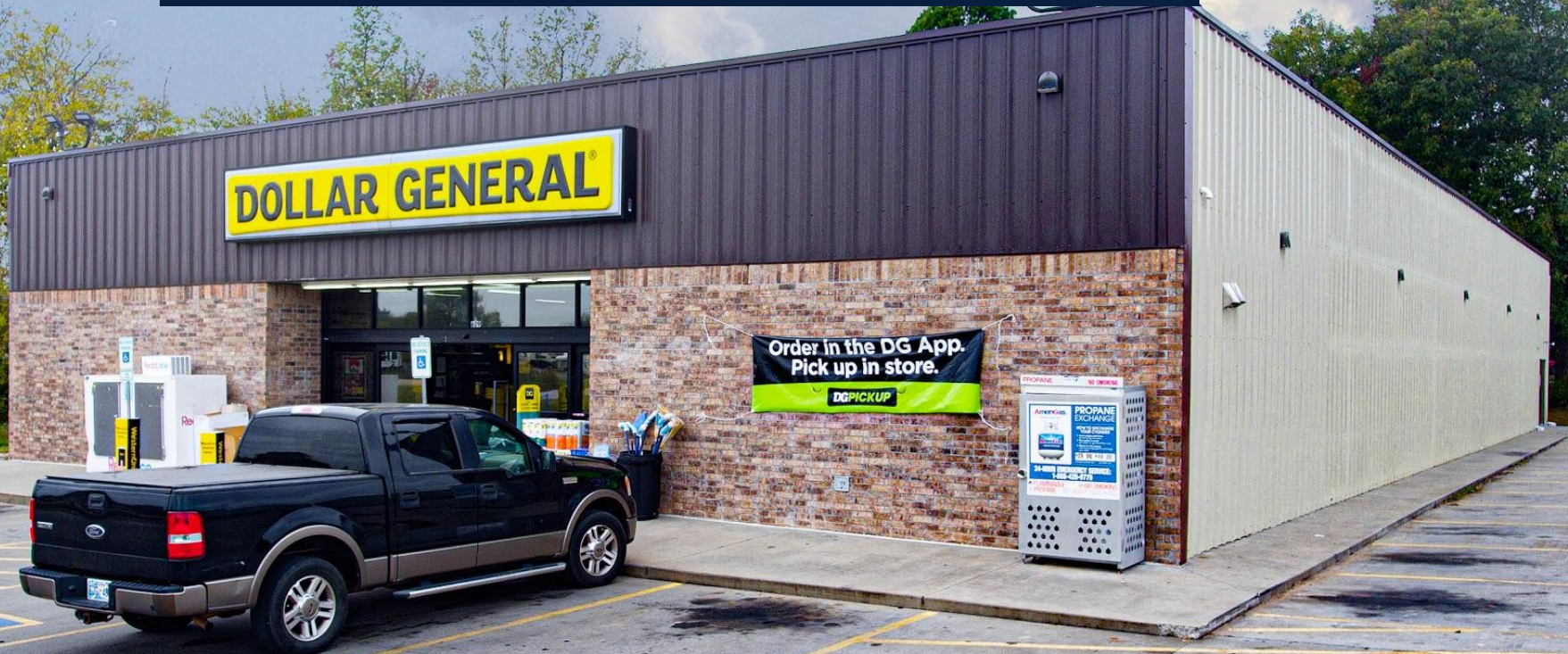


DOLLAR GENERAL®

609 SOUTH A AVENUE | OILTON, OK 74052



EXCLUSIVELY LISTED BY:

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DOLLAR GENERAL®

609 SOUTH A AVENUE | OILTON, OK

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INVESTMENT HIGHLIGHTS

- 2016 build-to-suit construction for Dollar General
- 10.50 years remaining on the base term of an initial 15-year lease
- Attractive 7.00% cap rate on a stabilized investment
- 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
- 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. 16,500 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



DOLLAR GENERAL®

INVESTMENT SUMMARY

TENANT SUMMARY

TENANT TRADE NAME	Dollar General
TYPE OF OWNERSHIP	Fee Simple
LEASE TYPE	Corporate
LEASE GUARANTOR	Absolute NNN
ROOF AND STRUCTURE	Tenant Responsible
ORIGINAL LEASE TERM	±15 Years
RENT COMMENCEMENT	3/28/2016
LEASE EXPIRATION DATE	3/31/2031
TERM REMAINING	±10.50 Years
INCREASES	10% In Options
OPTIONS	Five , 5-Year Options



\$1,076,371

LIST PRICE



7.00%

CAP RATE



\$75,345.96

ANNUAL RENT



±9,026 SF

GLA



2016

YEAR BUILT

ANNUALIZED OPERATING DATA

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	RENT/SF	CAP
Years 1-15	\$6,279	\$75,346	\$8.35	7.00%
Option 1	\$6,907	\$82,881	\$9.18	7.70%
Option 2	\$7,597	\$91,169	\$10.10	8.47%
Option 3	\$8,357	\$100,286	\$11.11	9.32%
Option 4	\$9,193	\$110,315	\$12.22	10.25%
Option 5	\$10,112	\$121,347	\$13.44	11.27%

Please contact a Barrington Capital agent for financing options:

KEVIN PUDER
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kevin.puder@barringtoncapcorp.com



