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IN COOPERATION WITH OKLAHOMA LICENSED BROKER

Karen Jones | KW Commercial | 1506 S Broadway Ave, Poteau, OK

landmarkinvestmentsales.com

CONFIDENTIALITY DISCLAIMER

Landmark Commercial Real Estate Services, LLC ("BROKER") has been retained by the Owner to sell the 100% fee simple title of this asset. The Broker is the exclusive agent for the sale of this asset. The Broker has prepared the Property Information with information provided by the Owner, from sources deemed to be reliable. The Potential Purchaser will conduct its own due diligence of The Property, independently and without reliance upon BROKER of the Owner. Information furnished herein, the Offering Memorandum (the "OM") is intended solely for the Potential Purchaser and its affiliates ("Recipients") for its review of the acquisition of the Dollar General at 11378 OK-3, Lane, Oklahoma 74555 ("Property").

All information in the OM ("Confidential Information") shall be deemed confidential. Confidential Information shall not include any information which is generally available to the public or which becomes available to the Recipients on a non-confidential basis from a source that is or was under no obligation not to disclose such information.

In consideration of Broker and disclosure of the confidential information, the recipient shall not at any time, attempt in any manner to deal directly in any manner or circumvent Broker.

Unless otherwise agreed in writing or required by law, the Recipients will not use, disclose, or reveal any Confidential Information for any purpose other than in connection with the proposed transaction to any persons or entities other than those employees, officers, directors, bankers, advisors, representatives, or agents (collectively, "Representatives") who clearly need such access to perform their employment, fiduciary or contractual duties to the Recipient and to actively and directly participate in the evaluation of the Confidential Information. Additionally, Recipients shall not directly contact anyone directly associated with the Property without the express written consent of the Owner or Broker.

Recipients agree not to contact or initiate contact with the Tenants, at any time, either directly or indirectly. Unless such approval is specifically granted in written from the Owner or Broker.

This agreement shall be governed by the laws of the Michigan, and in any action brought to enforce the terms hereof, Recipients hereby irrevocably consents to jurisdiction and venue in the Circuit Court for the County of Oakland, State of Michigan, or the United States District Court, whichever the Owner may elect. The invalidity or unenforceability of any provision of this agreement as applied to a particular occurrence or circumstance shall not affect the validity of or enforceability of any of the other provisions of this agreement or the applicability of such provisions as the case may be. This agreement shall inure to the benefit of and may be enforced by the Owner and its successors and assigns and shall be binding on the Recipients, its officers, directors, partners, agents, members, representatives and successors in interest. If any portion of this agreement becomes the subject of litigation or arbitration, the prevailing party in such suit or proceeding shall be entitled to reimbursement for its reasonable costs, expenses and attorney's fees incurred, including those incurred in connection with any appeals. A copy of this agreement delivered by facsimile transmission shall be binding on both parties.

Cooperating Broker Policy

Unless otherwise agreed in writing, neither Owner nor BROKER will pay a brokerage fee to, or share a brokerage commission with Recipient (the "Potential Purchaser"), or a related and/or affiliated party to such Recipient, attempting to act as a cooperating broker. In addition, neither the Owner nor BROKER will pay a brokerage fee to, or share a brokerage commission with, a cooperating broker representing the Recipient. The Recipient may elect to be have a cooperating broker represent them in the transaction at their own expense, unless otherwise agreed in writing by BROKER.

DOLLAR GENERAL

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OFFERING SUMMARY

PROPERTY DETAILS

Address:	11378 OK-3, Lane, Oklahoma 74555
Year Built:	2017 (Build-to-Suit)
Land Size:	1.00 AC
Building Size:	9,026 SF
Parcel ID:	0000-13-03S-12E-1-023-00
Ownership Type:	Fee Simple

RENT SCHEDULE

Term	Monthly Rent	Annual Rent
5/17/2017 – 5/31/2032	\$6,352.00	\$76,224
Option 1:	\$6,988.00	\$83,856
Option 2:	\$7,786.00	\$92,232
Option 3:	\$8,455.00	\$101,460
Option 4:	\$9,301.00	\$111,612

PRICING

NOI:	\$76,224
Pricing:	\$1,451,885
Cap Rate:	5.25%

LEASE DETAILS

Tenant:	Dolgencorp, LLC
Guarantor:	Dollar General Corporation
Original Rent Commencement:	5/17/2017
Original Lease Term:	15 Years
Lease Expiration Date:	5/31/2032
Options:	Four, Five-Year Options by giving LL 180 days prior notice.
Lease Type:	Absolute NNN
Taxes:	Tenant Responsibility
Insurance:	Tenant Responsibility
CAM:	Tenant Responsibility
Roof/Structure/Parking Lot:	Tenant Responsibility
Exclusive:	LL agrees not to develop any property within a 1 mile radius of premises for use as a Family Dollar, Bill's Dollar, Fred's, Dollar Tree, Dollar Express, Big Lots, Walgreens, CVS, Rite Aid or any Wal-Mart branded retail store.
Reported Sales:	ABOVE AVERAGE – Inquire with Broker

