

ACTUAL SITE

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



OFFERING MEMORANDUM

DOLLAR GENERAL[®]

1730 E 6th Street
Okmulgee, OK 74447

DOLLAR GENERAL

1730 E 6th Street
OKMULGEE, OK 74447



\$1,370,000
LIST PRICE



6.40%
CAP RATE



\$87,680
ANNUAL RENT

LISTED BY:

JOSH BISHOP

Vice President & Director

DIRECT (214) 692-2289

MOBILE (315) 730-6228

josh.bishop@matthews.com

LIC # 688810 (TX)

BROKER OF RECORD

KYLE MATTHEWS

LIC # 180759 (OK)

DOLLAR GENERAL®

INVESTMENT HIGHLIGHTS

LEASE & LOCATION

- Ideal 1031 Exchange property for an investor seeking a reliable source of passive income
- Brand new 2019 construction Dollar General w/ upgraded corner entry brick construction
- 15-Year absolute NNN lease; Zero management responsibility
- Five, 5-Year renewal options all of which include an attractive 10% rent increase
- Corporate guarantee from Dollar General Corporation
- 5-mile population exceeds 15,000 residents
- Ideal location just one block away from Oklahoma State University Institute of Technology
- Okmulgee is located just 30-miles South of Tulsa, Ok

TENANT

- Dollar General is ranked #123 on the Fortune 500 list and recently announced their 31st consecutive quarter of same-store sales growth
- Dollar General is the #1 discount retailer with more than 16,000 locations and an investment grade credit rating of BBB
- Dollar General plans to continue their expansion with 1,000 new locations slated for 2020 and will add stores in two new states, Wyoming and Washington

LEASE SUMMARY

TENANT TRADE NAME	Dollar General Corporation
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Corporate
LEASE TYPE	Absolute NNN
ROOF AND STRUCTURE	Tenant Responsible
ORIGINAL LEASE TERM	15 Years
RENT COMMENCEMENT DATE	8/1/2019
LEASE EXPIRATION DATE	7/31/2034
TERM REMAINING ON LEASE	±14.50 Years
INCREASE	10% Every 5 Years in Options
OPTIONS	Five, 5 Year Options

ANNUALIZED OPERATING DATA

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	RENT PSF	CAP
Current - 7/31/2034	\$7,306.67	\$87,680.04	6.40%	6.70%
Option 1	\$8,037.34	\$96,448.04	7.04%	7.37%
Option 2	\$8,841.07	\$106,092.85	7.74%	8.11%
Option 3	\$9,725.18	\$116,702.13	8.52%	8.92%
Option 4	\$10,697.70	\$128,372.35	9.37%	9.81%
Option 5	\$11,767.47	\$141,209.58	10.31%	9.81%

ACTUAL SITE



±9,002 SF
GLA



±1.19 AC
LOT SIZE



2019
YEAR BUILT



\$87,680
NOI



LARGEST DOLLAR STORE CHAIN

DOLLAR GENERAL®

Dollar General is the fastest-growing retailer which currently boasts roughly 16,000 neighborhood general stores in 44 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 75% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Proctor & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others. Over the past few years, Dollar General has started to introduce alcohol and tobacco products such as cigarettes into their product mix, which has further driven revenue and increased profitability.

With its small-box store model typically measuring $\pm 9,100$ sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value-conscious has paid off big, both during and after the recession. The discount retailer boasted its expectation of 29 consecutive years of same-store sales growth in December 2018, attributable to its value and convenience proposition, along with strong consumables and seasonal goods sales.

