DOLLAR GENERAL

6403 Hwy 5 North, Midway, AR 72651

Retail
Investment Opportunity
Offering Memorandum

10% Rent Increase January 2028 | Corporate Guaranty | Absolute NNN

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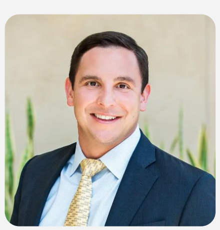

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DOLLAR GENERAL®

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Property Overview

DOLLAR GENERAL

$1,300,000 List Price	**±7 Years** Lease Term Remaining	**Absolute NNN** Lease Type
±9,026 SF GLA	**±2.90 AC** Lot Size	**2013** Year Built

Investment Highlights

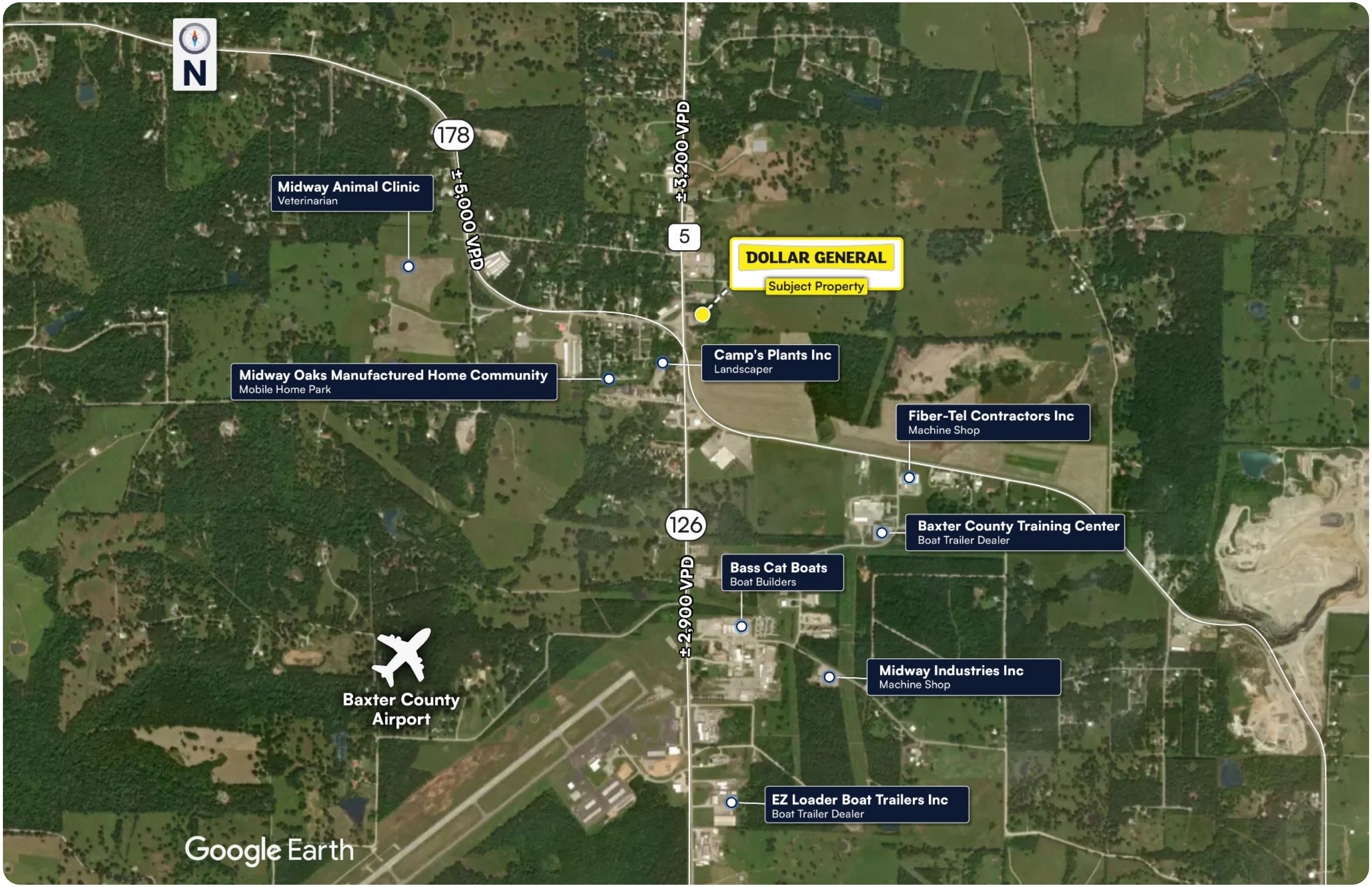
Lease & Location Highlights

- 2013 built-to-suit construction for Dollar General
- Tenant exercised their 1st renewal option with zero landlord concessions
