

DOLLAR GENERAL

Bismarck, AR

JAMESCAPITAL
ADVISORS



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Marketing Package

Dollar General

103 Millennium Park Dr, Bismarck, AR 71929

PROPERTY INFO

Tenant	Dollar General
Street Address	103 Millennium Park Dr
City	Bismarck
State	AR
Zip	71929-7176
APN	055-00128-019
GLA	8,125 SF
Lot Size	.69 AC
Year Built	2003

FINANCIAL SUMMARY

Purchase Price	\$530,526
Cap Rate	9.50%
Net Operating Income	\$50,400
Price / SF	\$65.30
Rent / SF	\$6.20
Listing Agent	Vince Saucer
Phone Number	(424) 325-2617
Email	SUBMIT OFFER



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INVESTMENT HIGHLIGHTS

Only Discount Store in Town

Dollar General faces minimal competition within Bismarck, as it is the only dollar store in town. The site serves as a one-stop shop for local consumers.

Bite-Sized Deal

The subject property is offered at an attractive price point of \$530,526 and a 9.50% Cap Rate, making it a desirable offering for those seeking a high return on investment.

Recession Resistant Tenant

Dollar General is a leader among low price-point retailers and thrives in middle-America markets where incomes may be modest and population density may be less infill.

Limited Landlord Responsibilities

The property operates under a Double-Net (NN) lease structure and features minimal landlord responsibilities.

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The Offering

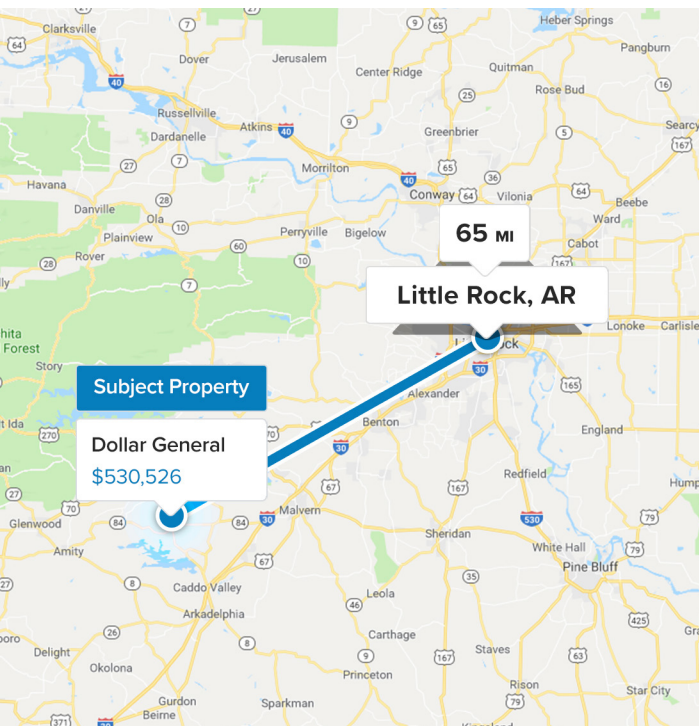
Dollar General

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LEASE SUMMARY

Lease Type	Double-Net (NN)
Type of Ownership	Fee Simple
Original Lease Term	7 Years
Commencement Date	05/01/2003
Lease Expiration	04/30/2022
Term Remaining	2.9 Years
Increases	10% each option
Options	Two (2), 5-Year
ROFR / ROFO	N/A

Real Estate Taxes	Tenant Reimburses
Insurance	Tenant Reimburses
Repairs & Maintenance	Tenant Responsible
Lease Guarantor	Corporate
Company Name	Public
Ownership	Dollar General Corporation
Years in Business	51
Number of Locations	15,000



INVESTMENT HIGHLIGHTS

Situated at a Pivotal Intersection

Located at the intersection of State Hwy 7 and State Hwy 84, the property lies directly on a crucial intersection between Caddo Valley and Hot Springs.

Extremely Limited Competition

The subject property greatly benefits from being the only discount retailer in the area with the next competing store located 15 miles away.

Strategic Location

Ideally located in the heart of the community and directly adjacent to the U.S Postal Service, Bismarck Middle School, Bismarck High School and several major churches in town.

Walking Distance to Bismarck School System

The Bismarck School System is located less than half a mile from the subject property and serves more than 1,200 students and faculty.

Brand New HVACs

The tenant recently made substantial improvements to the site by installing two brand new HVAC units in February 2019.

Proximity to Only Resort State Park in Arkansas

DeGray Lake Resort, a 96-room lodge, offers first-class lodging and amenities year-round. The park reported a total visitation of 458,741 in the last fiscal year (FY2018).

