



OFFERING MEMORANDUM



Dollar General
Prague, OK

This property is listed in conjunction with Oklahoma-licensed real estate broker Sooner Investment Realty.

www.preservewestcapital.com



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Disclaimer

Preserve West Capital ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

www.preservewestcapital.com

Putnam Daily

Partner
415.445.5107
putnam@preservewc.com
CA RE License #01750064

Lindsey Snider

Vice President
415.906.2887
lindsey@preservewc.com
CA RE License #01443387

Benjamin Ow

Principal – Ow Commercial
831.247.1175
benjamin@owcommercial.com
CA RE License #01406462

Michael Maffia

Managing Partner
415.373.4060
mike@preservewc.com
CA RE License #01340853



- Long Term Absolute NNN Lease to Dollar General with Approximately 6.5 Years Remaining
 - No Landlord Maintenance Responsibilities
 - Corporate Guarantee
 - 10% Rental Escalations at the Start of Each Option Period
- Dollar General Plus Store Offering Fresh, Perishable & Frozen Foods, with Wider Aisles and Larger Selection of Grocery Items, Known to Boost Consumable Goods sales by Estimated 12%
- Dollar General Has Experienced 31 Years of Same-Store Sales Growth
 - 2020 Revenue of \$33.7 Billion
 - Investment Grade Dollar Store with “BBB” Credit Rating by Standard & Poors
- Relocation Store Build to Suit for Dollar General in Proven Market
- Ideal Demographics within 5 Mile Radius, in Line with Dollar General Site Selection Strategy
 - Average Household Income of \$67,404
- Prominent Location within Prague’s Primary Retail Corridor
 - Relocation Store with Proven Success in the Immediate Trade Area
 - No Competition within 7+ Miles
- Approximately 58 Miles from Oklahoma City and 68 Miles from Tulsa



PRICE

\$1,991,000
6.50% Return

Location

The property is located at 522 North Jim Thorpe Boulevard in Prague, Oklahoma.

Lot Size

Approximately 1.61 acres or 70,132 square feet.

Improvements

A 12,460 square foot retail building for **Dollar General**.

Lease

Leased to **Dolgencorp, LLC** and guaranteed by **Dollar General Corporation** for 15 years from March 30, 2013 through March 30, 2028 at a current annual rent of \$125,634. There are four (4) five-year options to renew the lease. Rent is to increase by 3% in year 11 and by 10% at the start of each option period. The lease is net with tenant responsible for all taxes, insurance, and maintenance, including roof and structure.

Annual Rent

Year		Annual Rent	Return
Years 1-10	Current	\$125,634	
Years 11-15	Capitalized	\$129,402	6.50%
Years 16-20	Option 1	\$142,343	7.15%
Years 21-25	Option 2	\$156,217	7.85%
Years 26-30	Option 3	\$172,235	8.65%
Years 31-35	Option 4	\$189,458	9.52%

Financing

The property will be delivered free and clear of permanent financing.



