

## 1 Fayetteville, AR 72704



Price	\$7,910,000
Building Size	14,820 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

### Property Notes

### Property Description

This new prototype Walgreen's was constructed just one and a half years ago, and offers an investor one of the longer term leases available in the market today. An investor will enjoy 18+ years of NNN income guaranteed by Walgreen's corporate. Walgreen's expects high sales volumes at this location, driven primarily by the proximity to the University of Auburn. The store will not only benefit from the large student body on a daily basis, but Fayetteville retail also enjoys huge influxes of thousands of Arkansas Razorbacks alumni and fans attending home football, basketball, and baseball games. Additionally, investors feel confident in Fayetteville long term with the stability of Walmart corporate headquarters based in nearby Bentonville, just 26 miles away.

## 2 Conway, AR 72032



Price	\$7,810,824
Building Size	14,024 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

### Property Notes

### Property Description

The subject property is a single-tenant, freestanding CVS/pharmacy drugstore located in Conway, AR. The property is situated at the four-way signalized corner of Oak Street and Harkrider Street with exceptional average daily traffic counts of 41,044 VPD at the intersection. The building is a brand new state-of-the-art drugstore with a drive thru pharmacy pick-up window. There are 25-years remaining on the absolute net lease, with no landlord maintenance responsibilities whatsoever. The lease is corporately guaranteed by CVS Health Corporation (NYSE: CVS, S&P: BBB+/Stable, Moody' s: Baa1/Stable), a publicly-traded Fortune 500 Company (#12) with annual revenues exceeding \$139 billion (2014) and a net worth in excess of \$37.12 billion (Q2 2015).

## 3 Little Rock, AR 72209



Price	\$5,945,784
Building Size	13,326 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

### Property Notes

### Property Description

The subject property is a single-tenant, freestanding CVS/pharmacy drugstore located in Little Rock, AR. The property is situated at the four-way signalized intersection of Geyer Springs Road and Baseline Road, across the street from a Kroger anchored shopping center. The building is a brand new state-of-the-art drugstore with a drive thru pharmacy pick-up window. There are 25-years remaining on the absolute net lease, with no landlord maintenance responsibilities whatsoever. The lease is corporately guaranteed by CVS Health Corporation (NYSE: CVS, S&P: BBB+/Stable, Moody' s: Baa1/Stable), a publicly-traded Fortune 500 Company (#12) with annual revenues exceeding \$139 billion (2014) and a net worth in excess of \$37.12 billion (Q2 2015).

## 4 Fountain Lake, AR 71901



Price	\$1,123,000
Building Size	9,100 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Dollar general located in Fountain Lake, Arkansas. The property is leased to Dollar General Corp., under an absolute NNN lease with a corporate guarantee. The subject property was newly constructed in May 2011.

## 5 Little Rock, AR 72206



Price	\$1,046,800
Building Size	4,822 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

The subject property consists of a 4,822 square foot Auto Zone located in Little Rock, Arkansas. Auto Zone signed a 15-year lease with more than ten years remaining. The lease calls for a 5% rent increase for the initial option period and 10% rent increase for subsequent option periods. Auto Zone is the second-largest retailer of after market automotive parts and accessories in the United States and has over 5,200 stores. Auto Zone (NYSE: AZO) had annual revenue last year of over \$9.5 billion. Located at the corner of East Roosevelt Road and Sherman Street, the property features easy access and excellent visibility from Interstate 30 with exposure to over 111,000 vehicles per day. Across from the property is an Exxon Mobile gas station and a Shell gas station. The site is located within a mile from East End Shopping Center, a 45,696 square foot shopping center, anchored by Kroger and Family Dollar.

## 6 Conway (Near Little Rock), AR 72032



Price	\$1,800,000
Building Size	2,266 SF
Cap Rate	5%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

The subject property is a brand new 2,266-square foot Chipotle Mexican Grill located in Conway, Arkansas. Chipotle signed a corporate backed 15-year lease which is estimated to commence in June of 2016. The lease calls for 10% rent increases at year 10 and at each option. Chipotle is a publicly traded company on the NYSE with the ticker CMG. As of April 21, 2015, it operated approximately 1,800 restaurants.

