



TRINITY

REAL ESTATE INVESTMENT SERVICES



8+ YRS FAMILY DOLLAR WITH EXCELLENT RENT-TO-SALES RATIO

117 N 5TH ST, OKEMAH, OK 74859

**\$499,999**

**7.8% CAP**

TRINITYREIS.COM

Actual Property





OKEMAH, OK

**\$499,999 | 7.8% CAP**

- 8+ Years Remaining on a Recent 10 Year Lease Extension
- Excellent Rent-to-Sales Ratio Over the Past 3 Years of Under 4%
- New Roof System Installed in 2016 With 12+ Years Remaining on the Current Roof Warranty
- Dense 1 Mile Population of 3,302 With Limited Grocery and Dollar Store Competition
- Steady Historical Growth Within 1, 3, and 5 Mile Radii of ~10% Each from 2010-2018
- Less Than 50 Miles from Both Oklahoma City and Tulsa City Limits – Both MSAs Boast Impressive Growth from 2010-2018

## EXCLUSIVELY MARKETING BY:

**SIMEON BEAM**

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**CODY CRIST**

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## PROPERTY DETAILS:

Building Area:	8,400 SF
Land Area:	.68 AC
Year Built:	1960
Guarantor:	Family Dollar Stores, Inc.
Price (Psf):	\$59.52

## LEASE OVERVIEW:

Remaining Lease Term:	8+ Years
Rent Commencement:	7/29/2006
Lease Expiration:	6/30/2027
Lease Type:	NN
Scheduled Rent Increases:	15.38% & 11.11%
Options & Increases:	Two (2); 5-Year
Base Annual Rent:	\$39,000
Insurance:	PAID BY Tenant*
Roof & Structure:	PAID BY Landlord**
Property Taxes:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant***
HVAC:	PAID BY Tenant****

\*Tenant pays LL's insurance reimbursement up to \$3,000/year \*\*12+ years roof warranty

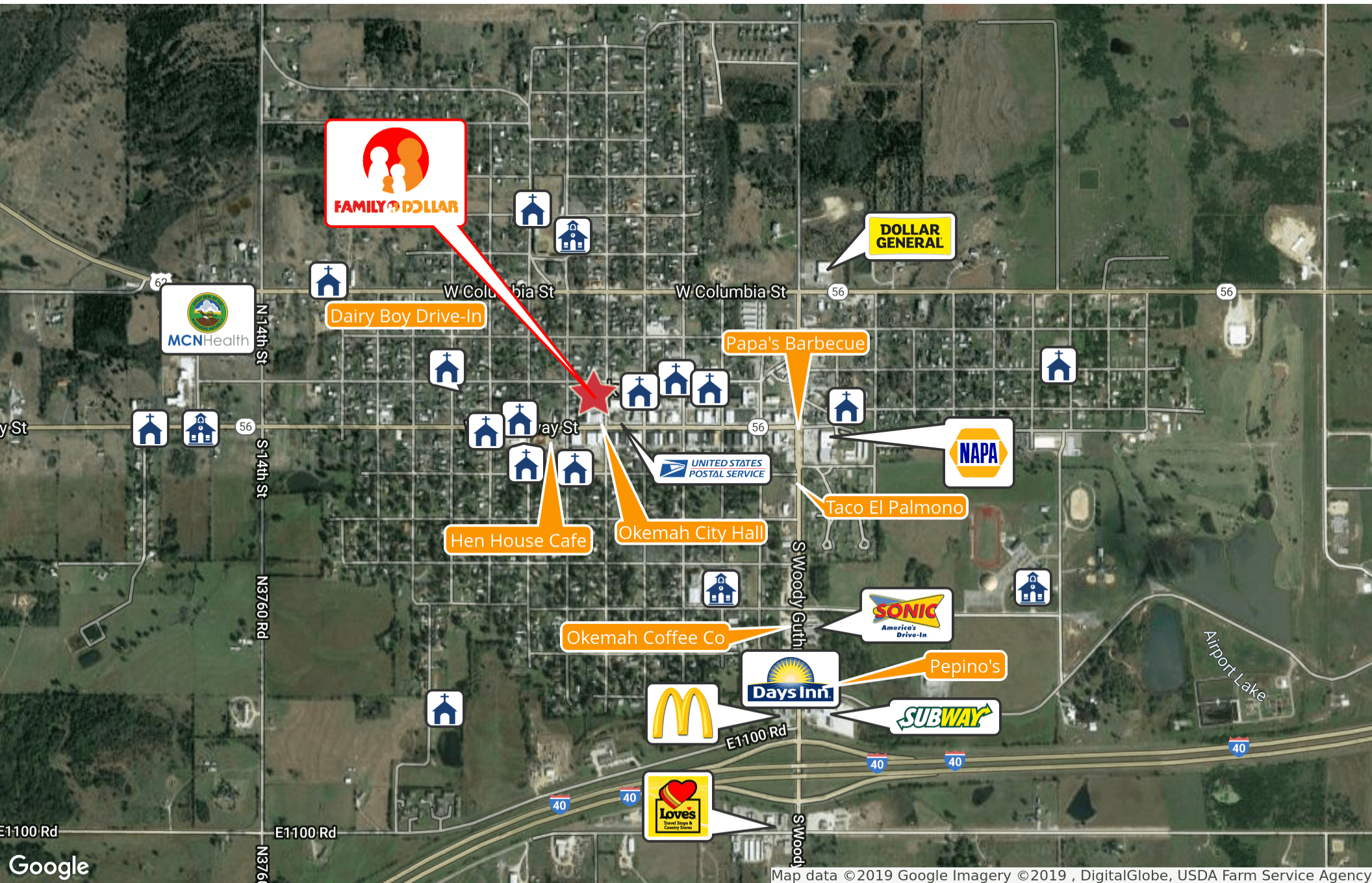
\*\*\*Tenant pays all parking lot repairs in aggregate up to \$2,000/year

