

SINGLE TENANT NNN

Investment Opportunity

**DOLLAR
GENERAL®**



430 WEST DOOLIN AVENUE
BLACKWELL OKLAHOMA

REPRESENTATIVE PHOTO

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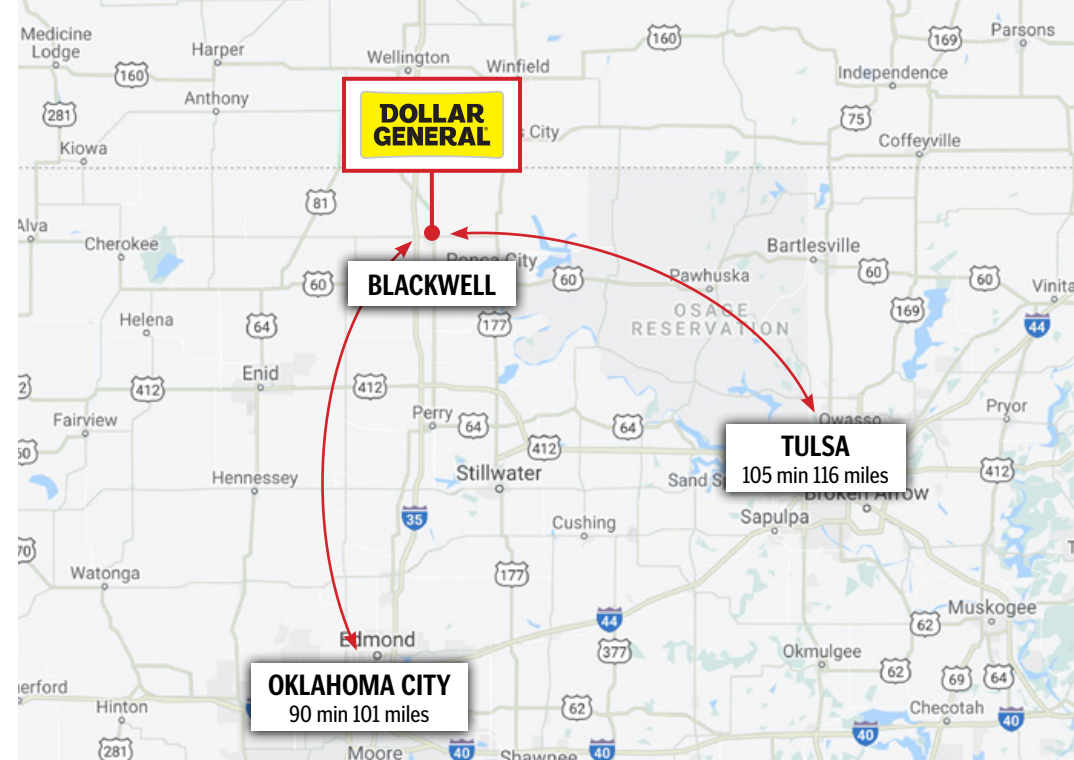
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DOLLAR GENERAL | BLACKWELL, OK

PROPERTY OVERVIEW

Property Address	430 W. Doolin Avenue, Blackwell, OK 74631
Price	\$1,055,000
Net Operating Income	\$81,767
Cap Rate	7.75%
Year Built / Renovated	1975 / 2001
Building Size	9,014 SF
Land Area	1.14 Acres
Parcel # (x)	2050-00-005-001-0-000-00; 2990-15-027-01W-4-10

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	3,527	6,961	7,237
Employees	1,105	2,402	2,439
Average Household Income	\$51,401	\$55,911	\$56,196





RENT ROLL

Lease Term						Rental Rates					
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
Dollar General	9,014	Aug. 2009	Aug. 2024	Current	-	\$6,814	\$0.76	\$81,767	\$9.07	NNN	4 (5-Year)
(Corporate Guaranty)											10% Incr. at beg. of each option

FINANCIAL INFORMATION	
Price	\$1,055,000
Net Operating Income	\$81,767
Cap Rate	7.75%

OPERATING CASH FLOW	
Rental Revenue	\$81,767
Reimbursement Revenue	\$9,634
Effective Gross Revenue	\$91,401
Less Expenses	(\$9,634)
Net Operating Income	\$81,767

NOTES
1) LL is responsible for roof, structure, utility lines, façade and canopy, building walls, storefront, and all aspects of the parking areas (including landscaping).
2) Tenant will reimburse LL for all reasonable maintenance and repair (but not replacement) of the Parking Areas.
3) Tenant pays \$303.33/Mo towards Parking Area Maintenance.



NATIONAL NET LEASE GROUP

SRS NATIONAL NET LEASE GROUP IS THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS.

275+

**RETAIL
PROFESSIONALS**

25+

OFFICES

#1

**LARGEST REAL ESTATE
SERVICES FIRM**
in North America
exclusively dedicated to retail

2100+

**RETAIL
TRANSACTIONS**
in 2019
company wide

485

**PROPERTIES
SOLD**
in 2019
NNLG

\$1.5B

**TRANSACTION
VALUE**
in 2019
NNLG

This Offering Memorandum has been prepared by SRS National Net Lease Group (SRS) and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor SRS can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor SRS represents that this offering summary is all inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.

*Statistics are for 2019

REPRESENTATIVE PHOTO

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