## 7 Newport, AR 72112



Price	\$1,190,000
Building Size	4,395 SF
Cap Rate	3.95%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

Fee simple/ground lease (land ownership) in a newly constructed freestanding, single tenant, absolute NNN, McDonald's with Drive Thru, located in Newport (Jonesboro MSA), AR. The tenant, McDonald's USA, LLC, relocated to this site from a 25+ year location down the street and signed a brand-new 20-year lease. The store is slated to open in the second quarter of 2016. The lease features 5% increases in year 6 and year 11 of the initial term, and 10% rental increases at the beginning of each 10(5-year) option periods, which generates steady NOI growth and hedges against inflation.

**8 Fort Smith, AR 72903**

Price	Price Not Disclosed
Building Size	86,584 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

We are pleased to offer qualified investors an 86,584 square foot single tenant building that is 100% leased to Kohl's Corporation (NYSE: KSS) in the city of Fort Smith, AR. There are approximately 7 years remaining on an original 20 year primary term that includes 5-5 year option periods. There are 3% rental escalations every 5 years during the option periods. The lease is guaranteed by Kohl's Corporation - an investment grade S&P company with a Standard and Poor Rating of BBB+ and a Moody's rating of Baa1 - Stable.

**9 Western Grove, AR 72685**

Price	\$1,210,262
Building Size	9,026 SF
Cap Rate	6.50%
Property Sub-type	Retail Pad
Status	Active

Property Notes

**Property Description**

The subject investment is a Dollar General Store located at 27607 US Highway 65 in Western Grove, Arkansas. The building consists of roughly 9,026 square feet and sits on approximately 1.20 Acres of land. This Dollar General is subject to a 15-year Triple Net (NNN) lease. The store has 14 years remaining on the initial term of the lease. The lease calls for a 10% rental increases in each of the five, five year renewal options. Dollar General has been serving local communities for over 75 years. Specializing in frequently needed, simple goods and focusing on detailed planning and forecasting, Dollar General has been able to provide items at everyday low costs. Having over 11,300 stores in more than 40 states, Dollar General shows strong commitment to the markets that it serves.

**10 Oppelo, AR 72110**

Price	\$1,137,600
Building Size	9,026 SF
Cap Rate	6.50%
Property Sub-type	Retail Pad
Status	Active

Property Notes

**Property Description**

The subject investment is a Dollar General Store located at 450 Highway 9 in Oppelo, Arkansas. The building consists of roughly 9,026 square feet and sits on approximately 1.43 Acres of land. This Dollar General is subject to a 15-year Triple Net (NNN) lease. The store has 15 years remaining on the initial term of the lease. The lease calls for a 10% rental increases in each of the five, five year renewal options. Dollar General has been serving local communities for over 75 years. Specializing in frequently needed, simple goods and focusing on detailed planning and forecasting, Dollar General has been able to provide items at everyday low costs. Having over 11,300 stores in more than 40 states, Dollar General shows strong commitment to the markets that it serves.

## 11 Center Ridge, AR 72027



Price	\$1,106,600
Building Size	9,100 SF
Cap Rate	6.50%
Property Sub-type	Retail Pad
Status	Active

Property Notes

### Property Description

The subject investment is a Dollar General Store located at 5684 Highway 9 in Center Ridge, Arkansas. The building consists of roughly 9,100 square feet and sits on approximately 1.10 Acres of land. This Dollar General is subject to a 15-year Triple Net (NNN) lease. The store has 14 years remaining on the initial term of the lease. The lease calls for a 10% rental increases in each of the five, five year renewal options. Dollar General has been serving local communities for over 75 years. Specializing in frequently needed, simple goods and focusing on detailed planning and forecasting, Dollar General has been able to provide items at everyday low costs. Having over 11,300 stores in more than 40 states, Dollar General shows strong commitment to the markets that it serves.

