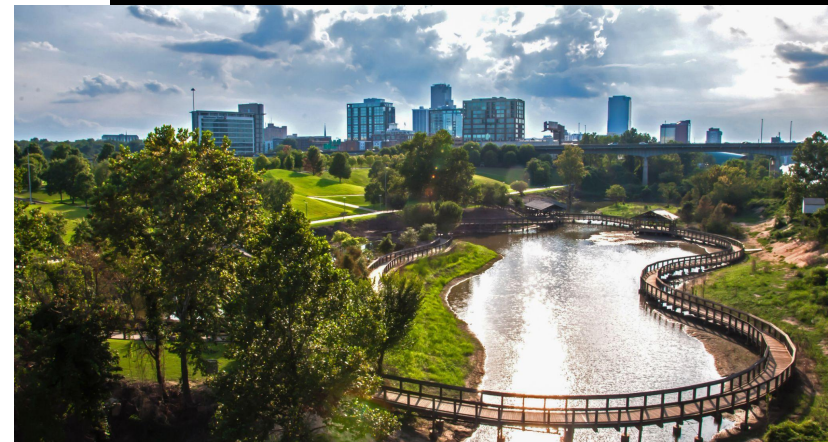
ECONOMY

Dillard's Department Stores, Windstream Communications and Acxiom, Simmons Bank, Bank of the Ozarks, Rose Law Firm, Central Flying Service and large brokerage Stephens Inc. are headquartered in Little Rock.

Large companies headquartered in other cities but with a large presence in Little Rock are Dassault Falcon Jet near Little Rock National Airport in the eastern part of the city, Fidelity National Information Services in northwestern Little Rock, and Welspun Corp in Southeast Little Rock. Little Rock and its surroundings are the headquarters for some of the largest non-profit organizations in the world, such as Winrock International, Heifer International, the Association of Community Organizations for Reform Now, Clinton Foundation, Lions World Services for the Blind, Clinton Presidential Center, Winthrop Rockefeller Foundation, FamilyLife, Audubon Arkansas, and

The Nature Conservancy. One of the largest public employers in the state with over 10,552 employees, the University of Arkansas for Medical Sciences (UAMS) and its healthcare partners—Arkansas Children's Hospital and the Central Arkansas Veterans Healthcare System—have a total economic impact in Arkansas of about \$5 billion per year

The Little Rock port is an intermodal river port with a large industrial business complex. It is designated as Foreign Trade Zone 14. International corporations such as Danish manufacturer LM Glasfiber have established new facilities adjacent to the port.



EMPLOYERS

EMPLOYEES

University of Arkansas for Medical Sciences	9,100
Baptist Health	5,360
Arkansas Children's Hospital	4,000
Entergy Arkansas	2,700
Dillard's Inc.	2,400
Windstream Communications	2,500
Arkansas Blue Cross Blue Shield	2,000
Little Rock School District	3,500
Union Pacific Railroad	2,400
L'Oreal USA	1,000

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 **199 Highway 64 W, Beebe, AR, 72012-9506** ("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.

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