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Lease Summary

Dollar General

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RENT SCHEDULE

	PERIOD	ANNUAL RENT	MONTHLY RENT	INCREASE	RENT / SF	CAP RATE
07/01/2014-04/30/2022	Extended Term	\$50,400.00	\$4,200.00	-	\$6.20	9.50%
05/01/2022-04/30/2027	1st Option	\$55,200.00	\$4,600.00	10%	\$6.79	10.40%
05/01/2027-04/30/2032	2nd Option	\$60,480.00	\$5,040.00	10%	\$7.44	11.40%

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Rent Schedule

Dollar General

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ABOUT THE BRAND

Brand History

Founded in 1955, Dollar General has grown from a single wholesale store to the country's largest small-box retailer.

Brand Overview

Dollar General is proud to be America's neighborhood general store and is dedicated to providing life's necessities at an affordable price.

Dollar General's value-focused approach of providing customers with household necessities at a price 20-40% lower than competitors has allowed the company to excel in low-income markets.

Even in a hot economy, Dollar General's core customers remain loyal and do not trade up, which has contributed to the company's growth regardless of the state of the economy.

NATIONWIDE LOCATIONS

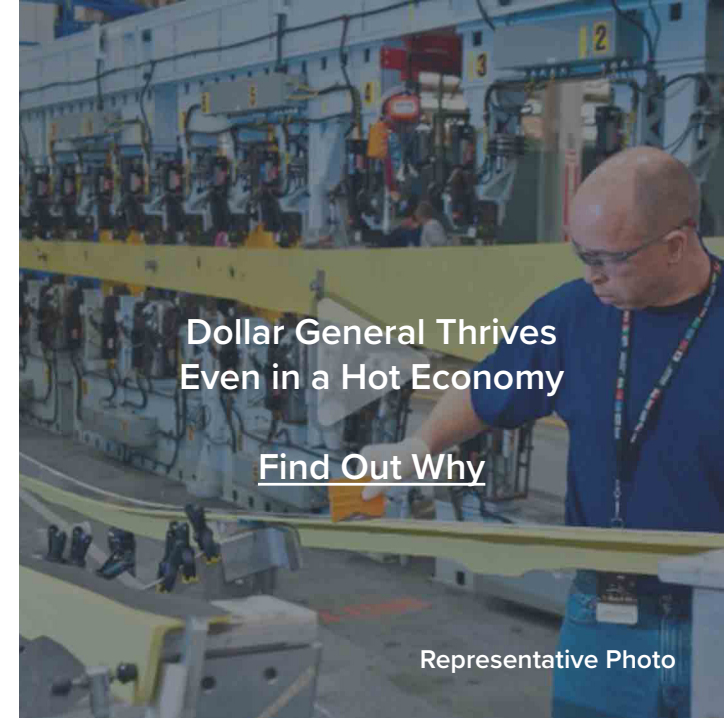
15,000+

NUMBER OF STATES

45

2018 FORTUNE 500 RANKING

#123



Dollar General Thrives
Even in a Hot Economy

[Find Out Why](#)

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RECENT NEWS

Strong Q2 in 2018

Dollar General's net sales increased 10.6% to \$6.4 billion in the second quarter of 2018 and same-store sales increased 3.7% from the previous year.

15,000th Store Milestone

On July 14, 2018, Dollar General celebrated the grand opening of the company's 15,000th store.

1,100 Stores Added in the Past Year

"These new store openings combined with our successful remodels and relocations have allowed us to extend our runway for long-term growth." - Todd Vasos, CEO of Dollar General.

2017 Sales

The Dollar General Corporation had a total of \$23.5 billion in sales in 2017.