INVESTMENT HIGHLIGHTS

CORPORATE GUARANTY: LEASE IS GUARANTEED BY DOLLAR GENERAL CORPORATION (NYSE: DG)

- Dollar General Corporation is one of the largest retailers in the country with over 18,000 locations and 143,000 employees
- Dollar General Corporation is rated S&P rated BBB and Moody's rated Baa2
- Dollar General Corporation is ranked #91 on the Fortune 500 List – a 21-place jump since 2020

COVID-19 PROOF INVESTMENT:

- Since the beginning of the pandemic, Dollar General Corporation has experienced a 21.5% net sales increase – a reflection in part of shoppers being mindful of budgets during the pandemic.

NEWER CONSTRUCTION:

- 2017 Build-to-Suit for Dollar General

ABSOLUTE NNN LEASE:

- Virtually no Landlord Responsibilities

MINIMAL DOLLAR STORE COMPETITION:

- Closest national Dollar Store chain is over 10 miles from subject property



DOLLAR GENERAL



DOLLAR GENERAL

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. Dollar General offers a wide variety of merchandise including clothing, cleaning supplies, home decor, health & beauty aids, pet supplies, toys, seasonal items, and grocery. As of October 2021, Dollar General operates 18,000 stores in the continental United States. Dollar General also has 17 distribution centers in 16 states.

The company began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky, owned by James Luther Turner and Cal Turner. In 1955, the name changed to Dollar General Corporation and in 1968 the company went public on the New York Stock Exchange. Fortune 500 recognized Dollar General in 1999 and in 2020 reached #112. Dollar General has grown to become one of the most profitable stores in the rural United States.

