



SINGLE TENANT
NET LEASED
OPPORTUNITY

LONE GROVE | OK

FAMILY DOLLAR
my family, my family dollar.



LEAD AGENTS



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OK BROKER OF RECORD
DAVID B ZACHARIA
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DISCLAIMER

Horvath & Tremblay in conjunction with Oklahoma real estate broker David B Zacharia license 161082 has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than broker and we make no representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all references to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a buyer. Buyers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change.



We are pleased to present the exclusive opportunity to purchase a Family Dollar investment property located at 16738 US-70 in Lone Grove, Oklahoma (the "Property"). The building is comprised of 8,100 square feet and sits on a 0.58 acre lot. The property features a double-net lease with Family Dollar and has 5.5 years of term remaining, plus five (5) 5-year options. The options include an attractive 10% rent increase at the start of each option period. Additionally, the lease provides for a percentage rent based upon gross sales (outlined in more detail in the financial section). The Family Dollar lease is corporate guaranteed.

- **EARLY LEASE EXTENSION:** The Family Dollar lease has been recently extended for an additional 5 years through December of 2024
- **OPTION PERIODS:** The lease provides for an additional five (5), 5-year options, each with a 10% Rental Increase providing a steady increase in income and an attractive hedge against inflation.
- **RENT TO SALES RATIO:** Extremely attractive Rent to Sales Ratio of 3.55% in 2018
- **MINIMAL MANAGEMENT RESPONSIBILITIES:** The Family Dollar lease is Double Net (landlord is responsible for Replacement of Roof and Structure only). Requiring minimal management responsibilities, making it an attractive investment for the passive real estate investor.
- **CORPORATE LEASE:** The corporate lease is guaranteed by Family Dollar Stores. In July 2015 Dollar Tree acquired Family Dollar for \$8.5 billion. Together, the merged companies make up the nation's largest small-box discount retailer, operating over 14,000 stores nationwide with consolidated sales of \$6.21 billion.
- **AREA COMPETITION:** The Property benefits as one of the few retail stores serving the greater Lone Grove area that offers a full range of products including food, household products, health & beauty products, and school & office supplies. Area residents rely on this Family Dollar for groceries, sundries and general supplies.



TYPE OF OWNERSHIP:	Fee Simple
BUILDING AREA:	8,100 SF
YEAR BUILT:	2006
PARCEL SIZE:	0.58 Acres
PARCEL ID:	2000-00-051-006-0-001-00
TENANT:	Family Dollar Stores of Oklahoma Inc.
GUARANTOR:	Corporate
CORPORATE CREDIT:	BBB- (S&P) / Baa3 (Moody's)
LEASE TYPE:	Double Net (NN)
ROOF & STRUCTURE:	Landlord Responsibility
PERCENTAGE RENT:	3% of Gross Sales over Breakpoint
RENT COMMENCEMENT DATE:	02/17/2006
LEASE EXPIRATION DATE:	12/31/2024
LEASE TERM REMAINING:	5+ Years
RENEWAL OPTIONS :	6, 5-year extensions
TENANT PURCHASE OPTION:	None

16738 US-70 | LONE GROVE, OK 73443

	LIST PRICE:	\$738,065
	CAP RATE:	7.75%
	NOI:	\$57,200 *

LEASE TERM		ANNUAL RENT	% INCREASE
CURRENT - 12/31/2019		\$52,000	
01/01/2020 - 12/31/2024		\$57,200 *	10.0%
01/01/2025 - 12/31/2029	OPTION 2	\$62,920	10.0%
01/01/2030 - 12/31/2034	OPTION 3	\$69,212	10.0%
01/01/2035 - 12/31/2039	OPTION 4	\$76,133	10.0%
01/01/2040 - 12/31/2044	OPTION 5	\$83,747	10.0%
01/01/2045 - 12/31/2049	OPTION 6	\$92,121	10.0%



ABOUT THE TENANT

Family Dollar is a discount retail store chain and the second largest retailer of its type in the United States. Founded in 1959, it is headquartered in Matthews, a suburb of Charlotte, North Carolina where it employs over 1,400 people. Today, Family Dollar is a wholly-owned subsidiary of Dollar Tree.

There are over 8,000 Family Dollar locations in all states except Alaska, Hawaii, Oregon, and Washington. The average Family Dollar store size 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 towns, as well as large urban neighborhoods. Within these markets, the stores are located in shopping centers or as free-standing buildings and all are convenient to the company's customer base.