\*\*\*\*Tenant is not required to replace any major components in last 2 years of lease



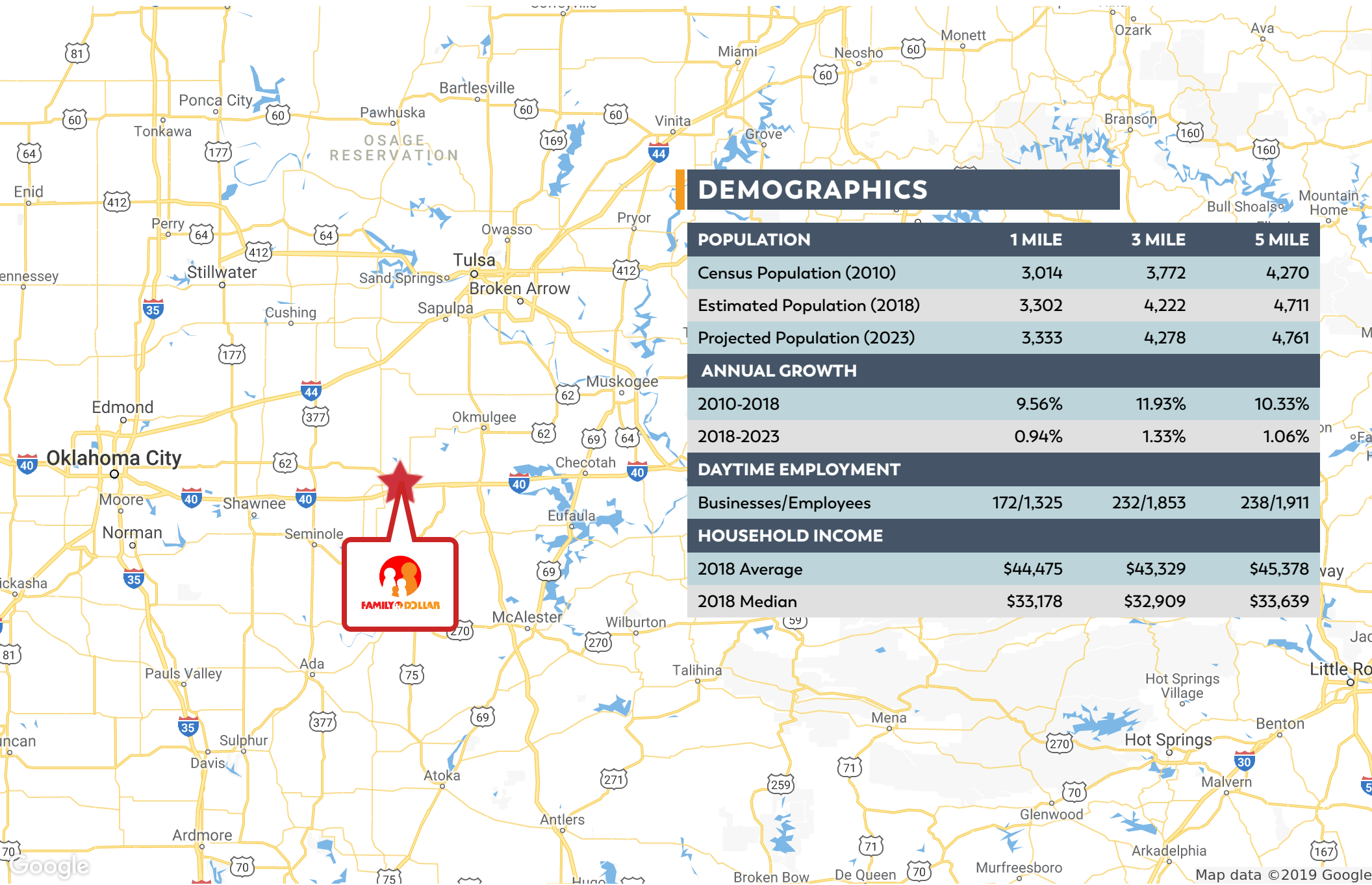
## RETAILER MAP

117 N 5TH ST | OKEMAH, OK



Map data ©2019 Google Imagery ©2019 , DigitalGlobe, USDA Farm Service Agency





## DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	3,014	3,772	4,270
Estimated Population (2018)	3,302	4,222	4,711
Projected Population (2023)	3,333	4,278	4,761
ANNUAL GROWTH			
2010-2018	9.56%	11.93%	10.33%
2018-2023	0.94%	1.33%	1.06%
DAYTIME EMPLOYMENT			
Businesses/Employees	172/1,325	232/1,853	238/1,911
HOUSEHOLD INCOME			
2018 Average	\$44,475	\$43,329	\$45,378
2018 Median	\$33,178	\$32,909	\$33,639















## TENANT SUMMARY

As shoppers enter their neighborhood Family Dollar, they'll find great values on the name brands they trust in a clean, well-organized store staffed with friendly team members who are members of the local community. The average size of a Family Dollar store is approximately 7,000 square feet, and most stores are operated in leased facilities. This relatively small footprint allows the Company to open new stores in rural areas and small town, as well as in large urban neighborhoods. Within these markets, the stores are located in shopping centers or as free-standing building and all are convenient to the Company's customer base.

## STRATEGY

Headquartered in Chesapeake, VA, Dollar Tree is the largest and most successful single-price-point retailer in North America, operating thousands of stores across 48 contiguous U.S. states and five Canadian provinces, supported by a solid and scalable logistics network.



## TENANT DETAILS:

Tenant Name:	Family Dollar
Tenant Type:	General Merchandise Dollar Store
Guarantor:	Family Dollar Stores, Inc.
Ownership:	Public
No. of Locations:	14,581 as of July 2017
Website:	familydollar.com
Year Founded:	1953 / DLTR 1986
Credit Rating (Moody's):	Ba1 as of March 2017
No. of Employees:	176,800 as of May 2017
Headquartered:	Chesapeake, Virginia



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## EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Trinity Real Estate Investment Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Trinity Real Estate Investment Services does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

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Actual Property



# INFORMATION ABOUT BROKERAGE SERVICES

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### **A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION: AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### **TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 / 11-2-2015





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**BROKER OF RECORD**

Brian Frere

OK Lic: #139098

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