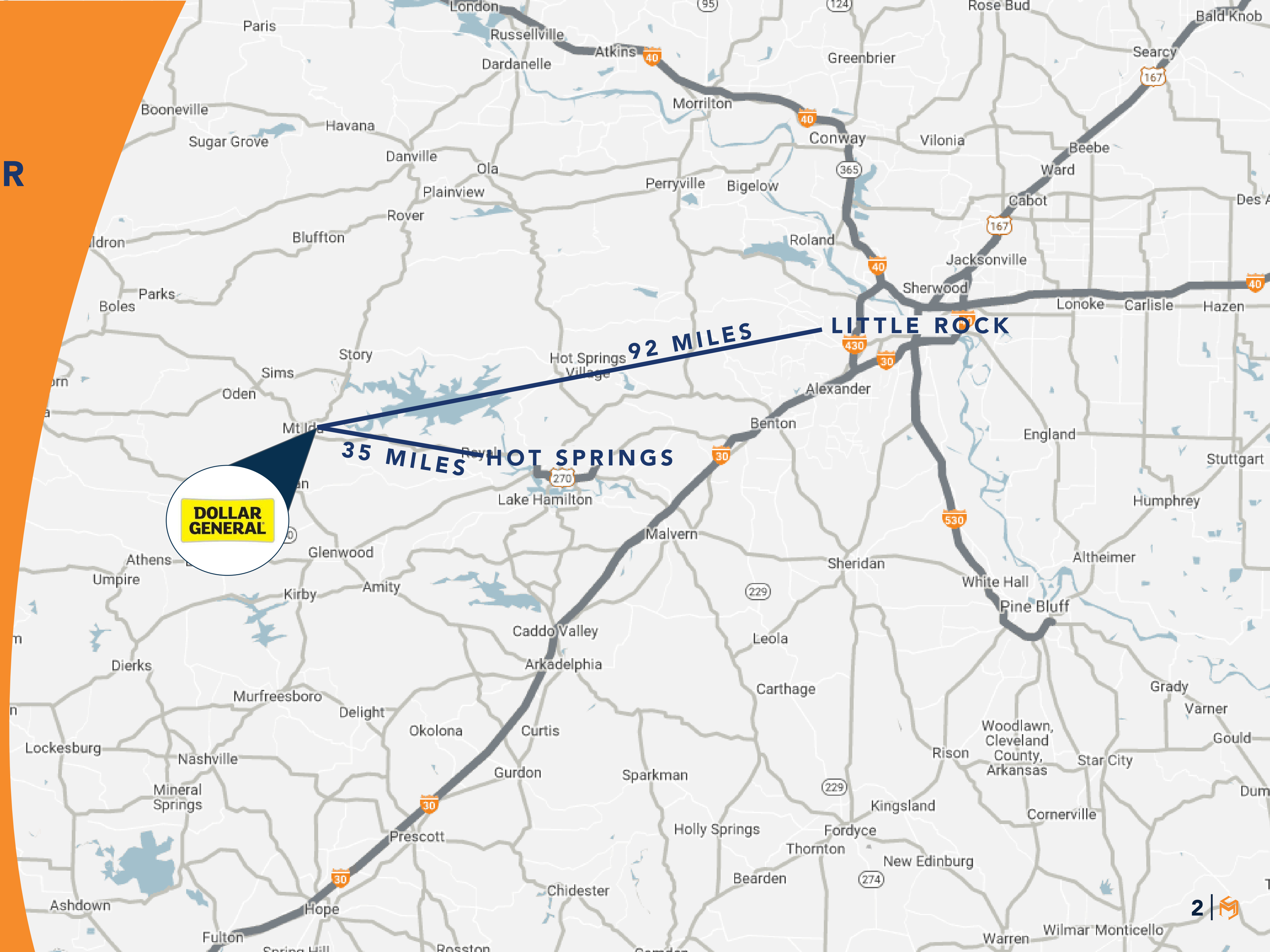




DOLLAR GENERAL
MOUNT IDA, AR

LOCATION MOUNT IDA, AR



**DOLLAR
GENERAL**

OFFERING SUMMARY

THE OFFERING

TENANT NAME	DOLLAR GENERAL
ADDRESS	741 HIGHWAY 270 E
CITY, ST	MOUNT IDA, AR
RENTABLE SQUARE FEET	9,014
YEAR BUILT	2005
ACREAGE	0.25