$\pm 16,000$
LOCATIONS

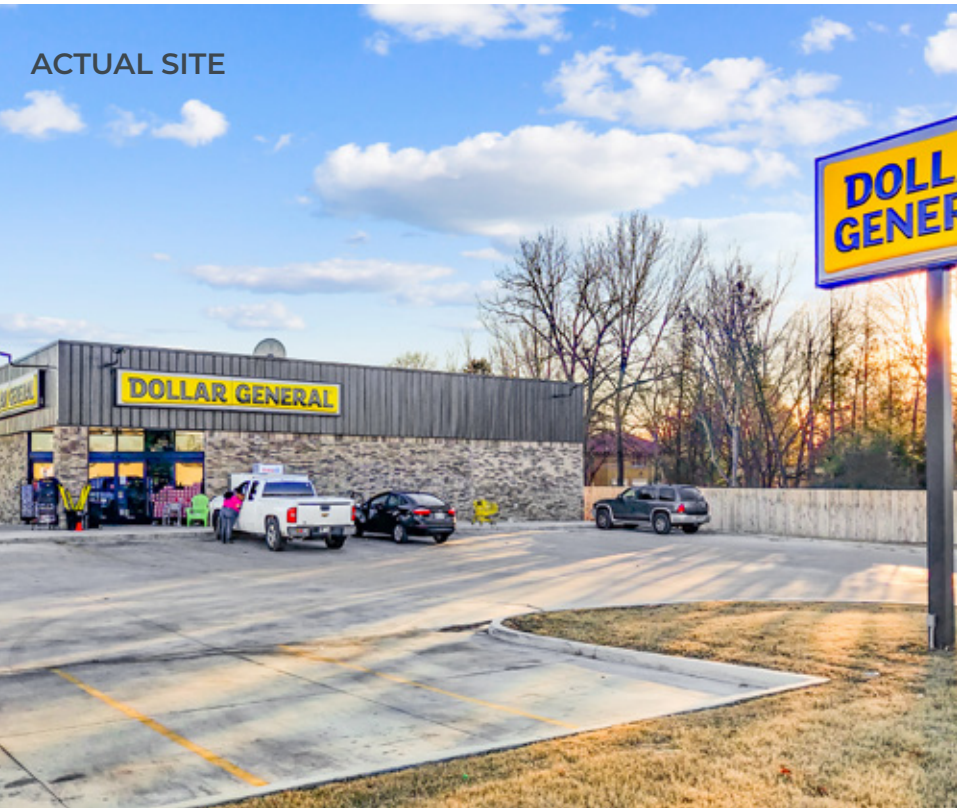
$\pm 130,000$
EMPLOYEES

BBB
CREDIT RATING (S&P)

