

DOLLAR GENERAL®

THREE ARKANSAS LOCATIONS

Single Tenant NNN Leases, Each With
Multiple Year Options Remaining

FOR SALE: \$4,614,628

Pricing Details	Farmington, AR	Lonoke, AR	Vilonia, AR	All 3
List Price	\$2,060,728	\$1,013,700	\$1,540,200	\$4,614,628
Cap Rate	6.4%	8%	7.3%	7.0%
Annual Rent	\$131,137	\$81,096	\$111,960	\$324,193
Taxes	NNN	NNN	NNN	
Insurance	NNN	NNN	NNN	
CAM	NNN	NNN	NNN	
Roof & Structure	NNN	NNN	NNN	

Ted Dickey

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FOR SALE

68 E. MAIN ST, FARMINGTON, ARKANSAS

Dollar General Retail Space

Single Tenant NNN Lease with 5 Options Remaining

Lease Type

NNN

Options

5, 5-Year

- At location over 13 years
- Lease Commencement Date 5/15/12
- Current rent \$131,137
- Lease Renewal Option Date: 6/1/27
- Next Increase Rent \$144,251
- 5 options remaining

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Additional Information

DOLLAR GENERAL

68 E. MAIN ST

Pricing Details

List Price	\$2,060,728
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Cap Rate	6.4%
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Annual Rent	\$131,137
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Taxes	NNN
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Insurance	NNN
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CAM	NNN
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Roof & Structure	NNN
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DOLLAR GENERAL®

FOR SALE

819 N. CENTER STREET, LONOKE, ARKANSAS

Dollar General Retail Space

Single Tenant NNN Lease with 4.5 Years Remaining

Lease Type

NNN

Options

4, 5-Year

- At location over 15 years
- Lease Commencement Date 2/1/10
- Current rent \$81,096
- Lease Renewal Option Date: 2/1/30
- Next Increase Rent \$89,208
- 4 options remaining

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Additional Information

DOLLAR GENERAL

819 N. CENTER STREET

Pricing Details

List Price	\$1,013,700
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Cap Rate	8%
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Annual Rent	\$81,096
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Taxes	NNN
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Insurance	NNN
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CAM	NNN
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Roof & Structure	NNN
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Additional Information

DOLLAR GENERAL

819 N. CENTER STREET

Lease Abstract

Tenant	Dollar General
Lease Start	August 11, 2009
Lease Expiration	January 31, 2030
Term Remaining on Lease	4.5 Years
Base Rent	\$81,096
Option Periods	Four, 5 Year Option Periods Remaining

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FOR SALE

1082 MAIN ST, VILONIA, ARKANSAS

Dollar General Retail Space

Single Tenant NNN Lease with 5 Options Remaining

Lease Type

NNN

- At location over 13 years
- Lease Commencement Date 6/30/12
- Current rent \$111,960
- Lease Renewal Option Date: 6/30/27
- Next Increase Rent \$123,216
- 5 options remaining

Options

5, 5-Year

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Lighthouse
Asset Advisors

Additional Information

DOLLAR GENERAL

1082 MAIN ST

Pricing Details

List Price	\$1,540,200
Cap Rate	7.3%
Annual Rent	\$111,960
Taxes	NNN
Insurance	NNN
CAM	NNN
Roof & Structure	NNN



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