## 12 Alpena, AR 72611



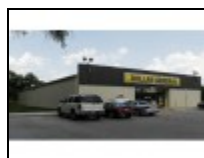
Price	\$1,185,046
Building Size	9,100 SF
Cap Rate	6.50%
Property Sub-type	Retail Pad
Status	Active

Property Notes

### Property Description

The subject investment is a Dollar General Store located at 403 Highway 62 in Alpena, Arkansas. The building consists of roughly 9,100 square feet and sits on approximately 1.65 Acres of land. This Dollar General is subject to a 15-year Triple Net (NNN) lease. The store has 14 years remaining on the initial term of the lease. The lease calls for a 10% rental increases in each of the five, five year renewal options. Dollar General has been serving local communities for over 75 years. Specializing in frequently needed, simple goods and focusing on detailed planning and forecasting, Dollar General has been able to provide items at everyday low costs. Having over 11,300 stores in more than 40 states, Dollar General shows strong commitment to the markets that it serves.

## 13 Avoca, AR 72711



Price	\$1,086,754
Building Size	9,100 SF
Cap Rate	6.50%
Property Sub-type	Retail Pad
Status	Active

Property Notes

### Property Description

The subject investment is a Dollar General Store located at 245 North Highway 62 in Avoca, Arkansas. The building consists of roughly 9,100 square feet and sits on approximately 1.20 Acres of land. This Dollar General is subject to a 15-year Triple Net (NNN) lease. The store has 14 years remaining on the initial term of the lease. The lease calls for a 10% rental increases in each of the five, five year renewal options. Dollar General has been serving local communities for over 75 years. Specializing in frequently needed, simple goods and focusing on detailed planning and forecasting, Dollar General has been able to provide items at everyday low costs. Having over 11,300 stores in more than 40 states, Dollar General shows strong commitment to the markets that it serves.

14 Russellville, AR 72802



Price	\$1,797,385
Building Size	3,816 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

This 3,816 SF FREESTANDING ASPEN DENTAL BUILDING is a lucrative investment opportunity. Aspen Dental has a 10 year initial term NNN lease that begins January 2016, with three extension options. This investment property sits adjacent to Starbucks and Buffalo Wild Wings, and is across from the Walmart Supercenter. It is also surrounded by retail establishments including: Sumo Japanese Steakhouse, Popeye's, Johnny's Frozen Custard, Verizon, and Subway.

15 Bella Vista, AR 72714



Price	\$6,199,840
Building Size	13,309 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

The subject property is a single-tenant, freestanding CVS drugstore located in Bella Vista, AR. The property is situated at the four-way signalized corner of Mercy Way and Bella Vista Way (Highway 71), a main north-south thoroughfare with exceptional traffic counts of 33,766 vehicles per day. The building is a new state-of-the-art drugstore with a drive-thru pharmacy pick-up window. There are approximately 24-years remaining on the absolute net lease, with no landlord maintenance responsibilities whatsoever. The lease is corporately guaranteed by CVS Health Corporation (NYSE: CVS, S&P: BBB+/Stable, Moody's: Baa1/Stable), a publicly-traded Fortune 500 Company (#12) with annual revenues exceeding \$139 billion (2014) and a net worth in excess of \$37.12 billion (Q2 2015).

16 Jonesboro, AR 72401



Price	\$2,388,000
Building Size	4,380 SF
Cap Rate	5.40%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

This 4,380 SF freestanding Panera Bread building is the ideal investment for an owner looking to purchase a property with a well-known and established tenant. In February, Panera was awarded The World's #1 Most Innovative Company of 2015 in Food. Panera Bread manages over 1,900 locations and continues to be a success. This investment sits on the corner of Parkwood Road and Red Wolf Boulevard (formerly Stadium Boulevard), boasting traffic counts of nearly 40,000 cars per day. Retail stores neighboring Panera include: Men's Warehouse, The Refinery, Academy Sports, Plato's Closet & Sissy's Log Cabin. This property should remain a strong asset for decades to come.