- Attractive 10% rent increase coming in January 2028 (Cap Rate will increase to 7.35%, assuming a purchase at list price)
- Top 25% of all DG stores nationwide (Placer. Ai)
- Oversized ±2.90 Acre parcel
- Corporate guaranty from Dollar General Corporation
- Midway is located in northern Arkansas, just outside of Mountain Home

Tenant Highlights

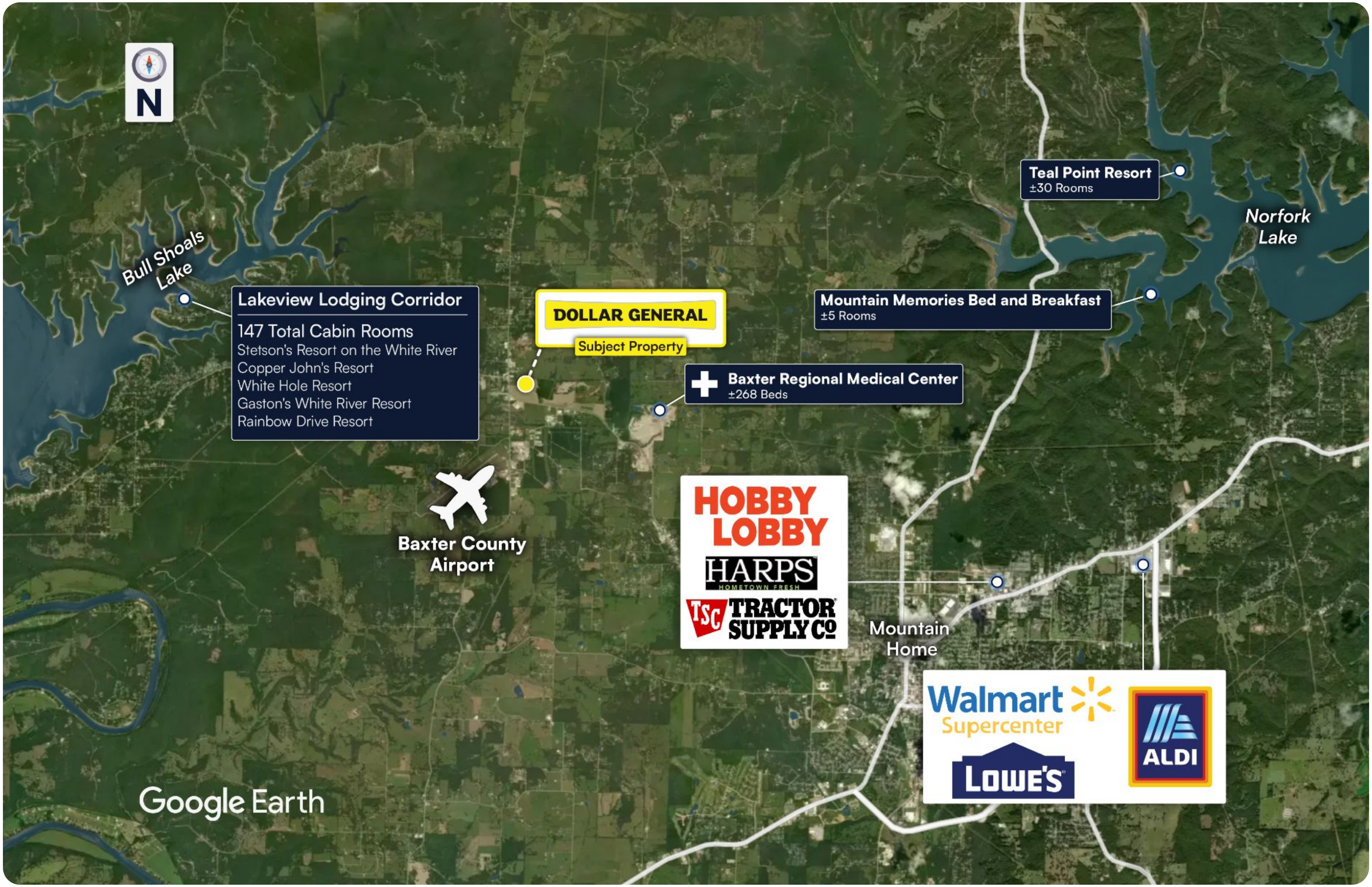
- Dollar General operates ±21,000 locations and plans to continue their expansion for the foreseeable future
- Dollar General has an investment-grade credit rating of BBB (S&P)
- Dollar General was considered an essential retailer and has proven to be one
- of the most profitable companies through the COVID-19 pandemic
- Dollar General has a market cap of ± 25 billion