ACTUAL SITE



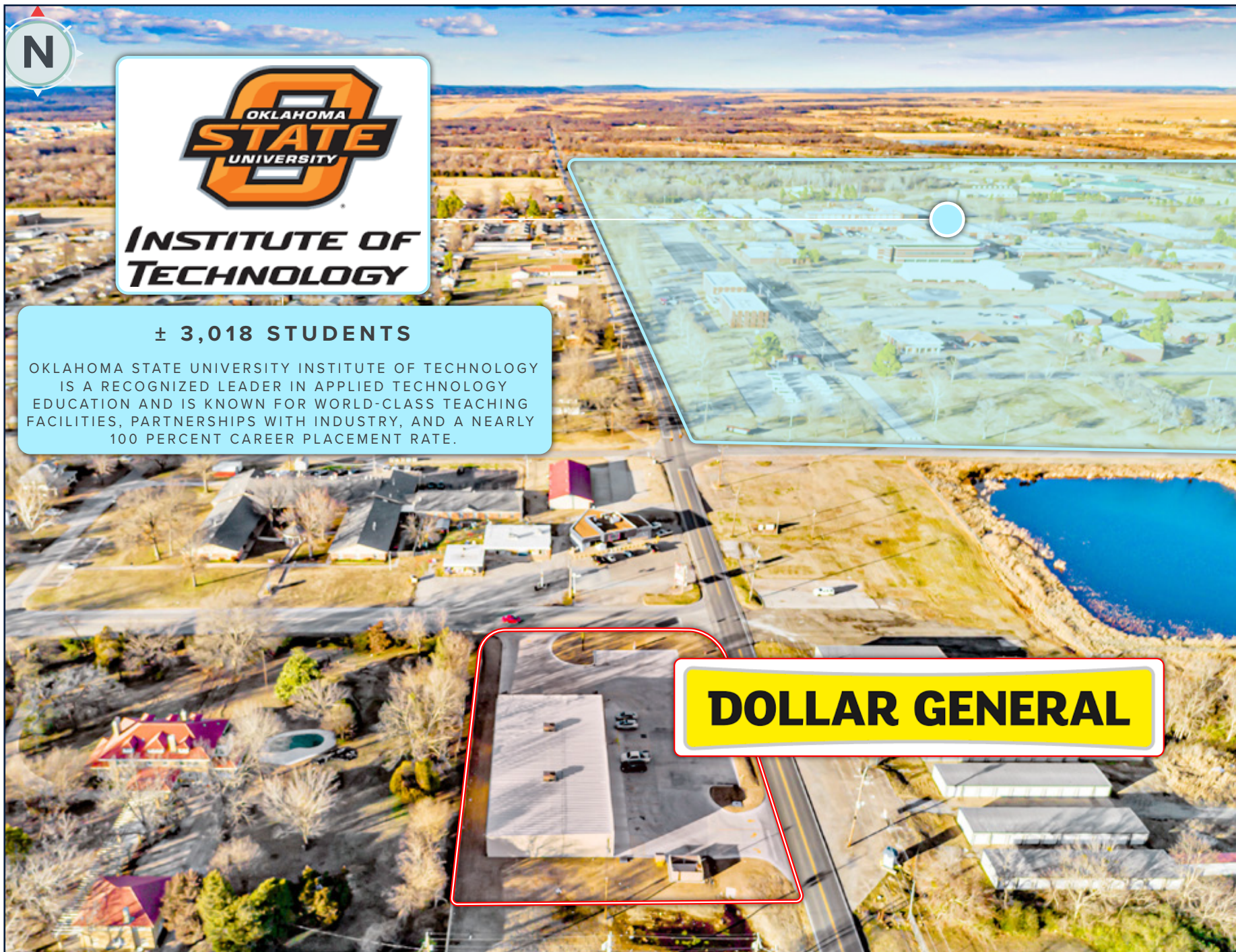
ACTUAL SITE



ACTUAL SITE



SURROUNDING TENANT MAP



**INSTITUTE OF
TECHNOLOGY**

± 3,018 STUDENTS

OKLAHOMA STATE UNIVERSITY INSTITUTE OF TECHNOLOGY IS A RECOGNIZED LEADER IN APPLIED TECHNOLOGY EDUCATION AND IS KNOWN FOR WORLD-CLASS TEACHING FACILITIES, PARTNERSHIPS WITH INDUSTRY, AND A NEARLY 100 PERCENT CAREER PLACEMENT RATE.