17 Fayetteville, AR 72701



Price	\$2,666,667
Building Size	4,876 SF
Cap Rate	5.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

The subject investment opportunity is a Panera Bread sale-leaseback located at 3638 North Front Street in Fayetteville, Arkansas. Built in 2000, the property consists of roughly 4,876 square feet of building space is situated on approximately 0.98 acres of land. The tenant plans to spend roughly \$500,000 in construction costs at the property to incorporate Panera's new drive-thru retrofit, which is scheduled for mid-2016 completion. This Panera Bread location will be subject to a new, 20-year triple-net (NNN) sale-leaseback with The Traditional Bakery, Inc; a Panera Bread franchisee that owns and operates 22 locations. The tenant will enter into a brand new lease upon close of escrow with an initial rent of \$140,000. The rent is subject to 1.75% annual increases starting year 6 and will continue throughout the remainder of the base term and in the option periods. There will be four, five-year tenant renewal options. The lease will be guaranteed by The Traditional Bakery, Inc.

18 Mount Ida, AR 71957



Price	\$1,507,169
Building Size	8,353 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Family Dollar located at 627 Highway 270 East in Mount Ida Arkansas. The property consists of 8,353 square feet of building space and sits on 1.6 acres of land. This Family Dollar was a recently constructed built-to-suit that will be completed in September of 2015. The property is subject to a 15-Year triple net (NNN) lease. The base rent is \$94,198.08 with ten percent rental increases every five years starting July 1, 2026. The increases will continue through the six, five-year tenant renewal options. The tenant is Family Dollar Incorporated, a North Carolina Company and the lease has a Family Dollar Corporate guarantee.

19 Fort Smith, AR 72901



Price	\$1,624,800
Building Size	8,320 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Family Dollar located at 1920 Dallas Street in Fort Smith Arkansas. The property consists of 8,320 square feet of building space and sits on 0.93 acres of land. This Family Dollar was a recently constructed built-to-suit that will be completed in September of 2015. The property is subject to a 15-Year triple net (NNN) lease. The base rent is \$101,550 with ten percent rental increases every five years starting July 1, 2025. The increases will continue through the six, five-year tenant renewal options. The tenant is Family Dollar Incorporated, a North Carolina Company and the lease has a Family Dollar Corporate guarantee.

20 Garfield, AR 72732



Price	\$1,124,800
Building Size	9,100 SF
Cap Rate	6.95%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Dollar General located at 17691 Marshall St in Garfield, Arkansas. The subject property is a 2011 construction, 9,100-square foot, freestanding building situated on approximately 1.25 acres of land. Dollar General is operating under a triple-net lease, with rental increases after year ten, and in each option. Ten and a half years remain on the base term, and there are five, five-year options available for extension.

21 Pine Bluff, AR 71603



Price	\$1,189,000
Building Size	9,100 SF
Cap Rate	6.45%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Dollar General located in Pine Bluff, Arkansas. Dollar General is operating under a Fifteen (15) year Absolute NNN lease with Fifteen (15) years remaining. The lease features Five (5), Five (5) year renewal options with 10% rental increases every five (5) years in the option periods. Dollar General is a U.S. chain of variety stores headquartered in Goodlettsville, Tennessee. As of February 2015, Dollar General operated 11,879 stores in 43 states. The company currently holds an investment grade credit rating of BBB-/Stable with S&P.

22 Calmer, AR 71665



Price	\$1,030,370
Building Size	9,100 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

CAP Rate: 6.75% Net Income: \$69,550 Tenant: Dollar General Lease Guarantor: Dollar General Corp. Gross Leasable Area: 9,100 S F Lot Size: 1.61 A C Lease Term: 15 Year Term Option Periods: 5 Option periods of 5 yrs in length New High Quality Construction Lease Commencement March 2016 Absolute NNN Lease % No Management Responsibility Dollar General NYSE: DG\$19.5+ Billion Dollar Market Cap Value Ideal 1031 Exchange Property.

