



Actual Store Photo

Over 9 Years Remaining – 5 (5 Year) Options - Corporate Guaranteed Lease

Commercial Realty LLC

BROKERAGE & DEVELOPMENT

**12270 Hwy 165 E,
Humnoke, AR 72072**

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**DOLLAR
GENERAL®**



\$1,261,866

NOI

\$85,176



6.75% Cap Rate

PROPERTY SPECIFICATIONS

Property Address	12270 Hwy 165 E, Humnoke, Arkansas 72072
Rentable Area	9,002 SF
Land Area	0.977 AC
Year Built	2020
Guaranty	Corporate
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	15 Years (9.7 years remain)
Increases	Beginning Each Option Period
Options	Five 5-Year Options
Lease Commencement	Jan 13, 2021
Lease Expiration	Jan 31, 2036

**DOLLAR
GENERAL®**



\$1,261,866

NOI

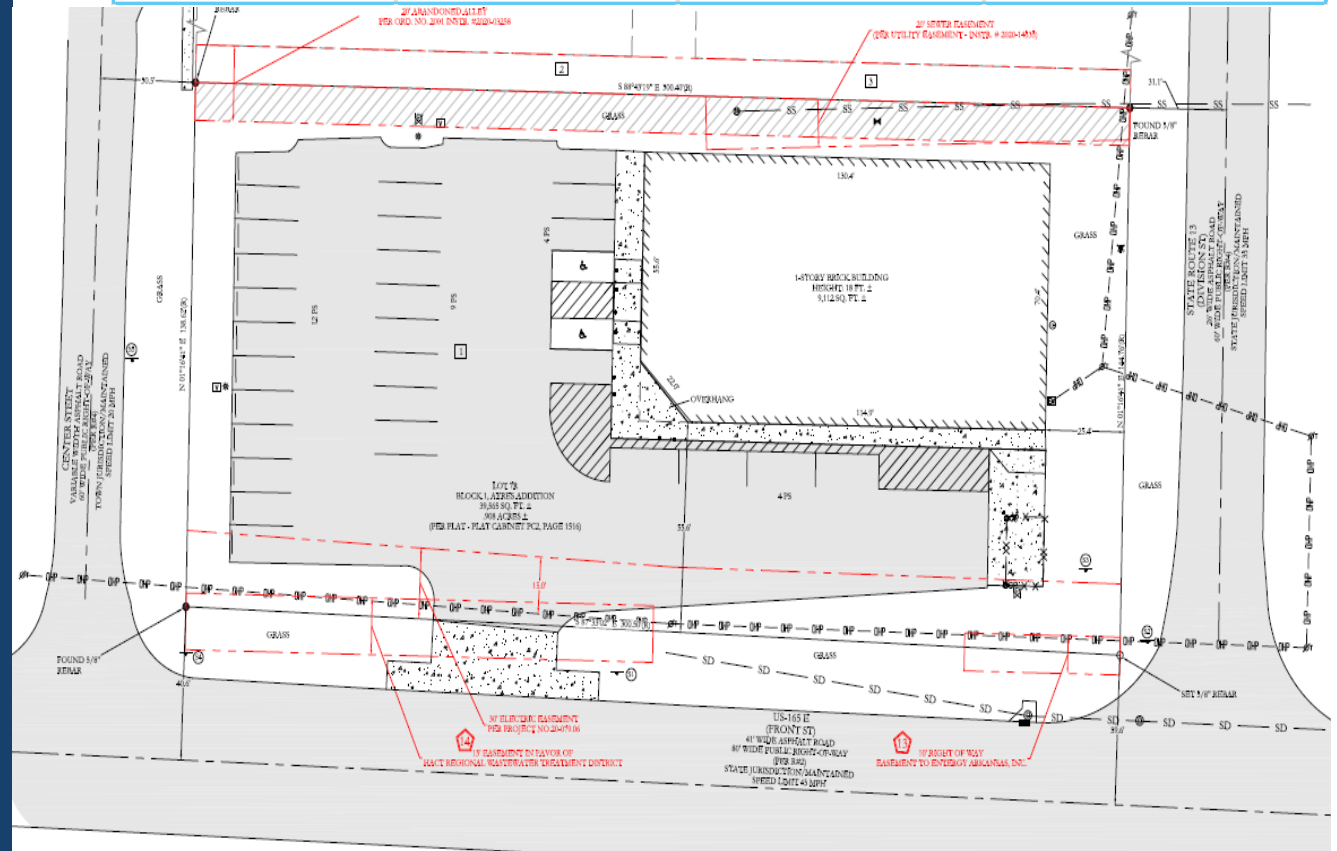
\$85,176



6.75% Cap Rate

RENT ROLL

	Increase	Monthly	Annually
Thru 1/31/36		\$ 7,098	\$ 85,176
Option 1	10%	\$ 7,808	\$ 93,696
Option 2	10%	\$ 8,589	\$ 103,068
Option 3	10%	\$ 9,448	\$ 113,376
Option 4	10%	\$ 10,392	\$ 124,704
Option 5	10%	\$ 11,432	\$ 137,184



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Flynn Bridge-Cut

Flynn Bridge-Cut Google Earth

Flynn-Ridge-Rd