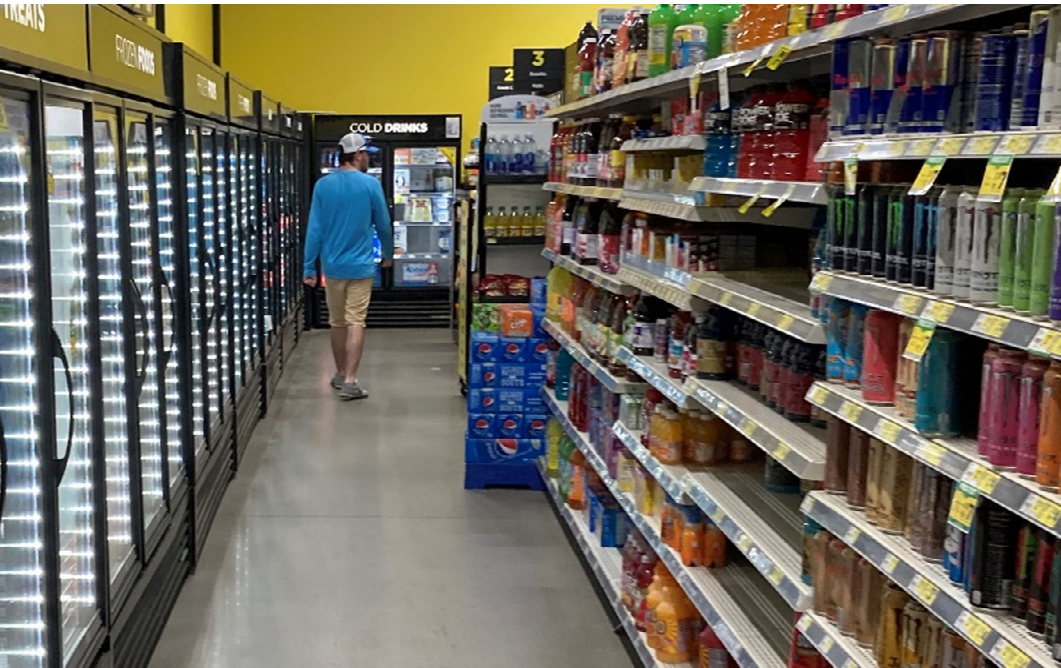
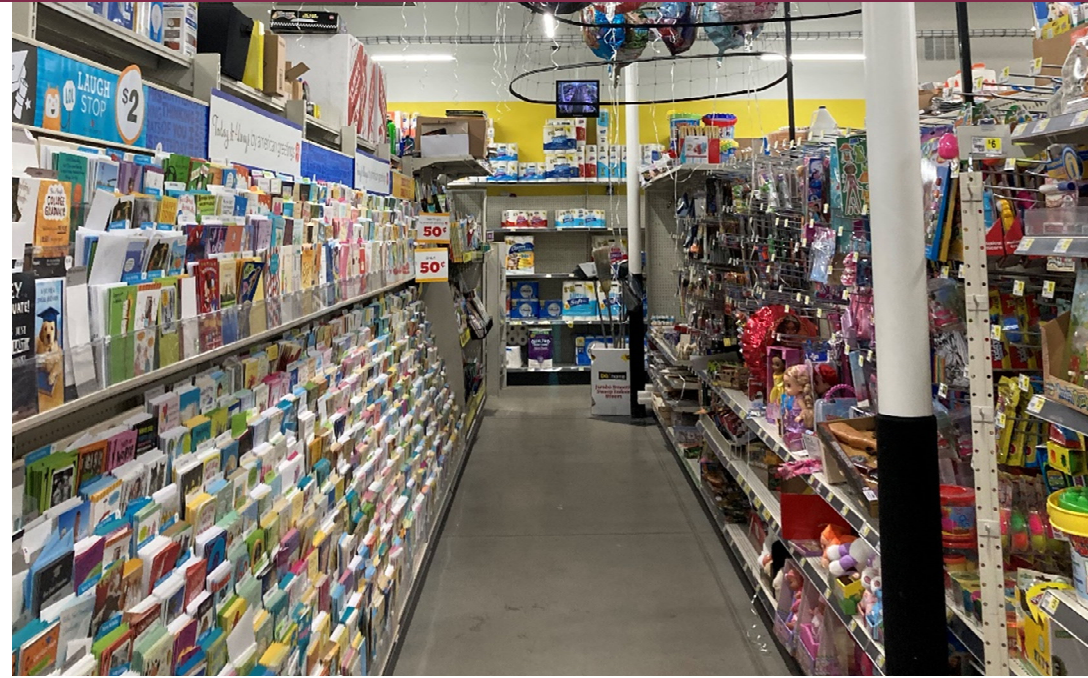
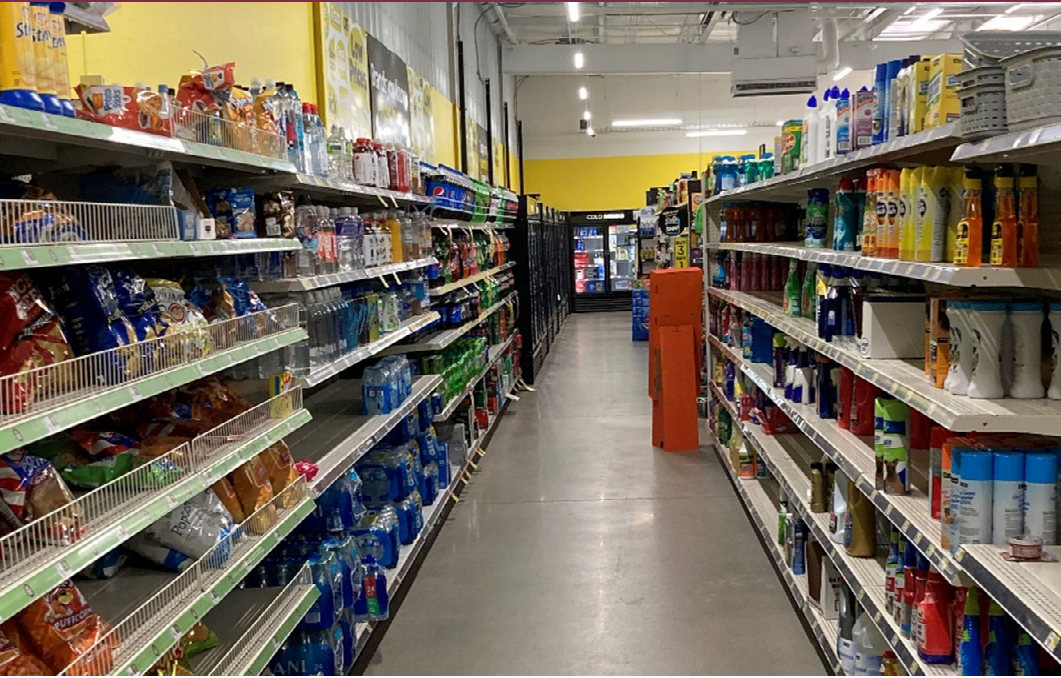
FOUNDED:	1939
HEADQUARTERS:	Goodlettsville, Tennessee
STOCK TICKER:	NYSE: DG
REVENUE:	\$27.8B
NET INCOME:	\$2.31B
TOTAL ASSETS:	\$22.83B
WEBSITE:	https://www.dollargeneral.com/

