

1916 S MAIN ST | SHATTUCK, OK

DOLLAR GENERAL



EXCLUSIVELY LISTED BY:

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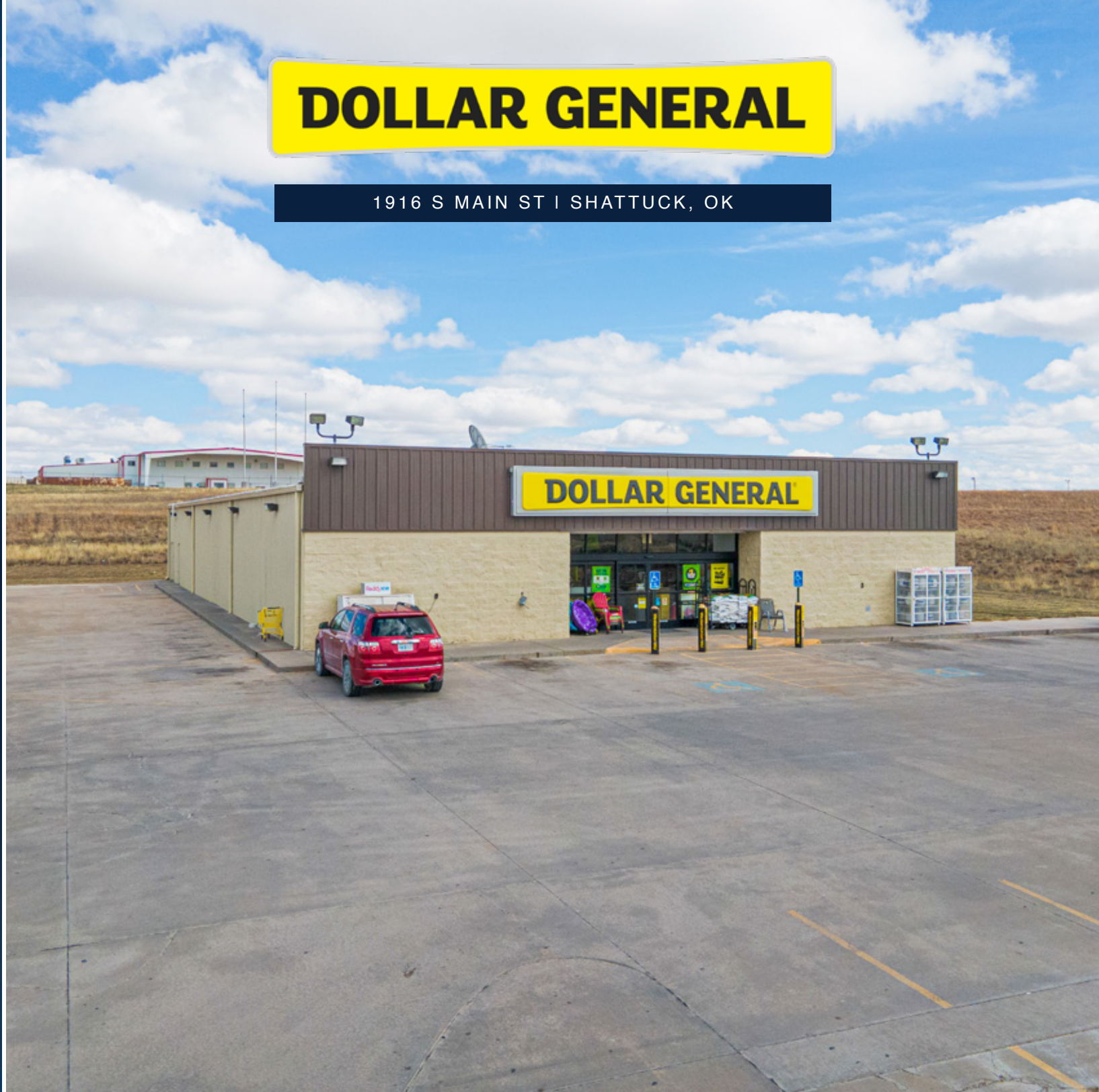
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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

