



FORTIS NET LEASE
INVESTMENT REAL ESTATE SERVICES



SINGLE TENANT NN DOLLAR GENERAL

4701 Highway 135 North, Paragould, Arkansas 72450

[4701 Highway 135 North - Online Map](#)

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

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Dollar General—Paragould, AR



INVESTMENT SUMMARY

List Price:	\$796,200
Net Operating Income:	\$63,696
Initial Cap Rate:	8.00%
Building Size:	9,014 Square Feet
Rent PSF	\$7.06
Lot Size:	1.12 Acres
Extra Parcel:	Inquire with Broker
Year Built:	2010
Google Aerial Map:	Click HERE
Google Street View:	Click HERE

LEASE SUMMARY

Lease Type:	NN
Taxes/CAM/Insurance:	Tenant Responsibility
CAM Allowance:	\$300/Month <i>Lease Section 1(m)</i>
Roof/Structure:	Landlord Responsibility
Parking Lot Responsibility	Landlord Responsibility
Original Lease Term:	15 Years
Rent Commencement:	August 2nd, 2010
Rent Expiration:	August 31st, 2025
Term Remaining:	7.75 Years
Rent Increase:	3% in August 2020

INVESTMENT HIGHLIGHTS

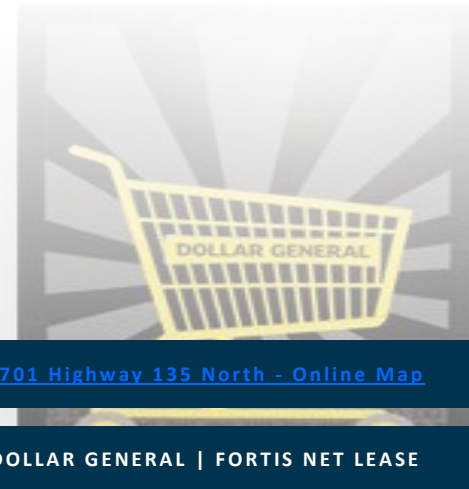
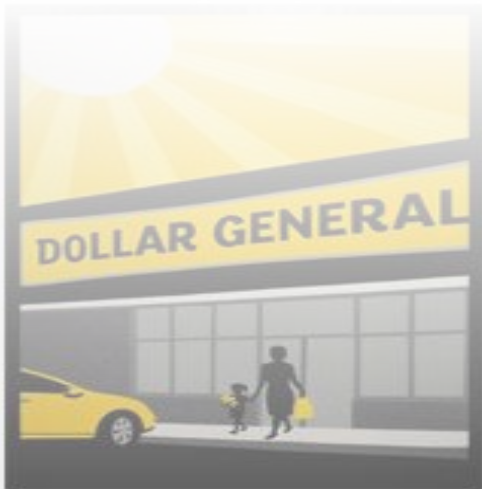
- NN Lease | Requires Minimal Landlord Responsibilities
- Rent Increases 10% at Each of the 4, 5 Year Option Periods
- Corporate Guarantee by Dollar General | S&P Rating: "BBB"
- Lease Features a 3% Rent Increase Scheduled in August 2020
- Building was Built-to-Suit DG and was Completed 2010
- **Parking Lot Resealed/Striped in 2016**
- **Inquire with Broker About Extra Lot Associated with SALE**

LOCATION HIGHLIGHTS

- Population Exceeds 27,500 w/in a 5 Mile Radius of Property
- Average Household Income Exceeds \$56,000 w/in a 5 Mile Radius
- Average Daily Traffic: 6,100+ Cars Per Day
- 4% Population Growth Expected by 2022
- Population Has Grown 10% in a 1 Mile Radius Since 2010

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Save time. Save money. Every day!®



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TENANT OVERVIEW

Dollar General is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the company was established in 1939. As of March 16th, 2017, there are more than 13,320 stores with more than 114,000 employees, located across 43 states. Dollar General has more retail locations than any retailer in America. The Dollar General store format has typically been in rural and suburban markets, now they are expanding into more densely populated areas. Opening over 837 stores in 2016. The Dollar General strategy is to deliver a hassle-free experience to consumers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.

The company launched a successful IPO in 2009 (NYSE: DG). In March, 2014 Dollar General reported record sales, operating profit and net income. For the first quarter 2015 same store sales increased 3.7%, Net Sales increased 8.8% to \$4.92 Billion. Over \$600 million of capital was returned to shareholders through shares repurchased and dividends paid in the quarter. Gross profit as a percentage of sales was 30.6% in the 2016 first quarter. This was an increase from 30.5% from 2015 first quarter. In May 2016, Dollar General reported first quarter net income was \$295 million, which is a diluted earning per share of \$1.03, a 23% increase. Dollar General is ranked #139 on the Fortune 500, a 20 spot jump from the previous year ranking.



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LOCATION OVERVIEW

Paragould is the county seat of Greene County, and the 19th-largest city in Arkansas. The city is located in northeastern Arkansas atop Crowley's Ridge, a geologic anomaly contained within the Arkansas delta. The city's name is a blend combining the last names of competing railroad magnates J. W. Paramore and Jay Gould. A group of citizens chose the name, and it is believed to be the only city in the world with this name. Gould objected to his name's being second and refused to list the new town on his schedules. The city had a population of 26,113 at the 2010 census.

Paragould is located 150 miles northeast of Little Rock and 80 miles northwest of West Memphis. Paragould is situated atop Crowley's Ridge and located along the Crowley's Ridge Parkway National Scenic Byway. It is near some of the most plentiful lakes, streams, and rivers in all of Arkansas.