LOCATIONS	TOTAL EMPLOYMENT
18,000 (2021)	143,000

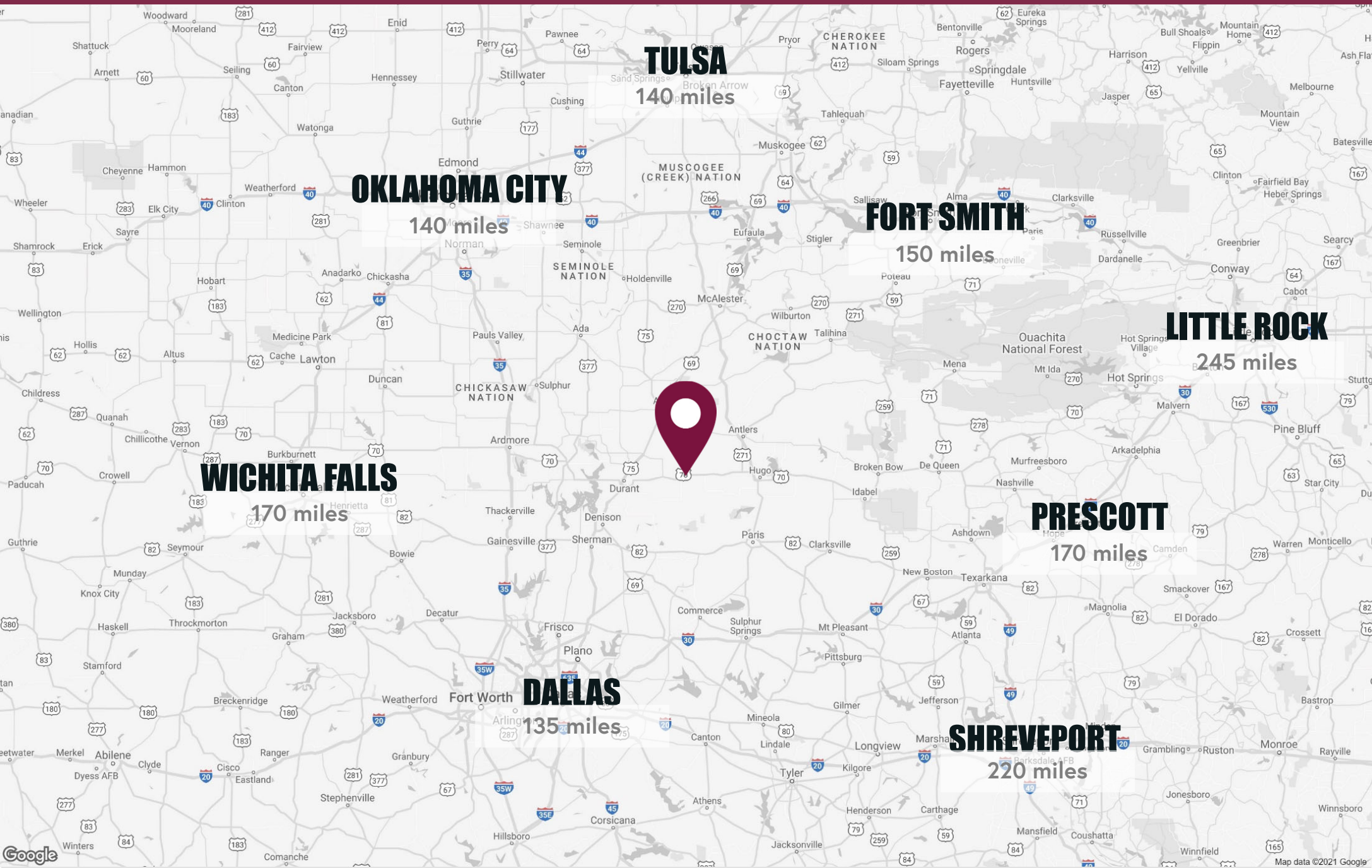
EXTERIOR SITE PHOTOS



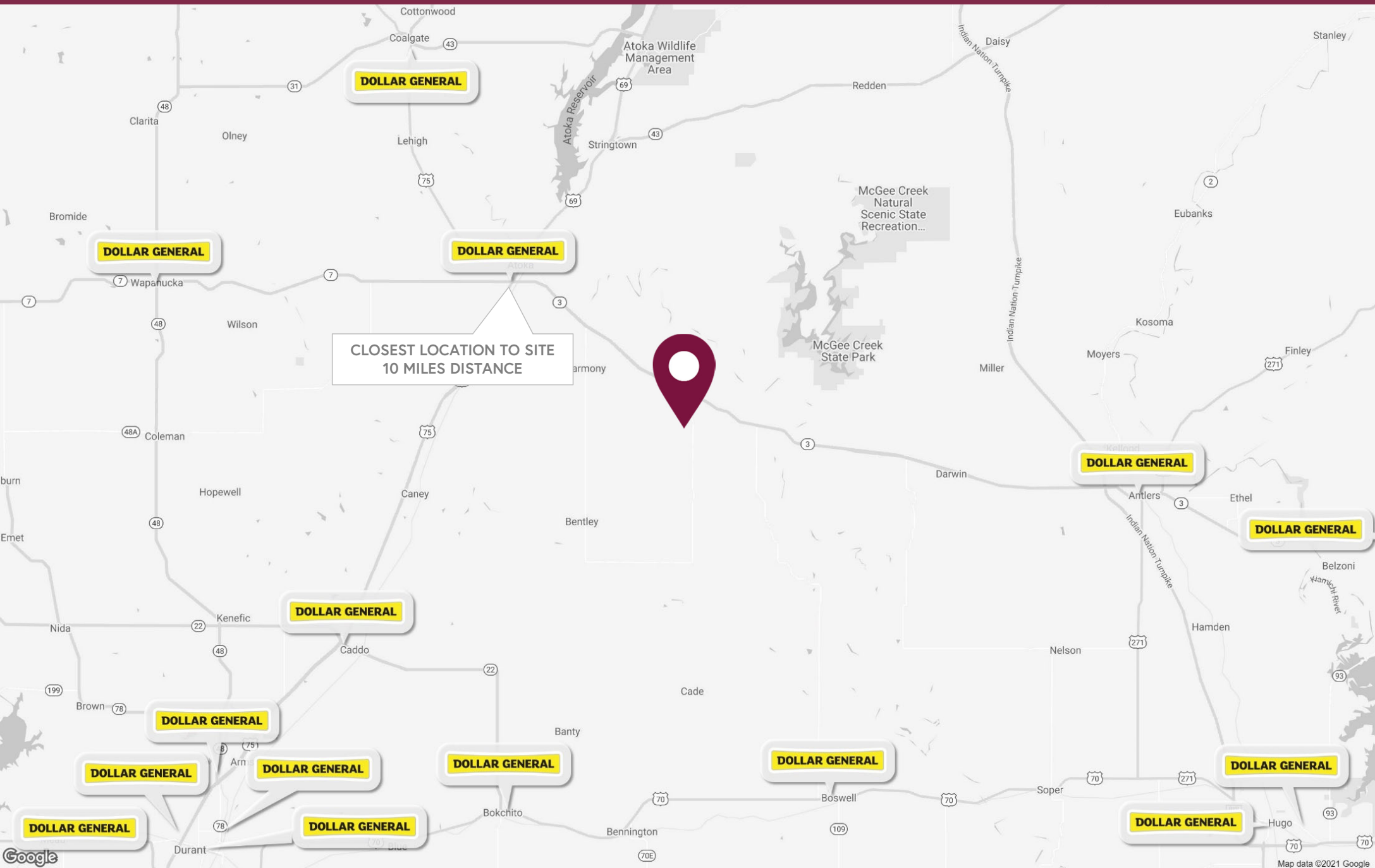
INTERIOR SITE PHOTOS



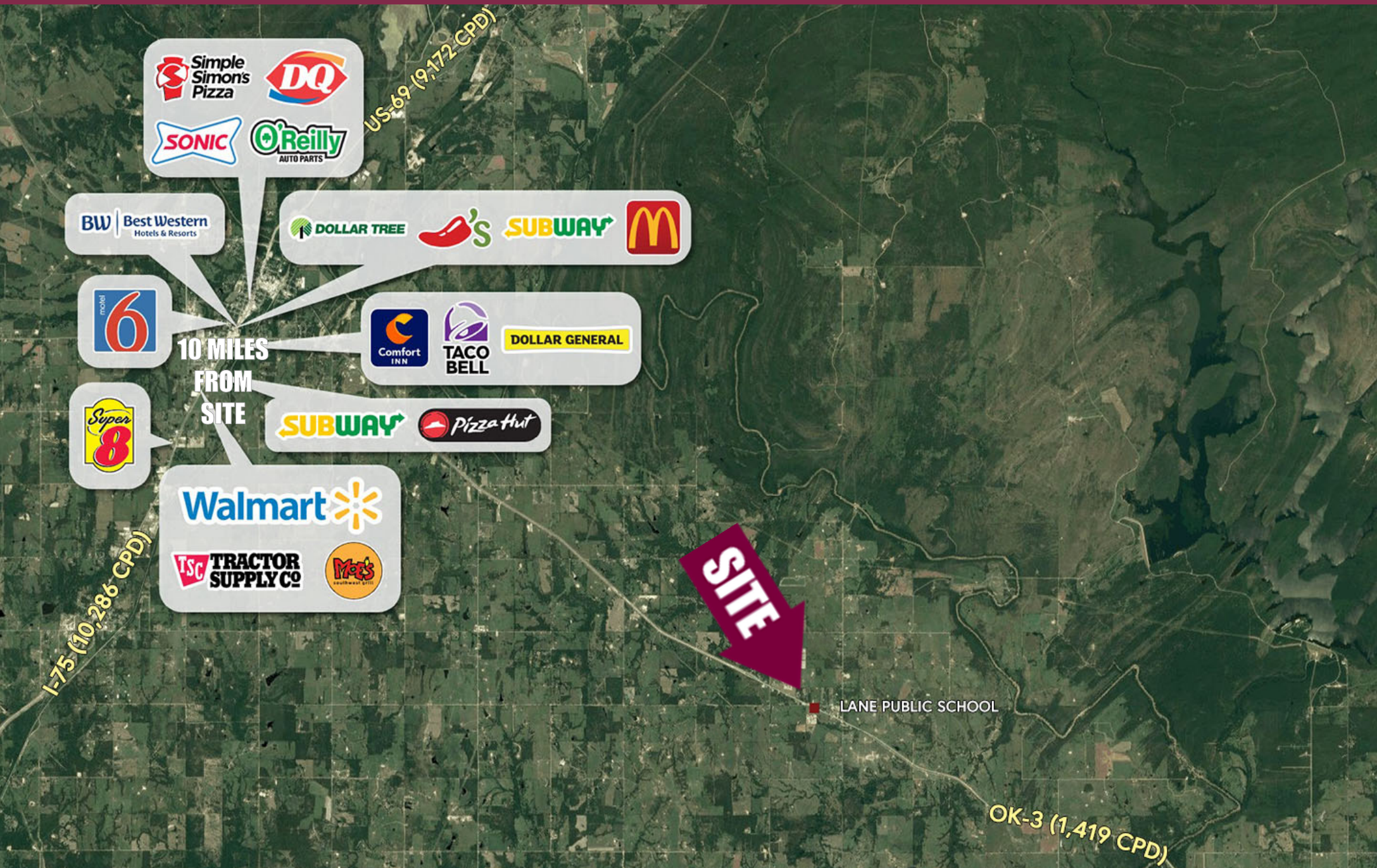
LOCATION MAP



DOLLAR GENERAL VICINITY MAP



MACRO AERIAL

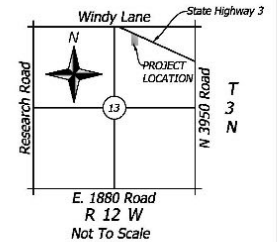




LANDMARK
INVESTMENT SALES



ALTA/NSPS LAND TITLE SURVEY OF LANE, OK DOLLAR GENERAL



GENERAL NOTES

- Pursuant to Table A Item 2, An address of 11378 E. OK-3, Lane, OK 74555, was observed within provided documents.
- Pursuant to Table A Item 3, Said described property in, by graphical plotting only, located within an area having a Zone Designation X (Unshaded) by FEMA, on Flood Insurance Rate Map No. 4005080200B, dated August 1, 2011.
- The Property has direct access to State Highway 3, being a dedicated public street.
- Pursuant to Table A Item 9, The total number of striped parking spaces on the subject property is 28, including 2 designated handicap spaces.
- Pursuant to Table A Items 10(a) and (b), There are no division or party walls with respect to adjoining properties.
- Pursuant to Table A Item 16, There is no observed evidence of current earth moving work, building construction or building additions.
- Pursuant to Table A Item 17, There are no proposed changes in street right of way lines, to the best of my knowledge. There is no observed evidence of recent street or sidewalk construction or repairs.
- Pursuant to Table A Item 19, the surveyor was not provided any offsite easements or servitudes burdening or benefiting the subject property.
- There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- A assumed bearing of North 00° 56' 45" West as the West line of the subject property per record legal description was used as the basis of bearing for this survey.
- All unit of measurements are US Survey feet (Ground).