DOLLAR GENERAL

1916 S MAIN ST | SHATTUCK, OK



INVESTMENT SUMMARY

ADDRESS	1916 S Main St Shattuck, OK
PRICE	\$820,425
ANNUAL RENT	\$58,668
CAP RATE	7.25%
LOT SIZE	± 74,923 SF (1.72 Acres)
YEAR BUILT	2011

INVESTMENT HIGHLIGHTS

- 2011 build-to-suit construction for Dollar General
- 5.25-Years remaining on the base term of an initial 15-year NN+ lease
- Extremely rare 3% rent increase which will take place on August 1, 2021 (cap rate will increase to 7.47%)
- Attractive NN+ lease with minimal landlord responsibilities
- Tenant pays an additional \$300 per month towards Parking Lot Maintenance
- Tenant responsible for Taxes, Insurance, and HVAC
- Corporate Guarantee from Dollar General Corporation (S&P Rated BBB)
- Four, 5-Year extension options all of which include a 3% rental increase
- Shattuck, OK is not only the largest town in Ellis County, but is also located within close proximity to the most prolific natural gas reserve in North America
- Shattuck, OK has an average household income of approximately \$64,000 annually (considered to be Dollar General's "sweet-spot")
- Dollar General is considered to be the nation's largest small-box discount retailer with more than 16,750 locations across the United States
- Dollar General has plans to continue their expansion with another ±1000 stores slated for 2021
- Dollar General is an essential retailer and has proven to be one of the most profitable companies throughout the COVID-19 pandemic
- Dollar General has an investment grade credit rating of BBB (S&P) and has reported 34 consecutive quarters of same-store sales growth





SHATTUCK
PUBLIC SCHOOLS



SHATTUCK
LUMBER & HARDWARE



EDS CAFE



SHATTUCK
WINDMILL MUSEUM

HOLIDAY MOTEL



EL TIPI QUICK STOP



Ventura Foods, LLC



SOUTH MAIN STREET



DOLLAR GENERAL®

FINANCIAL SUMMARY

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Roof and Structure	Landlord Responsible
Original Lease Term	15 Years
Rent Commencement Date	7/27/2011
Lease Expiration Date	7/31/2026
Term Remaining on Lease	± 5.25 Years
Increase	3% in 2021 & Options
Options	Four, 5-Year Options

ANNUALIZED OPERATING DATA

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	CAP RATE
7/27/2011 - 8/1/2021	\$4,889.00	\$58,668.00	7.25%
8/1/2021 - 7/31/2026	\$5,035.67	\$60,428.04	7.37%
Option 1	\$5,186.00	\$62,232.00	7.59%
Option 2	\$5,342.00	\$64,104.00	7.81%
Option 3	\$5,502.00	\$66,024.00	8.05%
Option 4	\$5,667.00	\$68,004.00	8.29%

Please contact a Matthews™ Capital
agent for financing options:

KEVIN KERN

(512) 705-0295

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DOLLAR GENERAL

TENANT PROFILE

COMPANY NAME

Dollar General

OWNERSHIP

Public

INDUSTRY

Dollar Stores

HEADQUARTERS

Goodlettsville, TN

NO. OF EMPLOYEES

±157,000

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.



16,750+

LOCATIONS



\$27.8B

2019 REVENUE



1939

FOUNDED

AREA OVERVIEW

SHATTUCK, OK

The Ellis County town of Shattuck is located in the central part of the county, twelve miles northwest of Arnett, the county seat, and on State Highway 15, twenty-nine miles southwest of Woodward. U.S. Highway 283 also runs through the town.

Shattuck's Main Street is the hub of the community, hosting a wealth of diverse businesses, organizations and services that help drive the local economy forward. Thousands of visitors travel to Shattuck each year to visit the plethora of attractions within the town.