Aerial Map

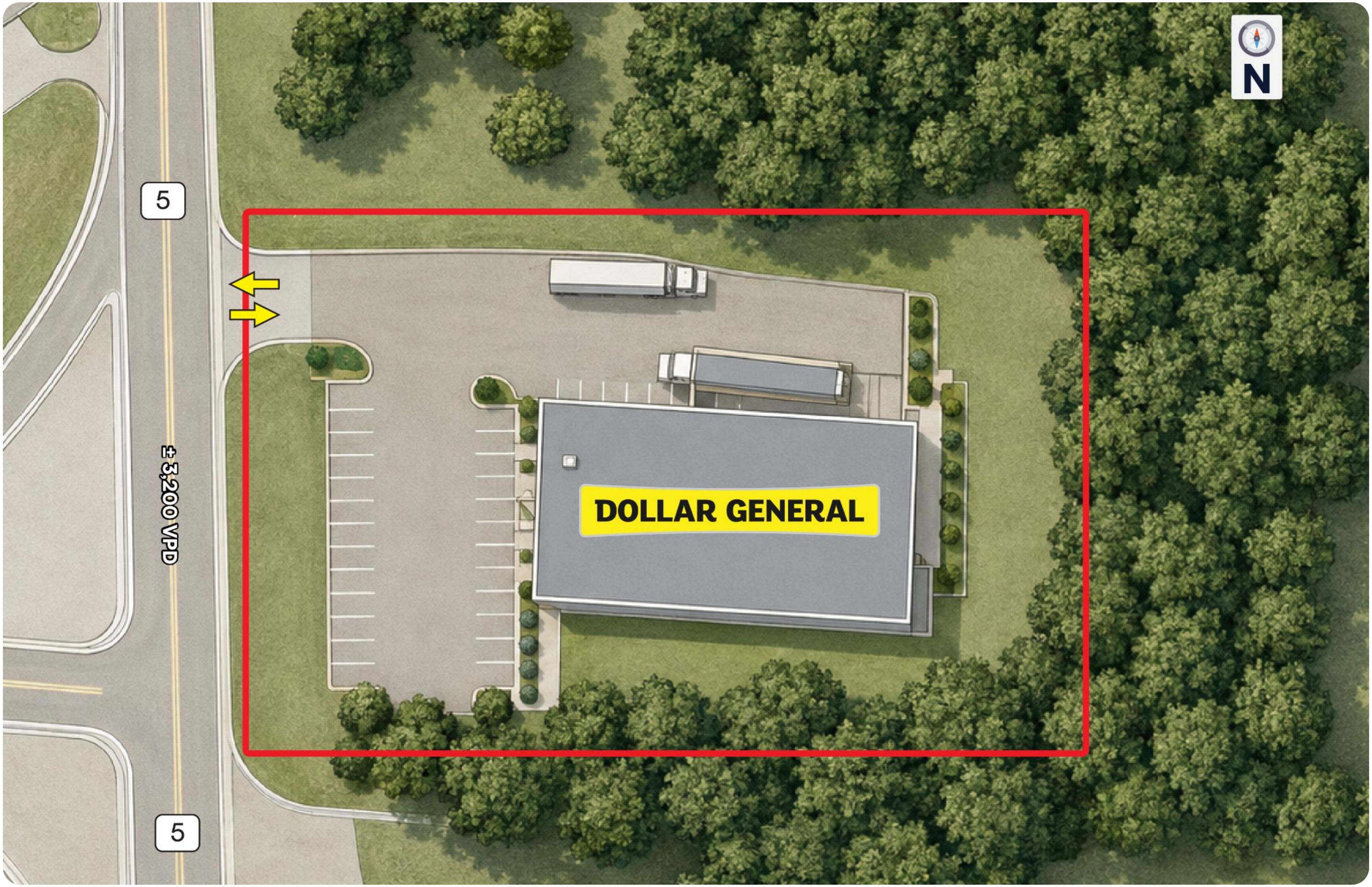


N
178
± 5,000 VPD
± 3,200 VPD
5
DOLLAR GENERAL
Subject Property
Midway Animal Clinic
Veterinarian
Camp's Plants Inc
Landscaper
Midway Oaks Manufactured Home Community
Mobile Home Park
Fiber-Tel Contractors Inc
Machine Shop
Baxter County Training Center
Boat Trailer Dealer
126
± 2,900 VPD
Bass Cat Boats
Boat Builders
Midway Industries Inc
Machine Shop
Baxter County
Airport
EZ Loader Boat Trailers Inc
Boat Trailer Dealer
Google Earth

Aerial Map


N
Bull Shoals Lake
Lakeview Lodging Corridor
147 Total Cabin Rooms
Stetson's Resort on the White River
Copper John's Resort
White Hole Resort
Gaston's White River Resort
Rainbow Drive Resort
DOLLAR GENERAL
Subject Property
Baxter Regional Medical Center
±268 Beds
Mountain Memories Bed and Breakfast
±5 Rooms
Teal Point Resort
±30 Rooms
Norfork Lake
Baxter County Airport
HOBBY LOBBY
HARPS
HOMETOWN FRESH
TSC TRACTOR SUPPLY CO
Mountain Home
Walmart Supercenter
LOWE'S
ALDI
Google Earth

Site Plan



Property Photos

Financial Overview

6403 Hwy 5 North Midway, AR 72651

Financial Summary

$1,300,000
List Price

6.68%
Cap Rate

2013
Year Built

±2.90 AC
Lot Size

$86,851
NOI

Tenant Summary

