



TRINITY

REAL ESTATE INVESTMENT SERVICES



ABSOLUTE NNN DOLLAR GENERAL - LOWER \$990K PRICE POINT

324 E MAIN ST, COLCORD, OK 74338

\$991,765

6.8% CAP

TRINITYREIS.COM

Actual Property

**DOLLAR
GENERAL**

COLCORD, OK

\$991,765 | 6.8% CAP

- Absolute Net Lease Dollar General with 11+ Years Remaining
- Lower Price Point for NNN Lease Dollar General
- Affordable Rent Creates Higher Likelihood of Future Renewals and Rental Increases
- Desirable Wide and Shallow Floor Plan
- Main Source of Retail Goods for the City of Colcord - Only Dollar Store in City
- Colcord is Located 78 Miles East of Downtown Tulsa

EXCLUSIVELY MARKETING BY:

BRANSON BLACKBURN

325.864.9775 | B.Blackburn@trinityreis.com

CHANCE HALES

806.679.9776 | Chance@trinityreis.com

MATT DAVIS

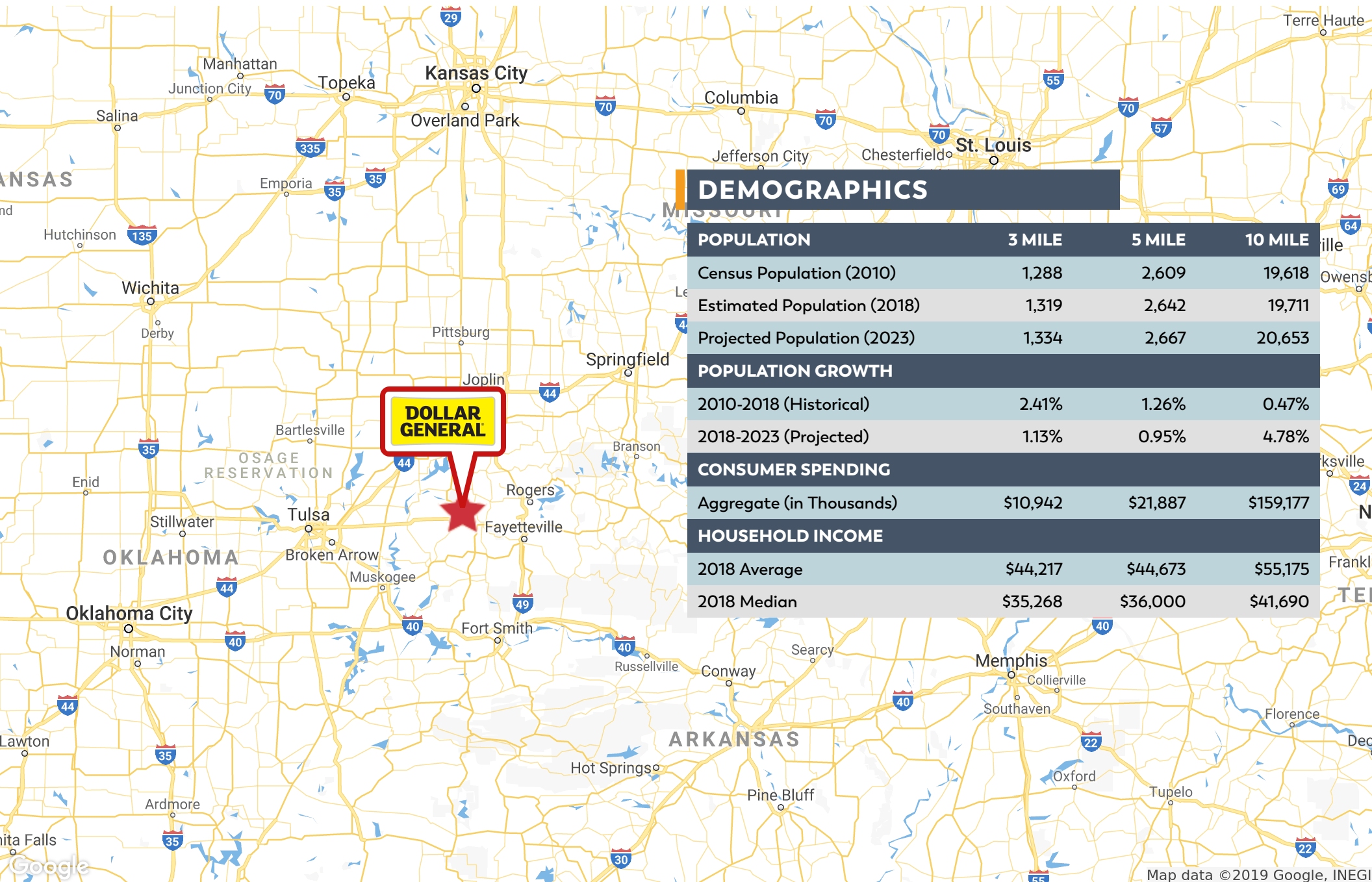
325.513.6406 | Matt@trinityreis.com

PROPERTY DETAILS:

Building Area:	9,100 SF
Land Area:	1.01 AC
Year Built:	2015
Guarantor:	Dollar General Inc. (NYSE: DG)
Price (Psf):	\$108.99

LEASE OVERVIEW:

Remaining Lease Term:	11+ Years
Rent Commencement:	7/1/2015
Lease Expiration:	7/1/2030
Base Annual Rent:	\$67,440
Lease Type:	NNN
Scheduled Rent Increases:	None
Options & Increases:	Five (5), 5-Year; 10%
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Tenant
HVAC:	PAID BY Tenant



DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	10 MILE
Census Population (2010)	1,288	2,609	19,618
Estimated Population (2018)	1,319	2,642	19,711
Projected Population (2023)	1,334	2,667	20,653
POPULATION GROWTH			
2010-2018 (Historical)	2.41%	1.26%	0.47%
2018-2023 (Projected)	1.13%	0.95%	4.78%
CONSUMER SPENDING			
Aggregate (in Thousands)	\$10,942	\$21,887	\$159,177
HOUSEHOLD INCOME			
2018 Average	\$44,217	\$44,673	\$55,175
2018 Median	\$35,268	\$36,000	\$41,690

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Actual Property



TENANT SUMMARY

Dollar General Corporation has been delivering value to shoppers for over 75 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, clothing for the family, housewares and seasonal items at low everyday prices in convenient neighborhood locations. Dollar General operated 14,000 stores in 44 states as of August 19, 2017. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola.

STRATEGY

Dollar General sells similar products as wholesale retailers Wal-Mart (WMT) and Target (TGT), but typically at lower prices. Because of this, during harsh economic conditions, many consumers may make the change of shopping at Dollar General instead of a regular wholesale retailer.

Dollar General's (DG) business strategy revolves around driving profitable top line growth while enhancing its low-cost operator position and capturing new growth opportunities. The company attempts to drive profitable top line growth through strategies like improving the in-stock position of its stores and continuously offering products at competitive prices.



TENANT DETAILS:

Tenant Name:	Dollar General
Tenant Type:	Net-Leased Dollar Store
Parent Company Trade Name:	Dollar General
Ownership:	Public (NYSE: DG)
No. of Locations:	14,000 (as of August 2017)
Website:	dollargeneral.com
Year Founded:	1939
Credit Rating (S&P):	BBB
No. of Employees:	127,000+
Headquartered:	Goodlettsville, Tennessee

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BROKER OF RECORD

Brian Frere

OK Lic: #139098

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