

# DOLLAR GENERAL®

6570 Highway 65 South  
Leslie, Arkansas

**List Price \$1,107,348**

## Investment Summary

CAP Rate:	6.75%
Net Income:	\$74,745.96/Yr
Tenant:	Dollar General
Lease Guarantor:	Dollar General Corp.
Gross Leasable Area:	9,100 SF
Lot Size:	1.414 AC
Lease Term:	15 Year Term
Option Periods:	5 Option periods of 5 years in length

## Investment Highlights

New High Quality Construction

Lease Commencement February 2017

Absolute NNN Lease | No Management Responsibility

Dollar General NYSE: DG

\$20.4+ Billion Dollar Market Cap Value

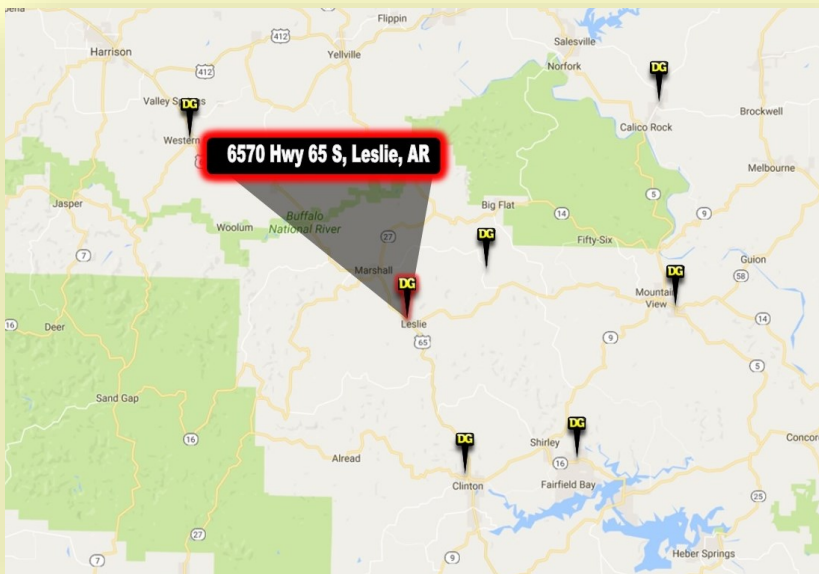
Ideal 1031 Exchange Property



## About DOLLAR GENERAL

Dollar General Corporation has been delivering value to shoppers for over 75 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, house wares and seasonal items at low everyday prices in convenient neighborhood locations. With 13,000 stores in 43 states, Dollar General is America's largest small-box discount retailer by sales. In addition to high quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

As of August 13, 2016, it operated 13,000 stores in 43 states. The company was formerly known as J.L. Turner & Son, Inc. and changed its name to Dollar General Corporation in 1968. Dollar General Corporation was founded in 1939 and is based in Goodlettsville, Tennessee.



Rodney H. Ghan, CCIM  
rhghan@rhghan.com

Stuart W. Ghan  
stuart@rhghan.com



Phone: (479) 478-6161  
Fax: (479) 478-6160  
4611 Rogers Avenue  
Fort Smith, Arkansas 72903