23 Hot Springs, AR 71901



Price	\$1,468,646
Building Size	10,640 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

CAP Rate: 6.50% Net Income: \$95,462 Tenant: Dollar General Lease Guarantor: Dollar General Corp. Gross Leasable Area: 10,640 S F Lot Size: 1.79 A C Lease Term: 15 Year Term Option Periods: 5 Option periods of 5 years in length New High Quality Construction Lease Commenced April 2016 Absolute NNN Lease % No Management Responsibility Dollar General NYSE: DG\$19.5+ Billion Dollar Market Cap Value Ideal 1031 Exchange Property.

## 24 Fayetteville, AR 72701



Price	\$14,542,589
Building Size	39,963 SF
Cap Rate	4.75%
Property Sub-type	Anchor
Status	Active

Property Notes

### Property Description

Whole Foods in Fayetteville, Arkansas. This high-quality single tenant net leased offering is newly constructed and 100% occupied by Whole Foods (NYSE: WFM).

## 25 Gould, AR 71643



Price	\$1,002,300
Building Size	9,100 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

CAP Rate: 6.75% Net Income: \$67,656 Tenant: Dollar General Lease Guarantor: Dollar General Corp. Gross Leasable Area: 9,100 S F Lot Size: 2.00 A C Lease Term: 15 Year Term Option Periods: 5 Option periods of 5 years in length New High Quality Construction Absolute NNN Lease % No Management Responsibility Dollar General NYSE: DG\$19.5+ Billion Dollar Market Cap Value Ideal 1031 Exchange Property.

## 26 Wickes, AR 71973



Price	\$1,054,400
Building Size	9,100 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

CAP Rate: 6.75% Net Income: \$71,172 Tenant: Dollar General Lease Guarantor: Dollar General Corp. Gross Leasable Area: 9,100 S F Lot Size: 3.82 A C Lease Term: 15 Year Term Option Periods: 5 Option periods of 5 years in length New High Quality Construction Absolute NNN Lease % No Management Responsibility Dollar General NYSE: DG\$19.5+ Billion Dollar Market Cap Value Ideal 1031 Exchange Property.

## 27 Van Buren, AR 72956



Price	\$1,257,800
Building Size	9,100 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

CAP Rate: 6.50% Net Income: \$81,756 Tenant: Dollar General Lease Guarantor: Dollar General Corp. Gross Leasable Area: 9,100 S F Lot Size: 1.497 Lease Term: 15 Year Term Option Periods: 5 Option periods of 5 years in length New High Quality Construction Absolute NNN Lease % No Management Responsibility Dollar General NYSE: DG\$19.5+ Billion Dollar Market Cap Value Ideal 1031 Exchange Property.

28 Rison, AR 71665



Price	\$1,186,000
Building Size	10,640 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

CAP Rate: 6.50% Net Income: \$77,089.92 Tenant: Dollar General Lease Guarantor: Dollar General Corp. Gross Leasable Area: 10,640 S F Lot Size: 1.105 A C Lease Term: 15 Year Term Option Periods: 5 Option periods of 5 years in length Lease Commencement January 2016 Absolute NNN Lease % No Management Responsibility Dollar General NYSE: DG\$19.5+ Billion Dollar Market Cap Value Ideal 1031 Exchange Property.

29 Taylor, AR 71861



Price	\$1,098,500
Building Size	9,100 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

CAP Rate: 6.75% Net Income: \$74,148 Tenant: Dollar General Lease Guarantor: Dollar General Corp. Gross Leasable Area: 9,100 S F Lot Size: 0.59 A C Lease Term: 15 Year Term Option Periods: 5 Option periods of 5 years in length New High Quality Construction Absolute NNN Lease % No Management Responsibility Dollar General NYSE: DG\$19.5+ Billion Dollar Market Cap Value Ideal 1031 Exchange Property.

30 Malvern, AR 72104



Price	\$1,109,300
Building Size	9,100 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

CAP Rate: 6.75% Net Income: \$74,880 Tenant: Dollar General Lease Guarantor: Dollar General Corp. Gross Leasable Area: 9,100 S F Lot Size: 2.12 A C Lease Term: 15 Year Term Option Periods: 5 Option periods of 5 years in length New High Quality Construction Lease Commenced November 2015 Absolute NNN Lease % No Management Responsibility Dollar General NYSE: DG\$19.5+ Billion Dollar Market Cap Value Ideal 1031 Exchange Property.