DOLLAR GENERAL

SURROUNDING TENANT MAP



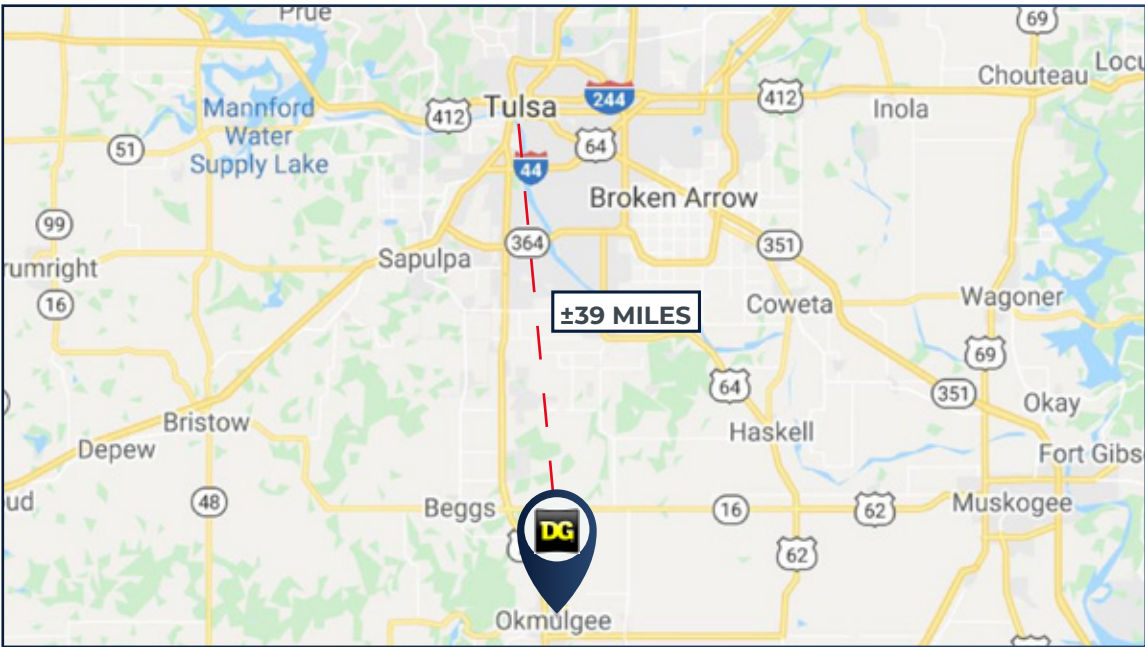
AREA OVERVIEW



OKMULGEE, OKLAHOMA

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2020 Estimate	4,822	13,000	15,032
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Estimate	1,783	5,099	5,855
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$48,883	\$46,436	\$49,203



OKMULGEE, OK

The city of Okmulgee, Oklahoma was founded during Reconstruction after the Civil War. In 1878, the Creek Nation built a wooden council house and the city has been the capital of the Muscogee (Creek) Nation ever since. Not far from Tulsa, Okmulgee attracted pioneers and later blossomed into a profitable place to be a part of the oil industry during an oil boom in the early 1900s.

The Okmulgee Downtown Historic District covers several blocks, including the black commercial district on 5th & 6th Streets. Over 140 buildings were nominated to be put on the National Register of Historic Places for their architectural appeal and importance to the town's past. Some of the buildings in Okmulgee that are on the register include the Creek National Capitol, the district as a whole, the Okmulgee Armory and several churches.

OKLAHOMA STATE UNIVERSITY - INSTITUTE OF TECHNOLOGY

Founded in 1946, Oklahoma State University Institute of Technology is a recognized leader in applied technology education and is known for world-class teaching facilities, partnerships with industry, and a nearly 90 percent career placement rate. OSUIT offers 36 degree programs that are consistent with emerging market trends and prepare students to fill a continued demand for highly qualified industry professionals. Located in Okmulgee, Oklahoma, OSUIT partners with global corporations to develop academic coursework and practical training environments using industry-caliber equipment to create a seamless classroom to career transition.

Additionally, our Workforce & Economic Development department fosters relationships with industry partners and assists in the areas of customized training, technology deployment, applied research, strategic planning, best practices and coordination.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General** located in **1730 E 6th Street, Okmulgee, OK 74447** (“Property”). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

OFFERING MEMORANDUM

ACTUAL SITE

DOLLAR GENERAL®

1730 E 6th Street
Okmulgee, OK 74447

DOLLAR GENERAL

MATTHEWS™
REAL ESTATE INVESTMENT SERVICES

LISTED BY:

JOSH BISHOP

Vice President & Director

DIRECT (214) 692-2289

MOBILE (315) 730-6228

josh.bishop@matthews.com

LIC # 688810 (TX)

BROKER OF RECORD

KYLE MATTHEWS

LIC # 180759 (OK)