LEASE DETAILS

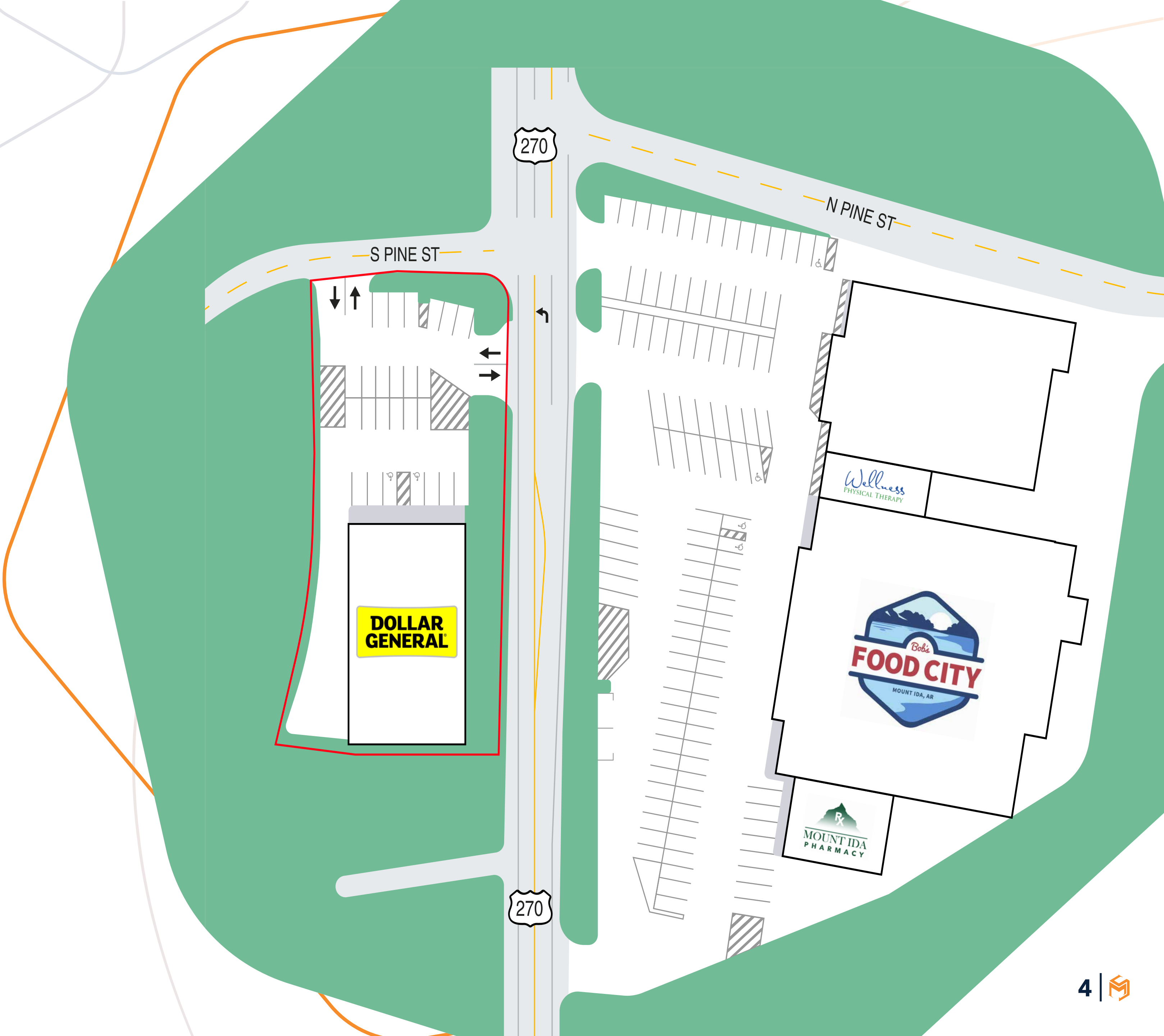
INITIAL TERM	15 YEARS
LEASE COMMENCED	1/1/2005
EXTENDED TERM	1/1/2021
LEASE EXPIRES	12/31/2028
TENANT RESPONSIBILITIES	NN*
OPTIONS	FOUR 5-YR OPTIONS

