

11152 NEW PRUE RD | PRUE, OK



DOLLAR GENERAL

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EXCLUSIVELY LISTED BY:

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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

INVESTMENT SUMMARY

ADDRESS	11152 New Prue Rd Prue, OK
PRICE	\$1,212,000
ANNUAL RENT	\$79,996
CAP RATE	6.60%
NOI	\$79,996
GLA	±9,026 SF
LOT SIZE	±1.79 AC
YEAR BUILT	2020

INVESTMENT HIGHLIGHTS

- Brand New 2020 Construction
- 15-Year Absolute NNN Lease w/ zero management responsibilities
- Five, 5-Year renewal options all of which include a 10% rent increase
- Ideal 1031 exchange property for an investor seeking a reliable source of passive income
- Favorable demographics to fit Dollar General's business model
- Corporate guarantee from Dollar General Corporation
- Prue is located approximately 17 miles from Tulsa
- Dollar General has been considered an essential retailer and has proven to be one of the most profitable companies throughout the COVID pandemic
- Dollar General has approx. 16,720 location and plans to continue their expansion for the foreseeable future
- Dollar General boasts an investment-grade credit rating of BBB (S&P) and has reported 34 consecutive quarters of same-store sales growth



FINANCIAL SUMMARY

Lease Type	Absolute NNN
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Roof and Structure	Tenant Responsible
Original Lease Term	15 Years
Rent Commencement Date	1/16/20
Lease Expiration Date	1/31/35
Term Remaining on Lease	±14.50 Years
Increases	10% Every 5 Years in Options
Options	Five (5), Five (5) Year Options

ANNUALIZED OPERATING DATA

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	RENT PSF	CAP RATE
Years 1-15	\$6,666.33	\$79,996	\$8.86	6.60%
Option 1	\$7,332.92	\$87,995	\$9.75	7.26%
Option 2	\$8,066.25	\$96,795	\$10.72	7.99%
Option 3	\$8,872.83	\$106,474	\$11.80	8.78%
Option 4	\$9,760.17	\$117,122	\$12.98	9.66%
Option 5	\$10,736.17	\$128,834	\$14.27	10.63%



Please contact a Barrington Capital agent for financing options:

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TENANT PROFILE

COMPANY NAME

Dollar General

OWNERSHIP

Public

INDUSTRY

Dollar Stores

HEADQUARTERS

Goodlettsville, TN

NO. OF EMPLOYEES

±157,000

DOLLAR GENERAL

Dollar General is the fastest-growing retailer which currently boasts roughly 16,750 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 ± 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.



16,720+

LOCATIONS



\$27.8B

2019 REVENUE



1939

FOUNDED



PRUE HIGH SCHOOL
97 STUDENTS

KEN'S STORE INC.
CONVENIENCE STORE

NEW PRUE RD



DOLLAR GENERAL®

TULSA

± 17 MILES



The UNIVERSITY of OKLAHOMA

± 21 MILES

DEMOGRAPHICS



POPULATION

3-MILE

5-MILE

7-MILE

669

2,455

5,392



HOUSEHOLDS

278

1,018

2,189



HH INCOME

\$66,840

\$67,833

\$70,515

AREA OVERVIEW

PRUE, OK

Also known as New Prue, Prue is an incorporated town in southern Osage County. Accessed by County Road N3755, the Lake Keystone community lies approximately forty-six miles south of the Osage County seat of Pawhuska and thirty miles northwest of Tulsa. Prue was named in honor of Henry Prue, the owner of the original townsite. The Missouri, Kansas and Oklahoma Railroad (later the Missouri, Kansas and Texas Railway) extended its line from Wybark near Muskogee to Osage by way of Prue in 1902.

TULSA, OK

Tulsa – “Oil Capital of the World,” is located in northeast Oklahoma and is the principal municipality of the Tulsa Metropolitan Area, a region with 981,005 residents in the MSA and 1,151,172 in the CSA. The city serves as the county seat of Tulsa County, the most densely populated county in Oklahoma. Diversification efforts created an economic base in the energy, finance, aviation, telecommunications, and technology sectors. Two institutions of higher education within the city have sports teams at the NCAA Division I level, Oral Roberts University, and the University of Tulsa.

It is situated on the Arkansas River at the foothills of the Ozark Mountains in northeast Oklahoma, a region of the state known as “Green Country”. Considered the cultural and arts center of Oklahoma. Tulsa houses two world-renowned art museums, full-time professional opera and ballet companies, and one of the nation’s largest concentrations of art deco architecture. The city has been called one of America’s most livable large cities by Partners for Livable Communities, Forbes, and Relocate America.

As the second-largest metropolitan area in Oklahoma and a hub for the growing Northeastern Oklahoma-Northwest Arkansas-Southwestern Missouri corridor, the city is also home to a number of the region’s most sophisticated law, accounting, and medical practices. Its location in the center of the nation also makes it a hub for logistics businesses; the Tulsa International Airport (TUL) and the Tulsa Port of Catoosa, connect the region with international trade and transportation.

TULSA, OK



\$1.2B IN TOURISM



\$57.7B GDP



9.3M VISITORS

ECONOMY

Tulsa remains one of the global leaders in oil and natural gas exploration/production. More than 20,000 workers in E&P work for hundreds of companies large and small in the Tulsa area. Not only does Tulsa have a large industry in oil, energy, and natural gas, but it is also a vastly diverse region when it comes to the different segments of the industry. Companies in Tulsa vary from E&P to utility, pipeline, energy services, energy supply, and alternative energy. This diverse environment makes Tulsa home to traditional and renewable energy and increases the development of the industry in the region.

Tulsa’s aerospace industry is substantial and growing. An American Airlines maintenance base at Tulsa International Airport is the city’s largest employer and the largest maintenance facility in the world, serving as the airline’s global maintenance and engineering headquarters, while the Tulsa Port of Catoosa and the Tulsa International Airport house extensive transit-focused industrial parks. Tulsa is also home to a division of Lufthansa, the headquarters of Omni Air International, and the Spartan School of Aeronautics. base at Tulsa International Airport is the city’s largest employer and the largest maintenance facility in the world, serving as the airline’s global maintenance and engineering headquarters, while the Tulsa Port of Catoosa and the Tulsa International Airport house extensive transit-focused industrial parks. Tulsa is also home to a division of Lufthansa, the headquarters of Omni Air International, and the Spartan School of Aeronautics.

CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General** located at **11152 New Prue, Prue, OK** ("Property"). The 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 and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, 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.

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.

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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.

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