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Abs NNN
Landlord Responsibility	None
Original Lease Term	15 Years
Rent Commencement Date	2013
Lease Expiration Date	12/31/2032
Term Remaining on Lease	±7 Years
Increase	10% in Each Option
Options	Five, 5-Year Options

Annualized Operating Data

Lease Year	Monthly Rent	Annual Rent	Increases	Cap Rate
Current - 12/31/2027	**$7,237.60**	**$86,851.20**	**-**	**6.68%**
1/1/28 - 12/31/2032	$7,961.36	$95,536.32	10.00%	7.35%
Option 2	$8,757.49	$105,089.88	10.00%	8.08%
Option 3	$9,633.24	$115,598.88	10.00%	8.89%
Option 4	$10,596.57	$127,158.84	10.00%	9.78%
Option 5	$11,656.22	$139,874.64	10.00%	10.76%

Tenant Overview

Year Founded
1939

Headquarters
Goodlettsville,TN

Lease Guarantor
Corporate

Employees
±180,000

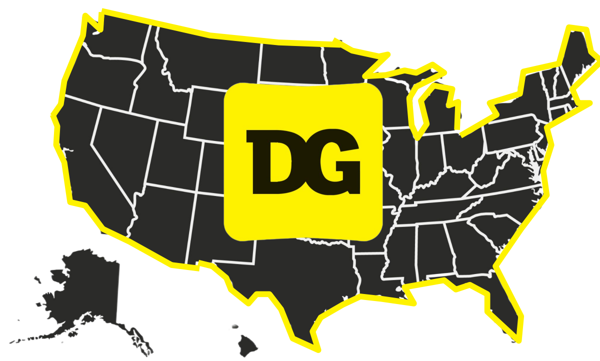
Locations
21,000+

Credit Rating
BBB

Annual Revenue
$40.61 Billion

DOLLAR GENERAL®

21,000+ Stores Across 48 States



Tenant Overview

Dollar General is the fastest-growing retailer which currently boasts roughly ~21,000 neighborhood general stores in 48 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 79.7% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others.