PRICING SUMMARY

OFFERING PRICE	\$720,000
NET OPERATING INCOME	\$48,600
CAPITALIZATION RATE	6.75%

Landlord Responsibilities
 Roof / Structure / Walls / HVAC Repairs over \$1000
Tenant Responsibilities
 Tax Reimbursement / Insurance / Parking Lot Maintenance (\$187/mo)
 * Parking Lot Maintenance includes grass & landscaped areas, lighting, snow removal, cleaning, security, striping, and repairs

SITE PLAN



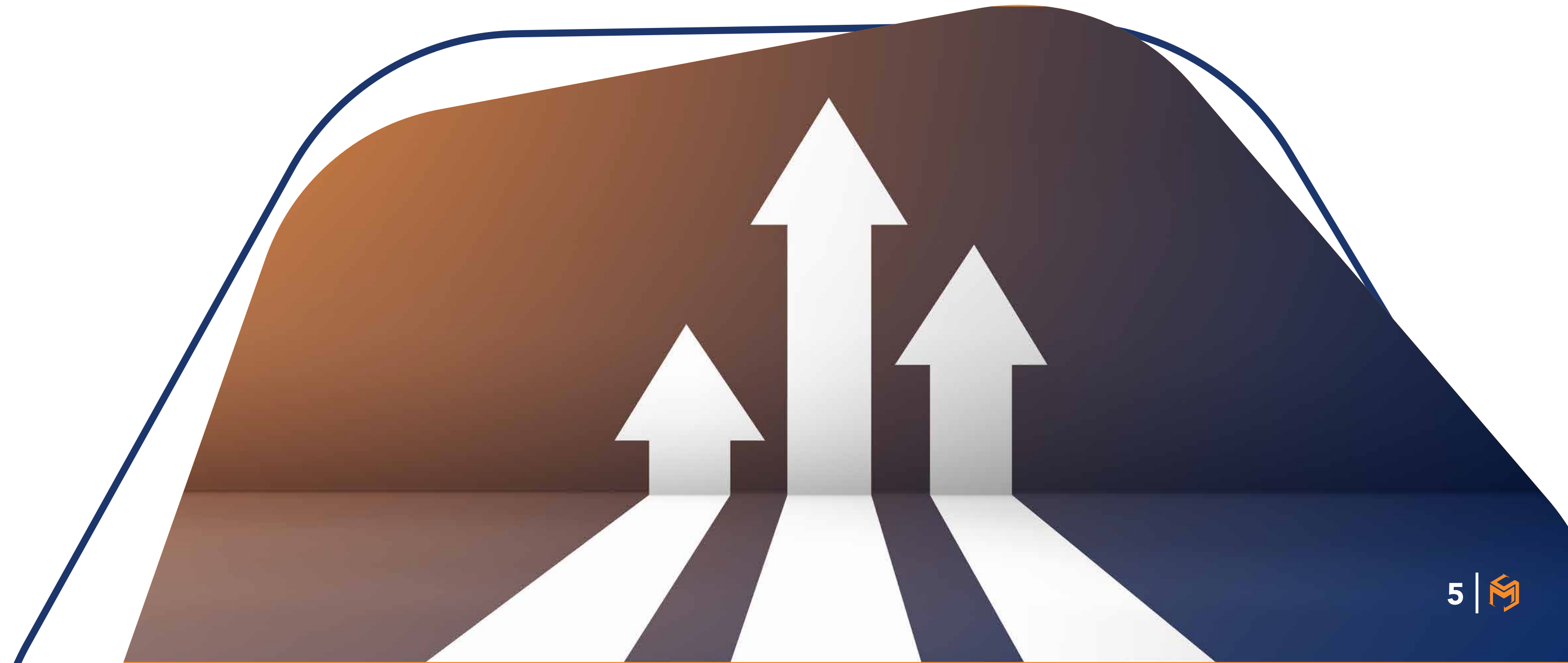
FINANCIAL ANALYSIS

EXTENDED TERM

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8
FROM	JAN. 2021	JAN. 2022	JAN. 2023	JAN. 2024	JAN. 2025	JAN. 2026	JAN. 2027	JAN. 2028
TO	DEC. 2021	DEC. 2022	DEC. 2023	DEC. 2024	DEC. 2025	DEC. 2026	DEC. 2027	DEC. 2028
MONTHLY	\$4,050	\$4,050	\$4,050	\$4,050	\$4,050	\$4,050	\$4,050	\$4,050
YEARLY	\$48,600	\$48,600	\$48,600	\$48,600	\$48,600	\$48,600	\$48,600	\$48,600

OPTION TERMS

	YEAR 9-13	YEAR 14-18	YEAR 19-23	YEAR 24-28
FROM	JAN. 2029	JAN. 2034	JAN. 2039	JAN. 2044
TO	DEC. 2033	DEC. 2038	DEC. 2043	DEC. 2048
MONTHLY	\$4,300	\$4,700	\$5,100	\$5,500
YEARLY	\$51,600	\$56,400	\$61,200	\$66,000



DEMOGRAPHICS

POPULATION BY YEAR

5 MILES 7 MILES 9 MILES

	5 MILES	7 MILES	9 MILES
POPULATION » 4/1/1990	874	4,333	5,121