Paragould is a growing city that is rich in history and tradition. The Greene County Fair is more than 100 years old and is the single largest county fair in the state. The historic downtown is home to Art and Stroll and the State's largest Zombie Walk. The downtown area is located on Pruett Street and includes the restored Collins Theatre and the Greene County 1888 Historic Courthouse, home of the Paragould Regional Chamber of Commerce.



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DOLLAR GENERAL®



6,100+ Vehicles
Per Day



Kirk Field
- PGR

Harmon Park

Paragould

W Kings Highway

Morris Farm Center



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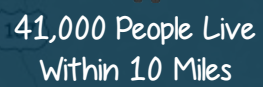
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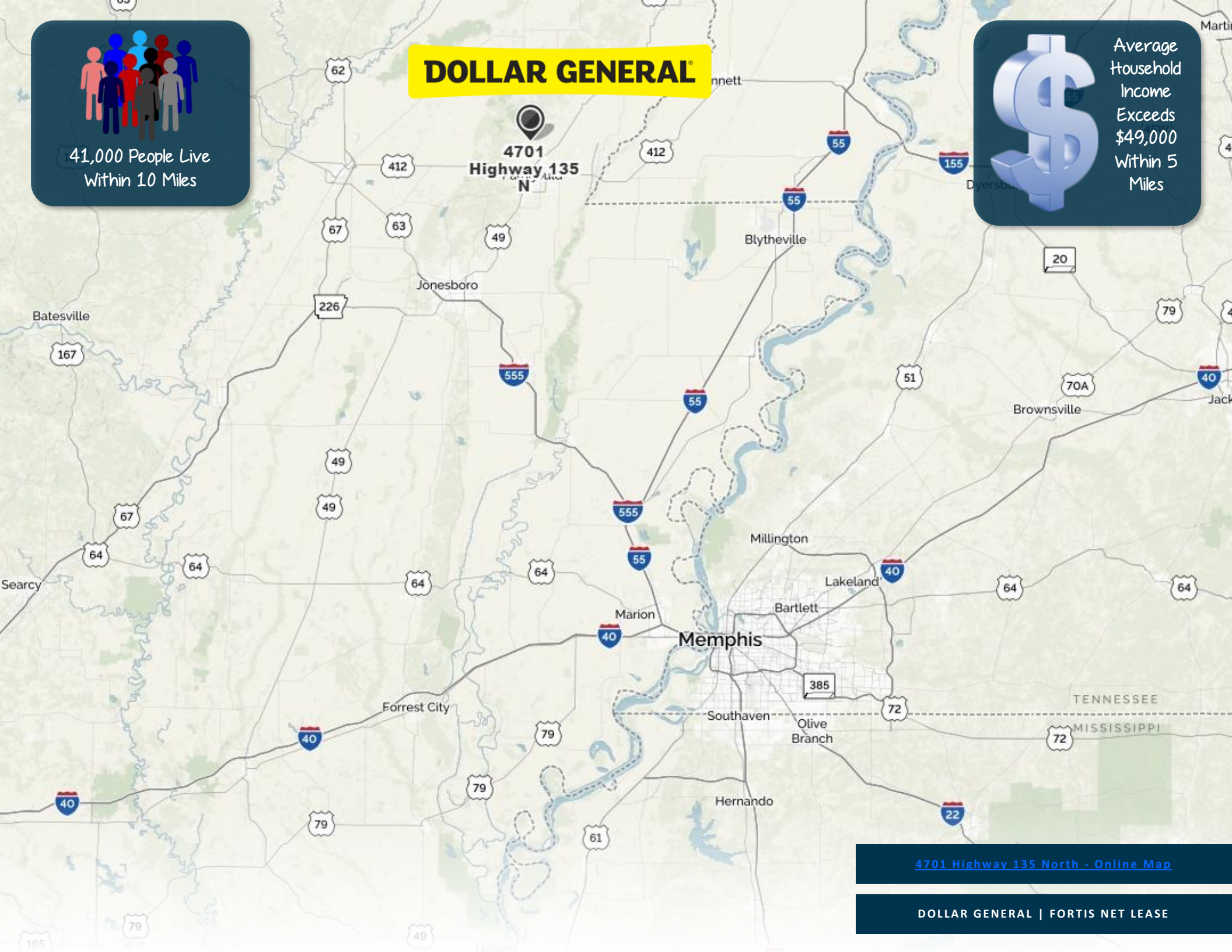
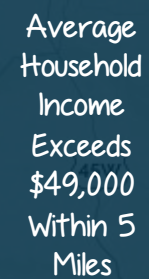
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DEMOGRAPHICS

Radius	3 Mile	5 Mile	10 Mile
Population:			
2022 Projection	6,087	28,550	42,766
2017 Estimate	5,882	27,550	41,255
2010 Census	5,569	25,869	38,670
Growth 2017-2022	3.49%	3.63%	3.66%
Growth 2010-2017	5.62%	6.50%	6.68%
2017 Population Hispanic Origin	139	958	1,218
2017 Population by Race:			
White	5,708	26,461	39,728
Black	87	429	546
Am. Indian & Alaskan	16	142	209
Asian	9	93	155
Hawaiian & Pacific Island	1	11	13
Other	61	415	605
U.S. Armed Forces:	7	35	38
Households:			
2022 Projection	2,310	11,285	16,738
2017 Estimate	2,231	10,885	16,140
2010 Census	2,109	10,213	15,118
Growth 2017 - 2022	3.54%	3.67%	3.71%
Growth 2010 - 2017	5.78%	6.58%	6.76%
Owner Occupied	1,640	6,814	10,786
Renter Occupied	592	4,071	5,354
2017 Avg Household Income	\$52,210	\$49,157	\$53,677



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