Family Dollar offers a mix of merchandise for families ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items. Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10..











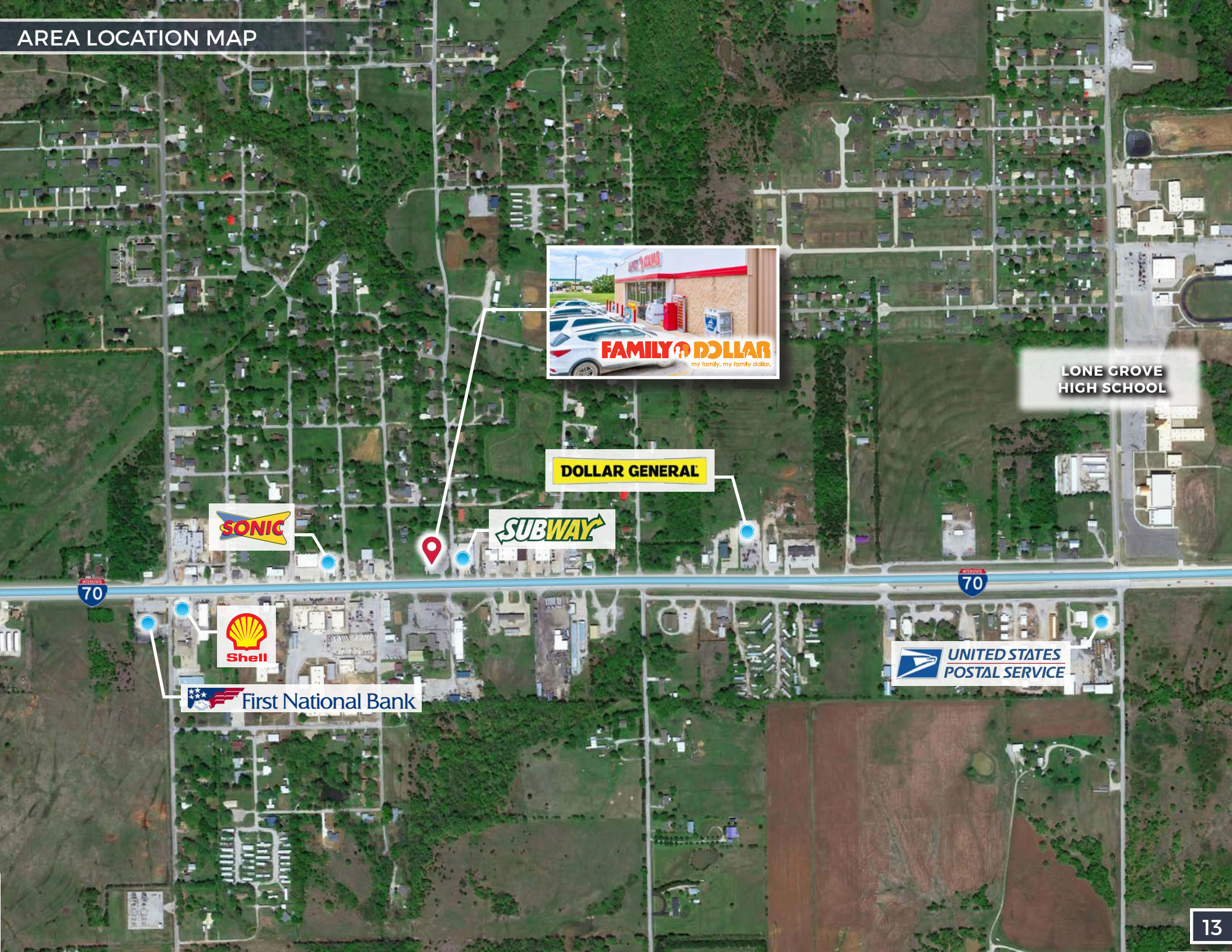
FAMILY DOLLAR
my family, my family dollar.







