



REPRESENTATIVE PHOTO

OFFERING MEMORANDUM

DOLLAR GENERAL

1123 E Main Street | Boise City, OK

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

DOLLAR GENERAL

1123 E Main Street
BOISE CITY, OK 35006



\$1,015,000
LIST PRICE



7.50%
CAP RATE



\$76,095
ANNUAL RENT

LISTED BY:

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BROKER OF RECORD

KYLE MATTHEWS
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DOLLAR GENERAL

INVESTMENT HIGHLIGHTS

- » **Rare Increase in Base Term** – In year 11 rent increases 3.00%
- » **Passive Investment** - NN+ Lease with minimal landlord responsibilities
- » **Corporate Lease** – Lease backed by Dollar General which currently has over 15,500 stores and has a market Cap of \$26.52 Billion
- » **Centrally Located** – The site is strategically located in the center of Boise City
- » **Zero Competition** – Dollar General is the premier grocer in Boise City without a single other dollar stores within 35 miles
- » **Ideal Demographics** – Boise City fits Dollar General's ideal expansion criteria with their "Sweet Spot" of demographics for their highest performing stores

LEASE SUMMARY

TENANT TRADE NAME	Dollar General
LEASE GUARANTOR	Dollar General
LEASE COMMENCEMENT	March 1, 2010
LEASE TERM	15 Years
LEASE EXPIRATION	February 28, 2025
LEASE TYPE	NN+
OWNERSHIP	Fee Simple
ROOF & STRUCTURE	Landlord
OPTIONS	Five, 5-year Options
INCREASES	3% in Year 11 & 10% in each option

ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	CAM
3/1/2010 - 3/31/2020	\$6,341.25	\$76,095.00	\$3,600
4/1/2020 - 3/31/2025	\$6,531.49	\$78,377.85	\$3,600
4/1/2025 - 3/31/2030*	\$7,184.67	\$86,215.64	\$3,600
4/1/2030 - 3/31/2035*	\$7,903.14	\$94,837.20	\$3,600
4/1/2035 - 3/31/2040*	\$8,693.45	\$104,320.92	\$3,600

* Denotes Option

PARCEL MAP



±9,175 SF
GLA



± 45,000 SF (1.03 AC)
LOT SIZE



2010
YEAR BUILT



± 30 SPACES
PARKING



\$76,095
NOI



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LARGEST DOLLAR STORE CHAIN

DOLLAR GENERAL

Dollar General is the fast-growing retailer that boasts roughly 15,000 discount stores in over 40 US states, mostly in the South, East, the Midwest, and the Southwest. It generates about 75% of its sales from consumables (including refrigerated, shelf-stable, and perishable foods) and another 10% from seasonal items. The stores also offer household products and apparel. Pricing its items at \$10 or less, Dollar General targets low-, middle-, and fixed-income shoppers while selling brand-name products from manufacturers such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo, and Coca-Cola.

With its small-box stores typically measuring some 9,100 sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value conscious has paid off big, both during and after the recession. The discount retailer boasted its 26th consecutive year of same-store sales growth in 2016 (ended January), attributable to its value and convenience proposition.

WWW.DOLLARGENERAL.COM

±15,000
LOCATIONS

±113,400
EMPLOYEES

BBB
CREDIT RATING (S&P)

AREA OVERVIEW

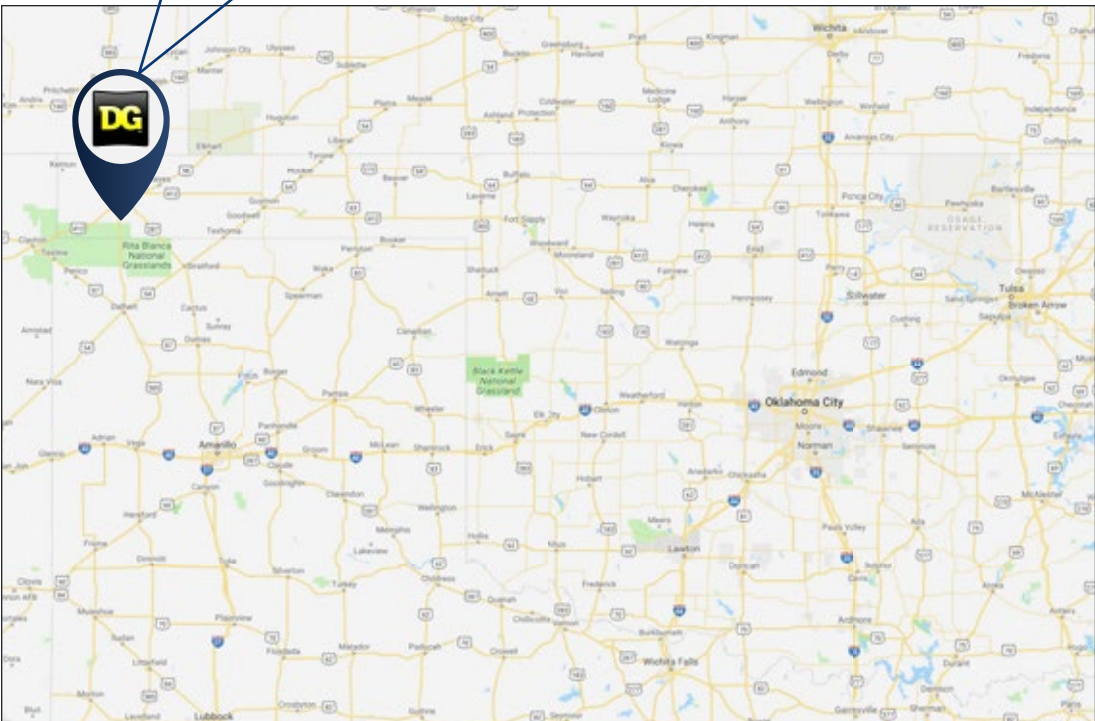


DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2010 Census	512	1,628	14,980
2019 Estimate	522	1,659	14,989
2024 Projection	527	1,676	15,070
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2010 Census	191	603	5,124
2019 Estimate	197	622	5,130
2024 Projection	200	631	5,154
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$59,976	\$60,357	\$71,219

BOISE CITY, OK

Boise City is a city in and the county seat of Cimarron County, Oklahoma, United States. The economy of Boise City is mostly supported by industries such as ranching, farming, and the production of oil and natural gas. Boise City sits in the panhandle of Oklahoma which places it just a two-hour drive away from Amarillo, Texas.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General** located in **1123 E Main Street, Boise City, OK 35006** (“Property”). It has been prepared by Matthews Real Estate Investment Services. This 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 Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents 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 and conduct their own due diligence.

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 detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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 Seller or Matthews Real Estate Investment Services 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.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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