Why Invest in Dollar General?

- Strong Financials: Q2 2025 earnings beat expectations with $10.73B in sales and raised full-year guidance—showing solid momentum.
- Expanding Customer Base: Gaining traction with higher-income shoppers, especially in non-consumables, widening its market reach.
- Net Store Growth: Adding 725 new stores in 2025 (net +600), while optimizing underperformers for long-term efficiency.
- Massive Scale: Operates ~21,000 stores, employs 180,000+, and generates ~$40.61B in annual revenue—highlighting stability and reach.

Market Overview

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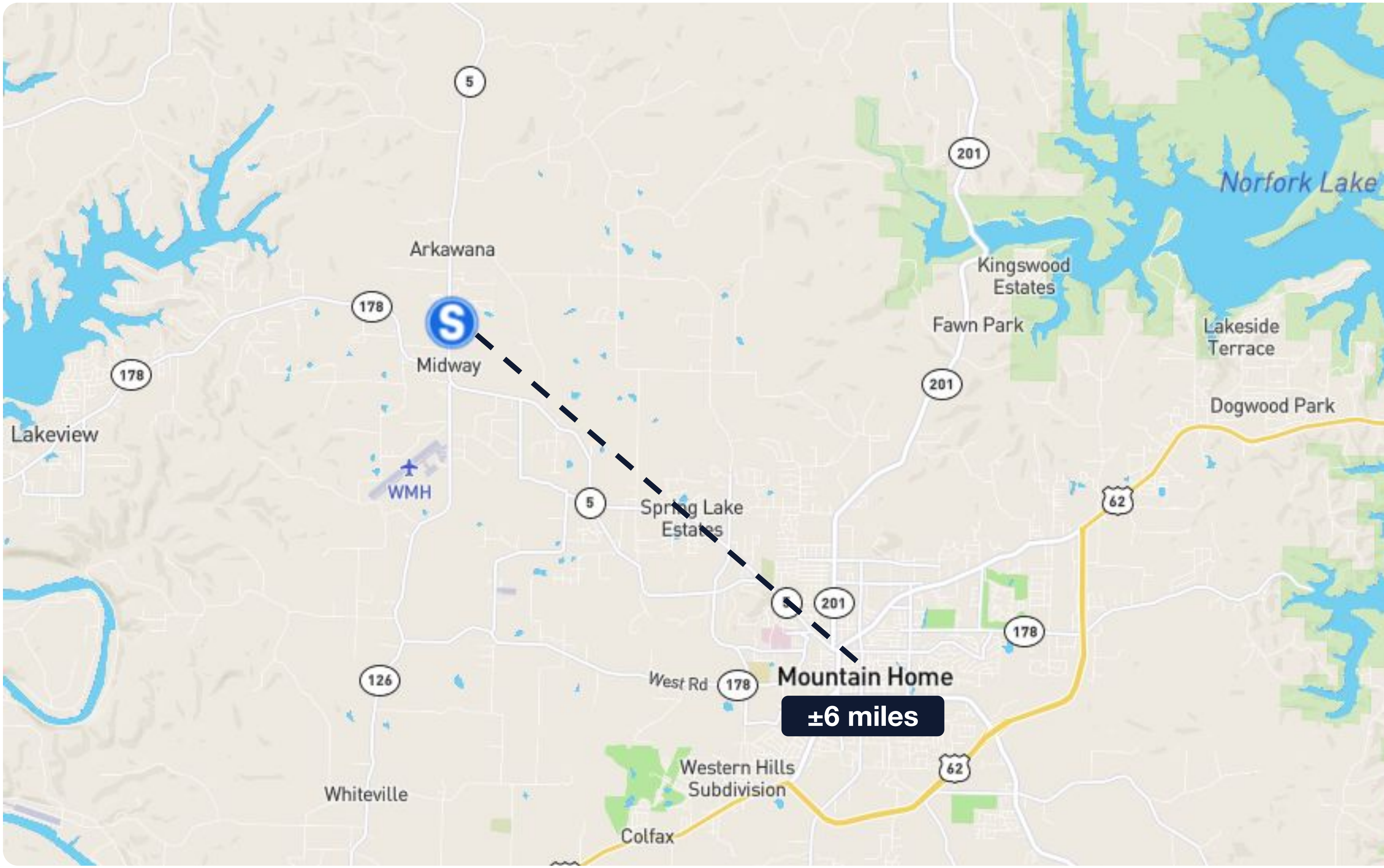