AREA LOCATION MAP



LONE GROVE
HIGH SCHOOL

DOLLAR GENERAL

SONIC

SUBWAY

70

70



First National Bank

UNITED STATES
POSTAL SERVICE

LONE GROVE | OK



36,500+
PEOPLE WITHIN 10 MILES



\$74,500+
AVERAGE HOUSEHOLD INCOME

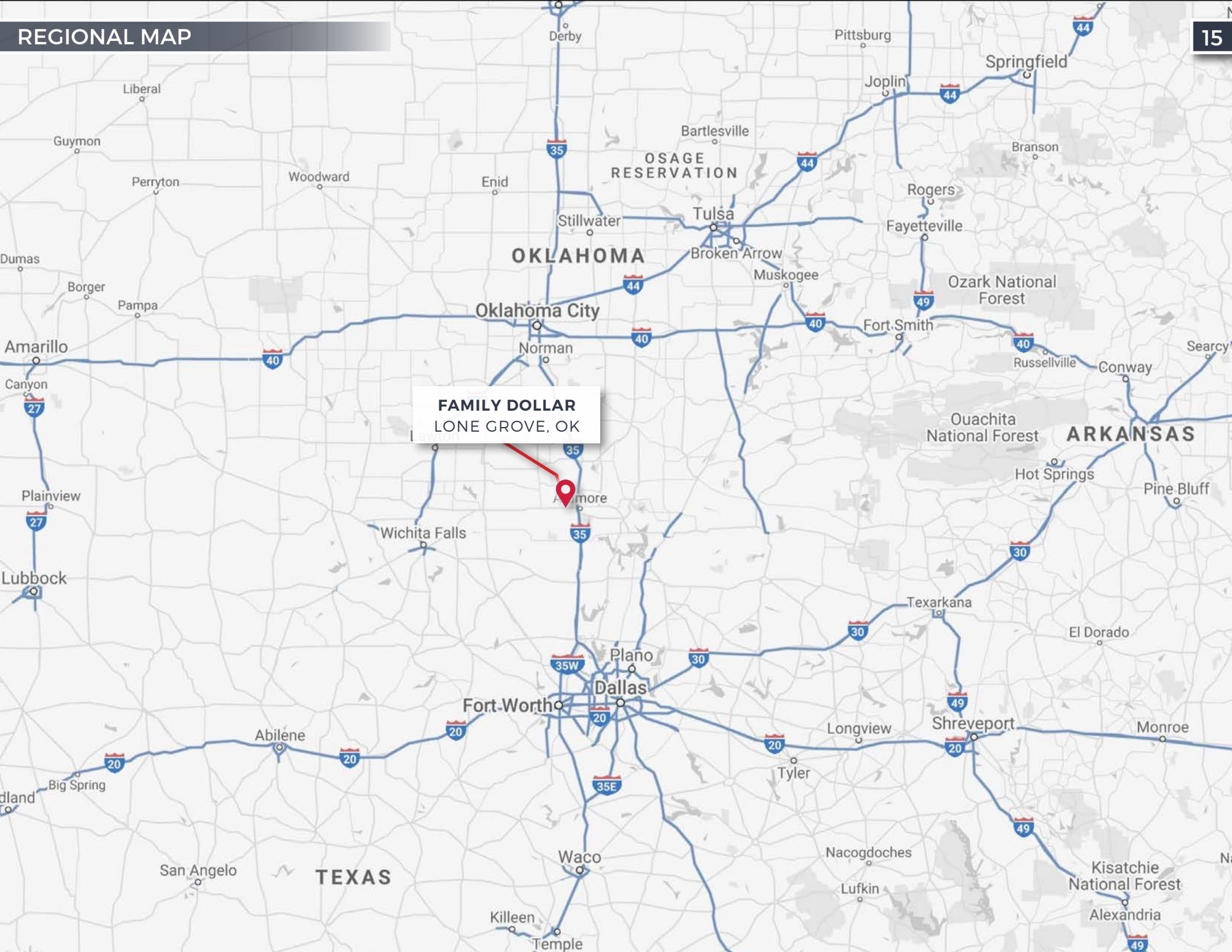


10,187 VPD
W BROADWAY STREET

OVERVIEW

Lone Grove, is located in Carter County, Oklahoma and is part of the "Micropolitan statistical area of Ardmore. With a population of roughly 5,100, Lone Grove is a bedroom community to Ardmore with the majority of its residents working there in the healthcare and manufacturing fields. Lone Grove, is a residential area with a minimal commercial footprint. At the center of the town is the Family Dollar which services its citizens immediate needs for life's day to day necessities. The store's sales are a strong indicator that this location is successful and will remain viable for years to come. Located along US-70, Lone Grove is 85 miles south of Norman, OK, 102 Miles South of Oklahoma City, OK and approximately 115 miles north of Dallas and Fort Worth, TX all via Interstate 35.

