



TRINITY

REAL ESTATE INVESTMENT SERVICES

**DOLLAR
GENERAL®**



DOLLAR GENERAL - 8+ YEARS REMAINING

803 N HOY ST, BUFFALO, OK 73834

\$806,250

8.0% CAP

TRINITYREIS.COM

Actual Property

**DOLLAR
GENERAL**

BUFFALO, OK

\$806,250 | 8.0% CAP

- 8% Cap Oklahoma Dollar General - Recent Lease Extension
- Dollar General Recently Extended Lease Early Leaving Almost 9 Years on Current Term
- Lower Price Point of \$800K
- Brand New Roof Installed in 2018
- NN Lease - Minimal Landlord Responsibility - DG Responsible for Repairs up to \$1,500 on HVAC
- Large Concrete Parking Lot - Corner Lot With Ample Parking Space and Multiple Points of Entry
- 9,100 Square Foot Prototype - Wide and Shallow Floor Plan
- Nearest Dollar General Over 20 Miles Away - Limited Local Retail Competition

EXCLUSIVELY MARKETING BY:

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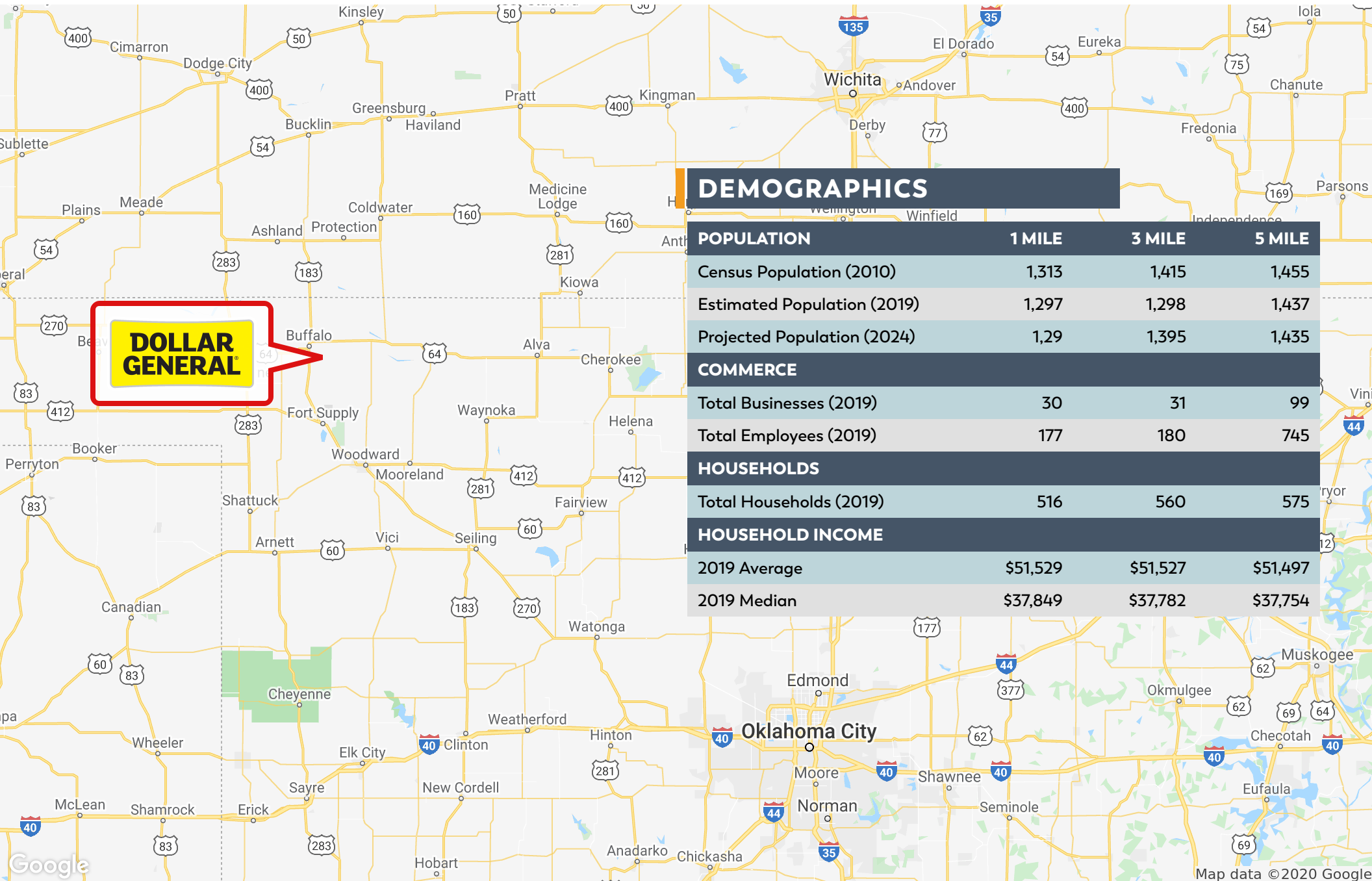
PROPERTY DETAILS:

| | |
|----------------|--------------------------------|
| Building Area: | 9,100 SF |
| Land Area: | 1.0 AC |
| Year Built: | 2008 |
| Guarantor: | Dollar General Inc. (NYSE: DG) |
| Price (Psf): | \$88.60 |

LEASE OVERVIEW:

| | |
|---------------------------|------------------------|
| Remaining Lease Term: | 8+ Years |
| Rent Commencement: | 9/1/2008 |
| Lease Expiration: | 10/31/2028 |
| Base Annual Rent: | \$64,500 |
| Lease Type: | NN |
| Scheduled Rent Increases: | In Option Periods |
| Options & Increases: | Three (3), 5-Year; 10% |
| Insurance: | PAID BY Tenant |
| Parking Lot Maintenance: | PAID BY Landlord* |
| Property Taxes: | PAID BY Tenant |
| Roof & Structure: | PAID BY Landlord |
| HVAC: | PAID BY Tenant |

*Dollar General Pays a Monthly CAM of \$325/Month in Addition to Base Rent and is Responsible for Repairs Under \$1,500.



DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|-----------------------------|----------|----------|----------|
| Census Population (2010) | 1,313 | 1,415 | 1,455 |
| Estimated Population (2019) | 1,297 | 1,298 | 1,437 |
| Projected Population (2024) | 1,29 | 1,395 | 1,435 |
| COMMERCE | | | |
| Total Businesses (2019) | 30 | 31 | 99 |
| Total Employees (2019) | 177 | 180 | 745 |
| HOUSEHOLDS | | | |
| Total Households (2019) | 516 | 560 | 575 |
| HOUSEHOLD INCOME | | | |
| 2019 Average | \$51,529 | \$51,527 | \$51,497 |
| 2019 Median | \$37,849 | \$37,782 | \$37,754 |



Map data ©2020 Imagery ©2020 , Maxar Technologies, USDA Farm Service Agency



BUFFALO, OK



Country Mile
Cars & Trucks



Buffalo
RV Park



Harper County
Community Hospital



Southwest Gas
Equipment Co Inc.



Grace Living Center
Nursing Home



Buffalo Creek
Motel & RV Park



High Plains
RC&D

N Hoy Street - 1,265+ VPD

**DOLLAR
GENERAL**

DOLLAR
GENERAL

Actual Property

**DOLLAR
GENERAL**

Wide & Shallow Floor Plan
9,100 SF | 1.0 AC

Actual Property

**DOLLAR
GENERAL®**



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 15,472 stores in 44 states as of March 2019. 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: | 15,472 (as of March 2019) |
| 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

KW Realty Preferred

OK #139098

Actual Property