Midway, AR

38,371
10-Mile Population

$77,180
Average HH Income

Regional Industrial & Commercial Hub
for North Central Arkansas

Business-Friendly Location
Near the Missouri Border

Local Market Overview

Midway, Arkansas benefits from its location just minutes south of Mountain Home, the primary retail, healthcare, and employment center for North Central Arkansas. Mountain Home serves as the regional shopping destination for residents across Baxter, Marion, Fulton, Izard, and surrounding counties, supporting a broad mix of national retailers, restaurants, healthcare providers, and local businesses. The area's stable population base and regional draw create consistent consumer demand throughout the year.

Excellent connectivity via U.S. Highway 62/412 and Arkansas Highways 5 and 178 provides convenient access throughout the region, reinforcing Mountain Home's role as the area's commercial hub. Continued investment in local businesses, healthcare services, and tourism infrastructure, combined with a loyal regional customer base, positions the Midway market as a stable environment for retail investment and long-term commercial growth.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	3,429	10,201	38,371
Households	**3-Mile**	**5-Mile**	**10-Mile**
Current Year Estimate	1,651	4,900	17,990
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$68,549	$76,520	$77,180

Mountain Home, AR MSA

Regional Overview

Mountain Home, Midway, and the surrounding Twin Lakes region form the economic and commercial hub of north-central Arkansas, serving a broad trade area that extends into southern Missouri. Mountain Home is the region's primary employment and retail center, supported by healthcare, education, manufacturing, tourism, and outdoor recreation. Midway benefits from its close proximity to Mountain Home along U.S. Highway 5, providing convenient access to the area's employment base, retail amenities, and essential services while maintaining a desirable small-town setting.

The region offers a stable economic foundation supported by Baxter Health, Arkansas State University–Mountain Home, and a diverse manufacturing sector that includes aerospace, medical device, and industrial employers. Tourism also plays a significant role in the local economy, with nearby Norfork Lake, Bull Shoals Lake, and the White and Norfork Rivers attracting visitors year-round for fishing, boating, and outdoor recreation. Combined with strong regional connectivity via U.S. Highways 62 and 412 and a growing retirement population, the Mountain Home area continues to experience steady demand for housing, retail, and service-oriented commercial investment.

Regional Economic & Commercial Corridor

Economic activity throughout the Mountain Home region is centered along U.S. Highways 62, 412, and 5, which connect Mountain Home, Midway, and surrounding communities across north-central Arkansas and southern Missouri. Mountain Home serves as the area's primary commercial and employment hub, anchored by Baxter Health, Arkansas State University–Mountain Home, major manufacturers, and a broad mix of retail and professional services. Midway complements the market by providing convenient access to these employment centers while benefiting from continued residential growth and tourism-driven demand.

These transportation corridors support regional commerce by linking residents, businesses, and visitors to healthcare facilities, shopping destinations, recreational amenities, and employment centers throughout the Twin Lakes region. Year-round tourism generated by Norfork Lake, Bull Shoals Lake, and the White and Norfork Rivers strengthens local spending, while a diverse economic base of healthcare, manufacturing, education, and outdoor recreation contributes to long-term market stability.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 6403 Hwy 5 North, Midway, AR, 72651 (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;

2. You will hold it and treat it in the strictest of confidence; and

3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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