JB's Market
YOUR *Fresh & Friendly* FOOD STORE

OILTON HIGH SCHOOL

**WESTERN
UNION** **WU**

**Simple
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Trip**

99

DOLLAR GENERAL

**CIMARRON VALLEY
CHURCH**

**C & CV
RV PARK**

**OILTON TIRE & LUBE
TOTAL AUTOMOTIVE**



DOLLAR GENERAL

TENANT OVERVIEW

COMPANY NAME

Dollar General

OWNERSHIP

Public

YEAR FOUNDED

1939

INDUSTRY

Discount Retail

HEADQUARTERS

Goodlettsville, TN

NO. OF LOCATION

±16,500

NO. OF EMPLOYEES

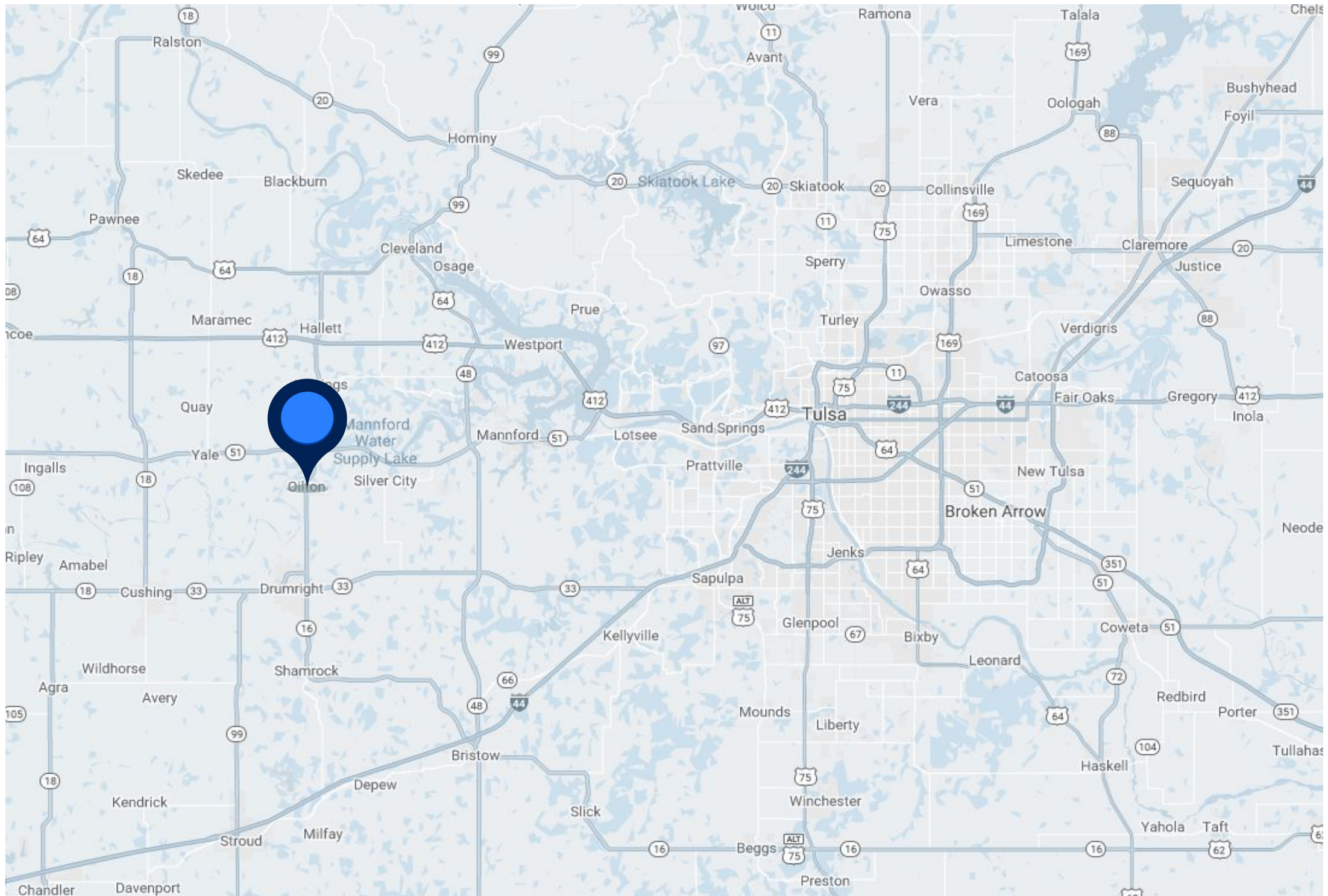
±115,000

DOLLAR GENERAL®

Dollar General is the fastest-growing retailer which currently boasts roughly 16,500 neighborhood general stores in 46 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.







AREA OVERVIEW

Oilton is conveniently located just 45 minutes West of Downtown Tulsa; 35 minutes East of Stillwater; approximately an hour from Oklahoma City via the Turner Turnpike and HWY 99; and only 12 miles South of HWY 412 on HWY 99.

The city was originally founded because of its oil production and the city is still steadily producing today. The local economy is largely agricultural. About 91 percent of the employed Oilton residents commute to jobs in Bristow, Sapulpa and Sand Springs.

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2025 Projection	1,555	2,250	12,468
2020 Estimate	1,433	2,095	11,806
2010 Census	1,447	2,117	12,049
Growth 2020-2025	8.52%	7.40%	5.61%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2025 Projection	633	911	5,008
2020 Estimate	579	844	4,757
2010 Census	563	821	4,666
Growth 2020-2025	9.25%	7.90%	5.28%
Growth 2010-2020	2.92%	2.81%	1.94%
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$48,940	\$53,259	\$57,267

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.



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.



\$1.2B IN TOURISM



\$57.7B GDP



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This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General** located at **609 South A Ave, Oilton, OK 74052** ("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.

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2. You will hold it and treat it in the strictest of confidence; and
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