LEGEND

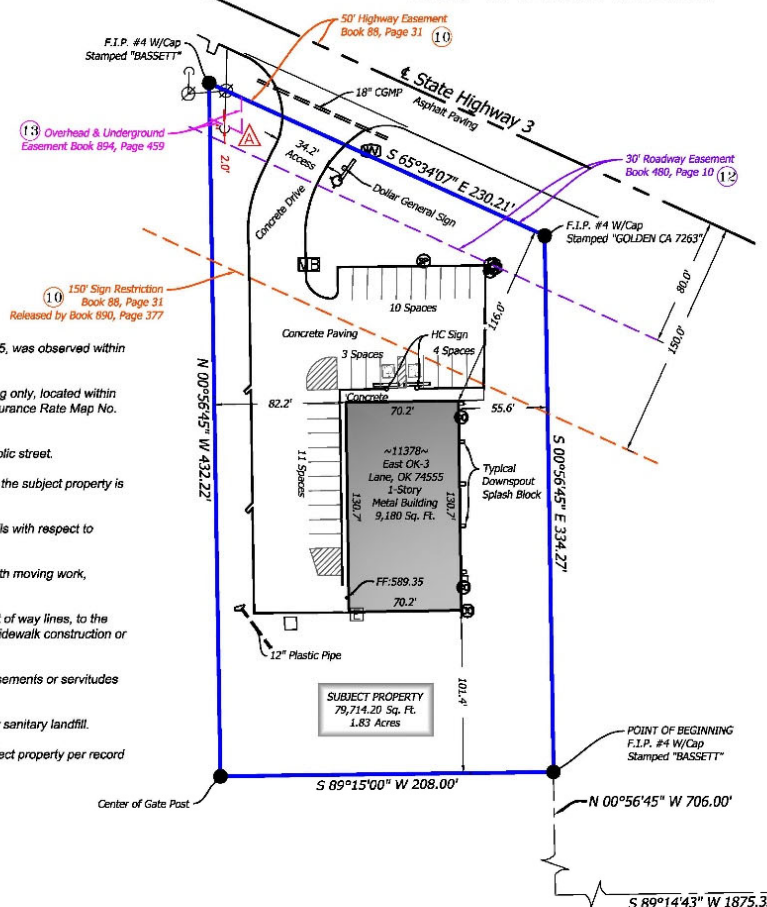
- FOUND MONUMENT
- POWER POLE
- GUY ANCHOR
- ELECTRIC METER
- ⊕ SANITARY SEWER CLEANOUT
- ⊖ IRRIGATION CONTROL VALVE
- SIGN
- ⊕ FIRE HYDRANT
- ⊖ WATER VALVE
- ⊖ WATER METER
- MB MAIL BOX
- PROPERTY LINE
- - - EASEMENT LINE
- OHE OVERHEAD POWERLINE

UTILITY NOTE

Pursuant to Table A Item 11, The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown compromise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that utilities are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

POSSIBLE ENCROACHMENTS

- ⚠ A guy anchor extends South ±2.0' beyond an Electrical easement, more or less.



POINT OF COMMENCEMENT
NE Corner, NE/4, Sec. 13, T3S, R12E, I.M.

LEGAL DESCRIPTION

A tract of land in the Northeast Quarter (NE/4) of Section Thirteen (13), Township Three (3) South, Range Twelve (12) East of the I.M., Atoka County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast corner of said Section 13; Thence South 00°53'07" West a distance of 1321.87 feet; Thence South 89°14'43" West a distance of 1875.33 feet; Thence North 00°56'45" West a distance of 708.00 feet to the POINT OF BEGINNING; Thence South 89°15'00" West a distance of 208.00 feet; Thence North 00°56'45" West a distance of 432.22 feet to a point on the South Right-of-Way line of State Highway 3; Thence South 65°34'07" East along said South Right-of-Way line a distance of 230.21 feet; Thence South 00°56'45" East a distance of 334.27 feet to the POINT OF BEGINNING.

Containing 79,714.20 Sq. Ft. or 1.83 Acres, more or less.

SCHEDULE B-II EXCEPTIONS

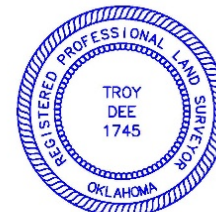
- ⑩ Easement in favor of State of Oklahoma recorded in Book 88, page 31. Affects as shown hereon.
- ⑪ Right-of-Way Easement in favor of Public Service Company of Oklahoma recorded in Book 374, Page 209. Affects subject property, blanket in nature, not plottable.
- ⑫ Easement for Public Highway in favor of the County of Atoka recorded in Book 480, page 10. Affects as shown hereon.
- ⑬ Overhead and Underground Easement in favor of Public Service Company of Oklahoma recorded in Book 894, page 459. Affects as shown hereon.