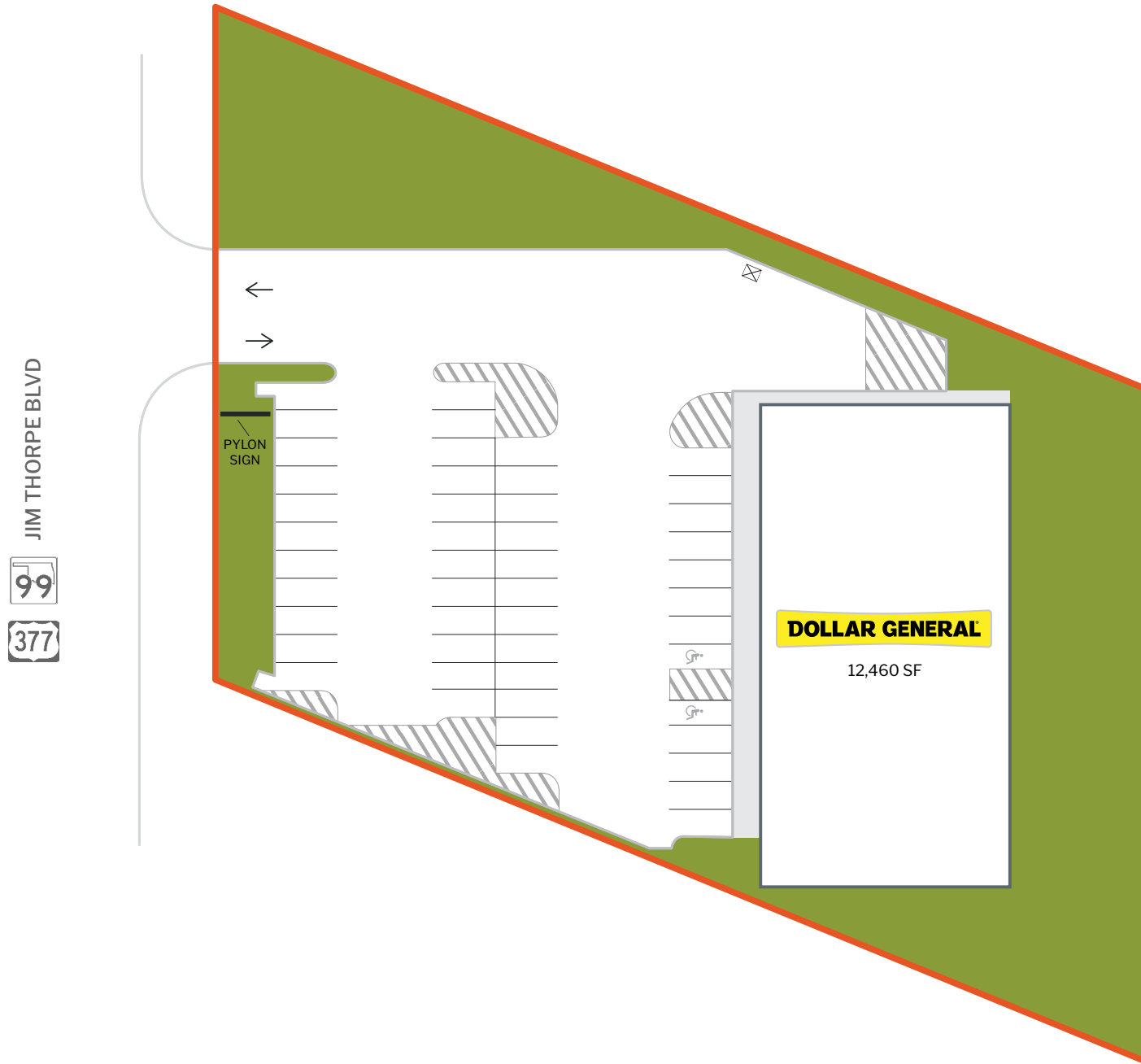
DOLLAR GENERAL®

Dollar General (NYSE: DG) sells a broad selection of merchandise, including food, seasonal items, home products, and apparel, at prices below \$10. The company sells products from national brands and leading manufacturers as well as their own private brand selections at significant discounts compared to traditional retailers at more than 17,266 small-box stores located across 46 states. The company has experienced 31 consecutive years of same-store sales growth. Approximately 75% of Dollar General stores are located in towns of 20,000 or fewer people.

Dolgenercorp, the lease entity, is a wholly owned subsidiary of Dollar General Corporation.

For the fiscal year ended January 31, 2021, the company reported revenue of \$33.7 billion, net income of \$2.66 billion, and total stockholder equity of \$6.66 billion.