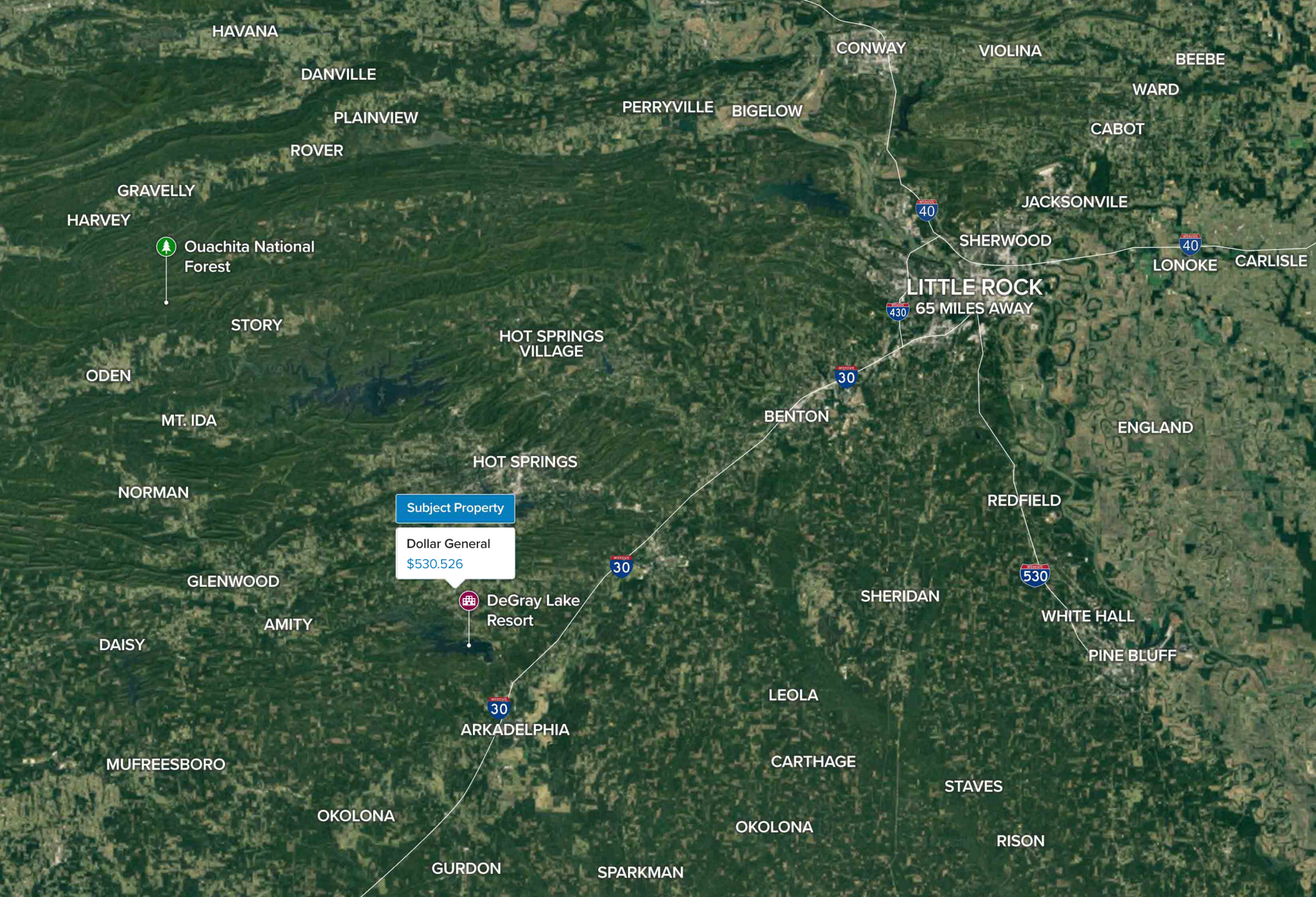
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About the Brand

Dollar General

103 Millennium Park Dr, Bismarck, AR 71929







Hwy 7 / Central Ave

DOLLAR GENERAL
Save time. Save money. Every day.
8,125 SF

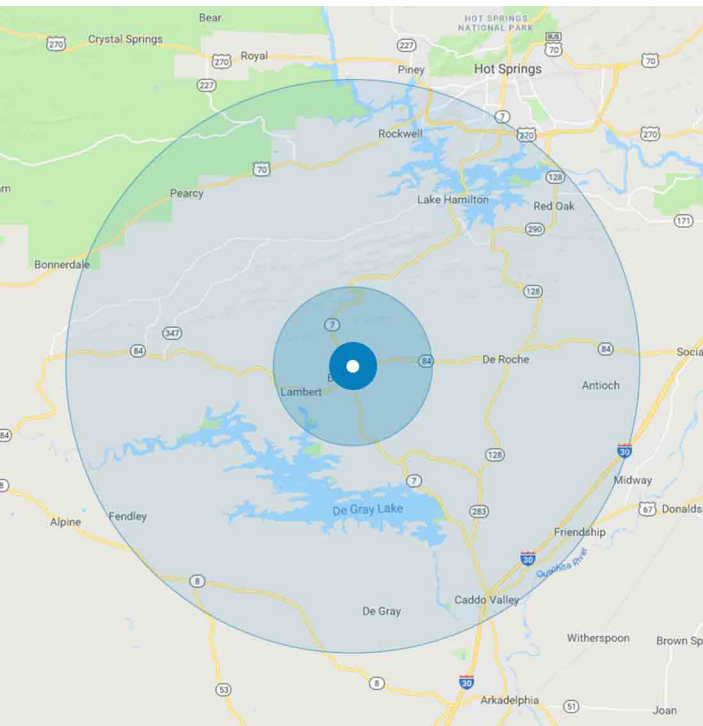
0.69 AC

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE	10 MILE
2023 Projection	315	1,931	3,605	22,087
2018 Estimate	317	1,941	3,624	21,972
2010 Census	311	1,903	3,553	21,395

Proximity to Only Resort State Park in Arkansas

DeGray Lake Resort, a 96-room lodge, offers first-class lodging and amenities year-round. The park reported a total visitation of 458,741 in the last fiscal year (FY2018).



HOUSEHOLDS	1 MILE	3 MILE	5 MILE	10 MILE
2023 Projection	128	782	1,460	9,005
2018 Estimate	128	784	1,464	8,951
2010 Census	126	770	1,438	8,725

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	10 MILE
Avg. HH Income	\$53,340.00	\$54,359	\$54,297	\$65,777
Med. HH Income	\$47,000.00	\$47,184	\$47,148	\$52,694

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