31 East Camden, AR 71701



Price	\$1,180,800
Building Size	9,100 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

CAP Rate: 6.75% Net Income: \$79,704 Tenant: Dollar General Lease Guarantor: Dollar General Corp. Gross Leasable Area: 9,100 S F Lease Term: 15 Year Term Option Periods: 5 Option periods of 5 years in length New High Quality Construction Absolute NNN Lease % No Management Responsibility Dollar General NYSE: DG\$19.5+ Billion Dollar Market Cap Value Ideal 1031 Exchange Property.

## 32 Fayetteville, AR 72701



Price	\$2,666,667
Building Size	4,876 SF
Cap Rate	5.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

As of September 30, 2014, there are 1,845 bakery-cafe's in 45 states and in Ontario Canada operating under the Panera Bread®, Saint Louis Bread Company® and Paradise Bakery & Café® names. Their bakery-cafe's are principally located in suburban, strip mall and regional mall locations. Panera features high quality, reasonably priced food in a warm, inviting, and comfortable environment. With their identity rooted in handcrafted, fresh-baked, artisan bread, Panera is committed to providing great tasting, quality food that people can trust. Nearly all of their bakery-cafe's have a menu highlighted by antibiotic-free chicken, whole grain bread, and select organic and all-natural ingredients, with zero grams of artificial trans fat per serving, which provide flavorful, wholesome offerings. The menu includes a wide variety of year-round favorites complemented by new items introduced seasonally with the goal of creating new standards in everyday food choices.

## 33 Rogers, AR 72756



Price	\$3,250,000
Building Size	6,505 SF
Cap Rate	6.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

Long-Term Lease 16 Years Remaining Absolute NNN Zero Landlord Responsibilities Corporate Guaranteed Lease 70 Foot Pylon Sign Along Highly Traveled I-492,350 Hotel Rooms within a 2 Mile Radius Rent Increases Every 5 Years 1.5x CPI or 10%, Next Increase in June 2017 Dense Infill Location Over 45,000 People within a 3-Mile Radius Excellent Location and Visibility.

## 34 Pearcy, AR 71964



Price	\$1,099,200
Building Size	9,100 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

CAP Rate: 6.75% Net Income: \$74,196 Tenant: Dollar General Lease Guarantor: Dollar General Corp. Gross Leasable Area: 9,100 S F Lot Size: 1.30 A C Lease Term: 15 Year Term Option Periods: 5 Option periods of 5 years in length New High Quality Construction Lease Commencement August 2015 Absolute NNN Lease % No Management Responsibility Dollar General NYSE: DG \$19.5+ Billion Dollar Market Cap Value Ideal 1031 Exchange Property.

## 35 Hot Springs, AR 71913



Price	\$1,180,100
Building Size	9,100 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

CAP Rate: 6.75% Net Operating Income: \$79,656 Tenant: Dollar General Lease Guarantor: Dollar General Corp. Gross Leasable Area: 9,100 S F Lot Size: 2.47 A C Lease Term: 15 Year Term Option Periods: 5 Option periods of 5 years in length New High Quality Construction Lease Commencement August 2015 Absolute NNN Lease % No Management Responsibility Dollar General NYSE: DG \$19.5+ Billion Dollar Market Cap Value Ideal 1031 Exchange Property.



Price	\$1,040,251
Building Size	9,100 SF
Cap Rate	6.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Dollar General Corporation is a United States chain of variety stores headquartered in Goodlettsville, Tennessee. As of January 2012, Dollar General operated over 10,000 stores in 40 U.S. states. Dollar General stores tend to locate in smaller communities than those where Wal-mart would go. In recent years, the chain has started constructing more stand-alone stores, typically in areas not served by another general-merchandise retailer. In some cases, stores are within a few city blocks of each other.

The information above was provided by the property owner or the listing broker. Contact us to confirm availability and to receive additional information.