	3 MILES	5 MILES	10 MILES
POPULATION			
2019 Estimate	5,180	7,876	36,587
2024 Projection	4,990	7,578	36,089
2010 Census	4,951	7,631	35,801
BUSINESS			
2019 Est. Total Business	115	152	2,222
2019 Est. Total Employees	1,117	1,588	22,040
HOUSEHOLDS			
2019 Estimate	1,979	3,011	14,862
2024 Projection	1,947	2,959	14,967
2010 Census	1,822	2,811	14,067
INCOME			
Average Household Income	\$70,363	\$74,572	\$65,467
Median Household Income	\$59,378	\$62,162	\$51,398



Real estate disclosure for the state of Oklahoma

This document is to be attached to marketing packages, listing agreements and offers revised 03.21.18

(Please put an X below in front of what is applicable) The listing company DZ Net Lease Realty, LLC is:

There is no listing company.

☒

An agent of the seller/landlord.

An agent of the buyer/tenant.

An agent of both the seller/landlord and buyer/tenant and is acting as a dual agent.

Circle one: **Seller/landlord** or buyer/tenant or seller/landlord and buyer/tenant are paying commission to the listing company

(Please put an X below in front of what is applicable)

The selling company _____ is:

There is no selling company.

An agent of the seller/landlord.

An agent of the buyer/tenant.

An agent of both the seller/landlord and buyer/tenant and is acting as a dual agent.

Circle one: Seller/landlord or buyer/tenant or seller/landlord and buyer/tenant are paying commission to the selling company

Seller

Buyer

Date



OKLAHOMA REAL ESTATE COMMISSION

This is a legally binding Contract; if not understood, seek advice from an attorney.

ACKNOWLEDGMENT AND CONFIRMATION OF DISCLOSURES

It is hereby confirmed that prior to entering into Contract, the following items (as applicable) have been disclosed and/or delivered:

Buyer acknowledges and confirms that the Broker providing brokerage services to the Buyer has described and disclosed their duties and responsibilities to the Buyer prior to the Buyer signing this Contract.

- ☐ **(Applicable for in-house transactions only) Buyer acknowledges and confirms that the broker is providing brokerage services to both Parties to the transaction prior to the Parties signing this Contract.**

Buyer acknowledges receipt of Residential Property Condition Disclosure or Disclaimer Form (as applicable to residential real property improved with not less than one nor more than two dwelling units) pursuant to Title 60 O.S., Section 831-839:

- ☐ Buyer has received a Residential Property Condition Disclosure Statement Form (completed and signed by the Seller) and dated within 180 days of receipt.
- ☐ Buyer has received a Residential Property Condition Disclaimer Statement Form (completed and signed by the Seller) and dated within 180 days of receipt.
- ☐ This transaction is exempt from disclosure requirements pursuant to Title 60, O.S., Section 838.
- ☐ Disclosure not required under the Residential Property Condition Disclosure Act.

Buyer acknowledges receipt of Lead-Based Paint/Hazards Disclosures with Appropriate Acknowledgment (if property constructed before 1978)

- ☐ Buyer has signed the "Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards" form, which has been signed and dated by Seller and applicable Licensee(s), and has also received a copy of the Lead-Based Paint Pamphlet titled "Protect Your Family From Lead in Your Home."
- ☐ Property was constructed in 1978 or thereafter and is exempt from this disclosure.
- ☐ The subject of this transaction is not a residential dwelling and does not require a disclosure on Lead-Based Paint/Hazards.

Buyer acknowledges and confirms the above and further, Buyer acknowledges receipt of Estimate of Costs associated with this transaction and acknowledges that a Contract Information Booklet has been made available to the Buyer in print, or at www.orec.ok.gov.

Buyer/Tenant Name (Printed): _____ Buyer/Tenant Name (Printed): _____

Buyer/Tenant Signature: _____ Buyer/Tenant Signature: _____

Dated: _____ Dated: _____

Seller acknowledges and confirms that the Broker providing brokerage services to the Seller has described and disclosed their duties and responsibilities to the Seller prior to the Seller signing this Contract.