POPULATION » 4/1/2000	925	4,431	5,403
POPULATION » 4/1/2010	990	4,544	5,490
POPULATION » 1/1/2020	954	4,348	5,246
POPULATION » 1/1/2025	955	4,341	5,237

HOUSEHOLDS BY YEAR

5 MILES 7 MILES 9 MILES

	5 MILES	7 MILES	9 MILES
HOUSEHOLDS » 4/1/1990	378	1,727	2,065
HOUSEHOLDS » 4/1/2000	383	1,890	2,291
HOUSEHOLDS » 4/1/2010	418	2,012	2,428
HOUSEHOLDS » 1/1/2020	405	1,943	2,342
HOUSEHOLDS » 1/1/2025	405	1,947	2,347

INCOME CHARACTERISTICS

5 MILES 7 MILES 9 MILES

	5 MILES	7 MILES	9 MILES
TOTAL PERSONAL INCOME	21,618,547	91,969,521	111,383,871
TOTAL HOUSEHOLD INCOME	20,252,312	90,314,262	109,728,612
MEDIAN HOUSEHOLD INCOME	38,971	35,556	35,995
AVG. HOUSEHOLD INCOME	48,451	44,888	45,193
PER CAPITA INCOME	21,837	20,240	20,289

HOUSEHOLD CHARACTERISTICS

5 MILES 7 MILES 9 MILES

	5 MILES	7 MILES	9 MILES
HOUSEHOLDS » 4/1/2010	418	2,012	2,428
FAMILY HOUSEHOLDS	243	1,306	1,596
NON-FAMILY HOUSEHOLDS	175	706	832
AVG. SIZE OF HOUSEHOLD	2.11	2.2	2.21
MEDIAN SIZE OF HOUSEHOLD	61.4	58.9	58.9
MEDIAN VALUE OWNER-OCCUPIED	80,000	79,729	79,082
MEDIAN RENT PER MONTH	274	328	325
MEDIAN VEHICLES PER HOUSEHOLD	2.5	2.5	2.5

DOLLAR GENERAL

MOUNT IDA, AR



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