DEMOGRAPHICS



POPULATION

3-MILE	5-MILE	10-MILE
1,262	1,410	2,255



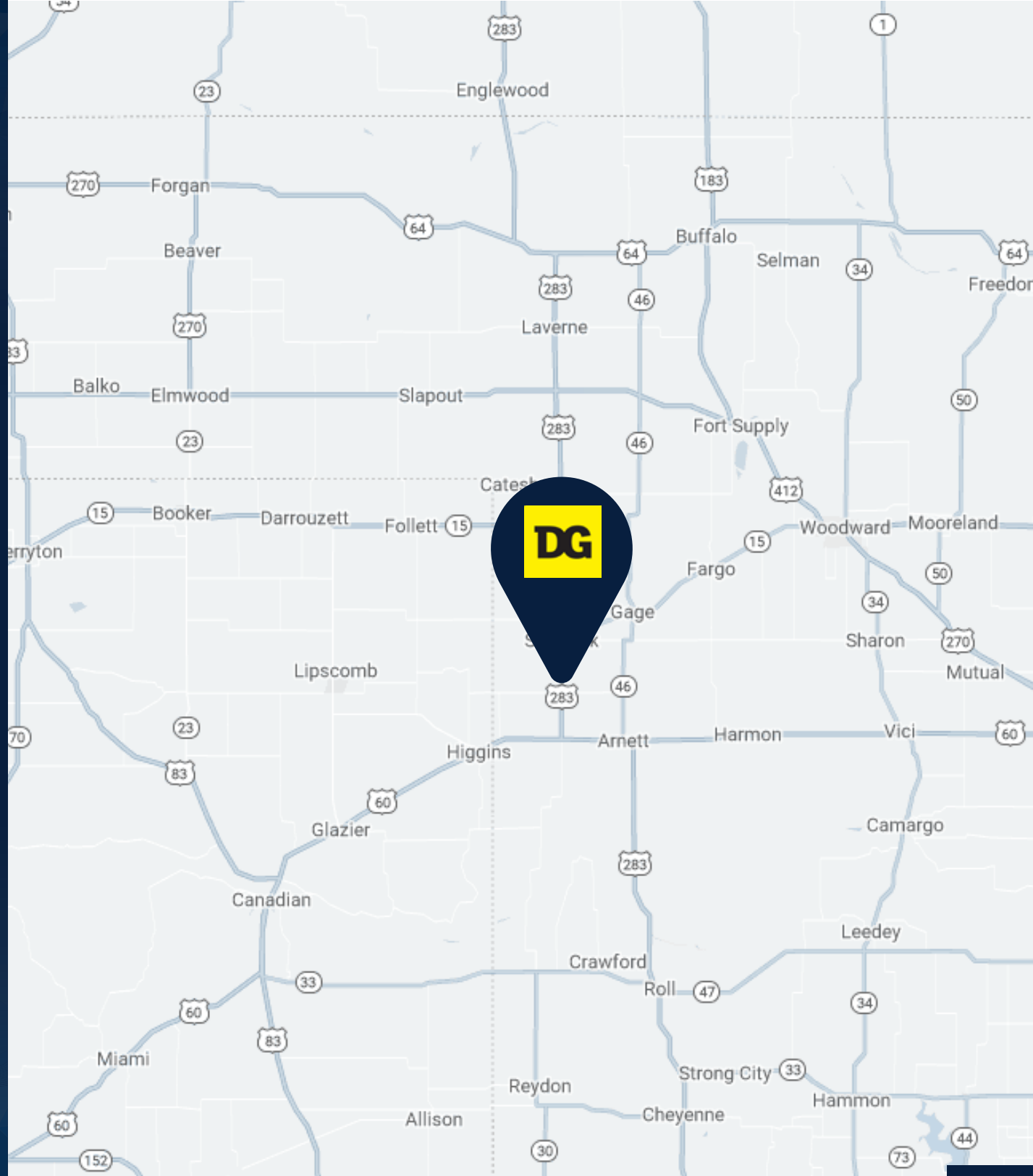
HOUSEHOLDS

3-MILE	5-MILE	10-MILE
542	607	970



HH INCOME

3-MILE	5-MILE	10-MILE
\$62,506	\$64,164	\$64,959



CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General** located at **1916 S Main St, Shattuck, 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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

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.

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