- ☐ **(Applicable for in-house transactions only) Seller acknowledges and confirms that the broker is providing brokerage services to both Parties to the transaction prior to the Parties signing this Contract.**

Seller further acknowledges receipt of Estimate of Costs associated with this transaction and that a Contract Information Booklet has been made available to the Seller in print, or at www.orec.ok.gov.

Seller/Landlord Name (Printed): _____ Seller/Landlord Name (Printed): _____

Seller/Landlord Signature: _____ Seller/Landlord Signature: _____

Dated: _____ Dated: _____

OKLAHOMA REAL ESTATE COMMISSION

DISCLOSURE TO SELLER OR BUYER OF BROKERAGE DUTIES, RESPONSIBILITIES AND SERVICES

This notice may be part of or attached to any of the following:

- ☐ Buyer Brokerage Agreement ☐ Listing Brokerage Agreement ☐ Option Agreement
☐ Sales Agreement ☐ Exchange Agreement ☐ Other _____

1. Duties and Responsibilities. A Broker who provides Brokerage Services to one or both parties shall describe and disclose in writing the Broker's duties and responsibilities prior to the party or parties signing a contract to sell, purchase, option, or exchange real estate.

A Broker shall have the following duties and responsibilities which are mandatory and may not be abrogated or waived by a Broker, whether working with one party, or working with both parties:

- A. treat all parties to the transaction with honesty and exercise reasonable skill and care;
- B. unless specifically waived in writing by a party to the transaction:
 - 1) receive all written offer and counteroffers;
 - 2) reduce offers or counteroffers to a written form upon request of any party to a transaction; and
 - 3) present timely all written offers and counteroffers.
- C. inform, in writing, the party for whom the Broker is providing Brokerage Services when an offer is made that the party will be expected to pay certain closing costs, Brokerage Service costs and the approximate amount of the costs;
- D. keep the party for whom the Broker is providing Brokerage Services informed regarding the transaction;
- E. timely account for all money and property received by the Broker;
- F. keep confidential information received from a party or prospective party confidential. The confidential information shall not be disclosed by a Broker without the consent of the party disclosing the information unless consent to the disclosure is granted in writing by the party or prospective party disclosing the information, the disclosure is required by law, or the information is made public or becomes public as the result of actions from a source other than the Broker. The following information shall be considered confidential and shall be the only information considered confidential in a transaction:
 - 1) that a party or prospective party is willing to pay more or accept less than what is being offered,
 - 2) that a party or prospective party is willing to agree to financing terms that are different from those offered,
 - 3) the motivating factors of the party or prospective party purchasing, selling, optioning or exchanging the property, and
 - 4) information specifically designated as confidential by a party unless such information is public.
- G. disclose information pertaining to the Property as required by Residential Property Condition Disclosure Act;
- H. comply with all requirements of the Oklahoma Real Estate Code and all applicable statutes and rules;
- I. when working with one party or both parties to a transaction, the duties and responsibilities set forth in this section shall remain in place for both parties.

2. Brokerage Services provided to both parties to the transaction. The Oklahoma broker relationships law (Title 59, Oklahoma Statutes, Section 858-351 – 858-363) allows a real estate Firm to provide brokerage services to both parties to the transaction. This could occur when a Firm has contracted with a Seller to sell their property and a prospective Buyer contacts that same Firm to see the property. If the prospective Buyer wants to make an offer on the property, the Firm must now provide a written notice to both the Buyer and Seller that the Firm is now providing brokerage services to both parties to the transaction. The law states that there are mandatory duties and responsibilities that must be performed by the broker for each party.

3. Broker providing fewer services. If a Broker intends to provide fewer Brokerage Services than those required to complete a transaction, the Broker shall provide written disclosure to the party for whom the Broker is providing services. The disclosure shall include a description of those steps in the transaction that the Broker will not provide and state that the Broker assisting the other party in the transaction is not required to provide assistance with these steps in any manner.

4. Confirmation of disclosure of duties and responsibilities. The duties and responsibilities disclosed by the Broker shall be confirmed in writing by each party in a separate provision, incorporated in or attached to the contract to purchase, option or exchange real estate.

I understand and acknowledge that I have received this notice on _____ day of _____, 20_____.

(Print Name) _____ (Signature) _____

(Print Name) _____ (Signature) _____