SITE PLAN



AERIAL

DOLLAR GENERAL

SUBWAY Body**WORX**
for every body
PRAGUE HISTORICAL MUSEUM **Prague Bakery**

DAVENPORTS ARCHERY
PAWN & SPORTS CENTER

FARMERS
INSURANCE

ACE
Hardware

Sheffield's
Prague
PHARMACY

CONOCO

Prague
High School
Prague
Elementary

BEACHLER'S
HOMETOWN MARKET & PHARMACY

SONIC
America's
Drive-In

62 W Main St

Red Devil
Car Wash

Kinslow
Group

NAPA **AUTO PARTS**

Sands
Body Shop

UNITED STATES
POSTAL SERVICE

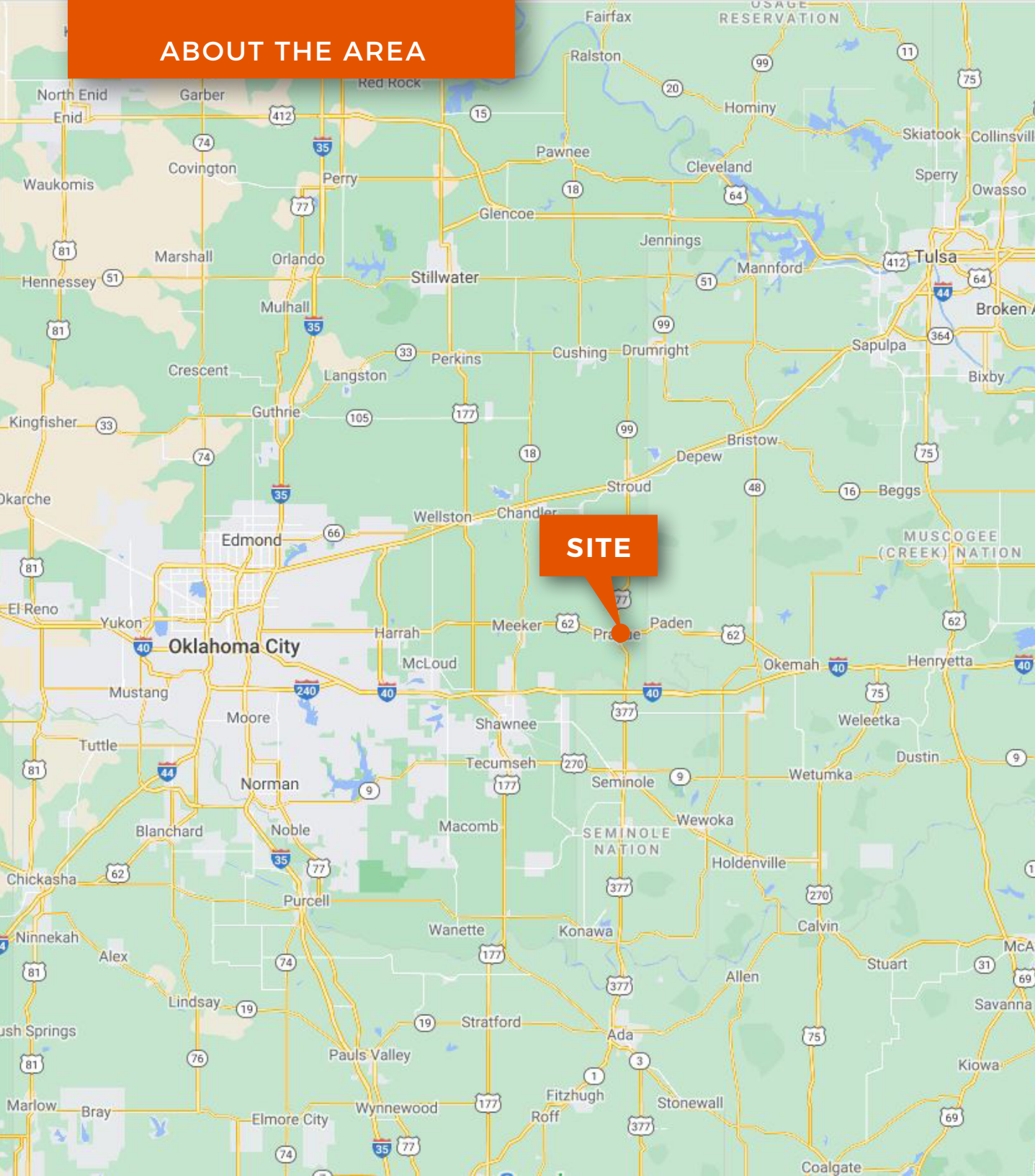
VISION
BANK

377

99

Jim Thorpe Blvd

ABOUT THE AREA



Site Information

Prague (population 2,356) is a city in Lincoln County, Oklahoma located approximately seven miles north of I-40 at the intersection of SH-99 and US-62. The city is approximately 58 miles from Oklahoma City and 68 miles from Tulsa. The region's economy is based primarily in agriculture and oil and gas.

The subject property is prominently situated with excellent access along Jim Thorpe Road near its junction with East Main Street within Prague's primary retail corridor. The property benefits from robust demographics with a total daytime population of 4,605 and average household income of \$67,404 within 5 miles of the site. Nearby retail tenants include Beachlers Market, Park's Brother's Hardware, and Sonic Drive In.



522 N Jim Thorpe Blvd | Prague, OK 74864



2021 POPULATION

4,585



AVG. HOME VALUE

\$185,925



AVG. HOUSEHOLD INCOME

\$67,404

Population Summary	1 Mile	3 Miles	5 Miles
2010 Total Population	1,988	3,197	4,553
2021 Total Population	1,940	3,166	4,585
2026 Total Population	1,929	3,162	4,605
Average Household Income			
2021	\$66,638	\$67,329	\$67,404
2026	\$74,653	\$75,341	\$75,163
Average Home Value			
2021	\$180,488	\$182,833	\$185,925
2026	\$217,000	\$221,523	\$221,548



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