To:
Old Republic National Title Insurance Company, American Eagle Title Group, GRS Title Services, LLC, Denver Savings Bank, an Iowa state banking corporation, its successors and/or assigns, and Fort Smith FD Partners, LLC, an Arkansas limited liability company

The property described hereon is located completely within the property described in OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY's Commitment No. 2006-0015-68 dated JUNE 25, 2020.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4, 7, 8, 9, 10, 11, 16, and 19 of Table A thereof. The field work was completed on JULY 6, 2020.

I further certify that this survey meets the Oklahoma Minimum Standards for the practice of land surveying and that there are no visible encroachments across the boundary lines other than those shown.

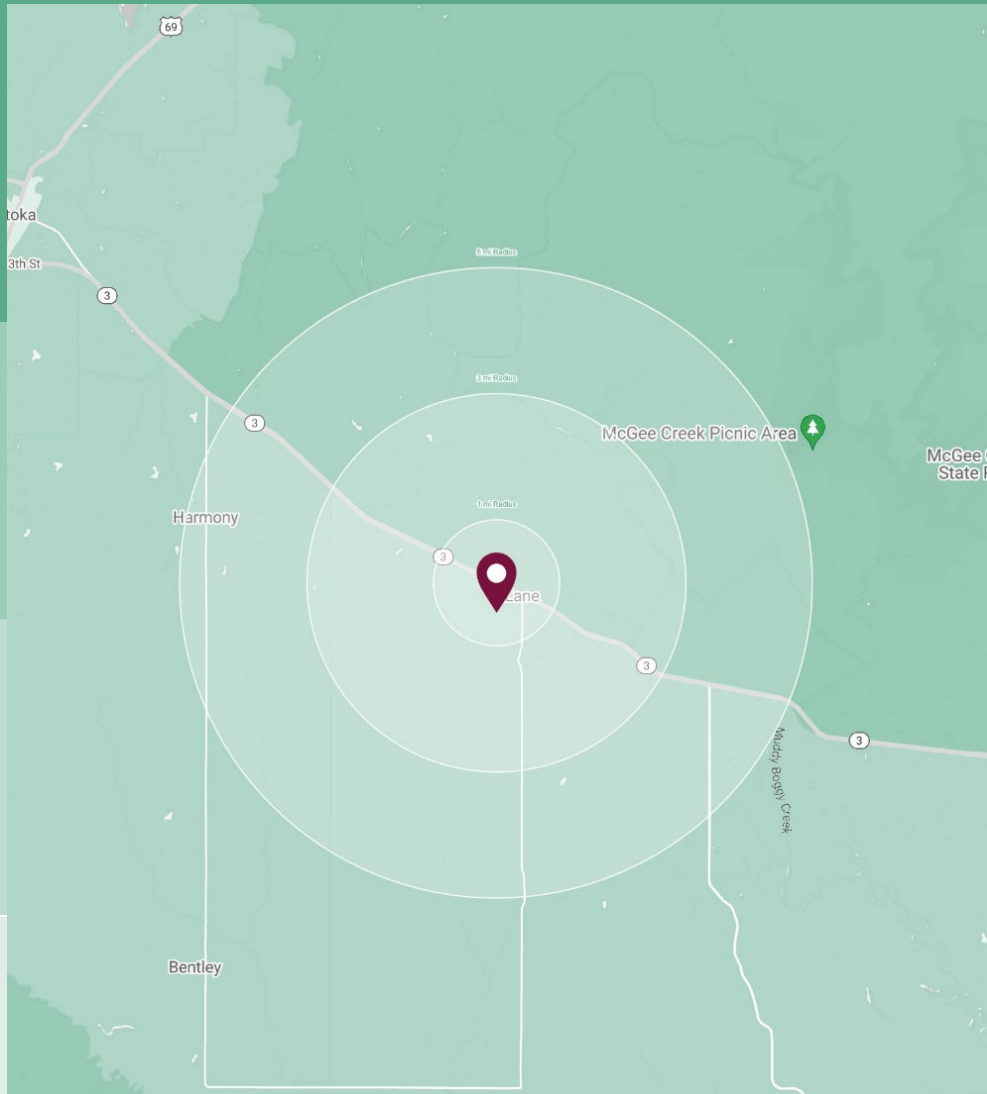


Troy Dee
Troy Dee, PLS #1745
July 9, 2020

Prepared By
GOLDEN
LAND SURVEYING

7304 NW 164th St., Suite #5, Edmond, Oklahoma 73013
C.A.# 7263 / Exp. Date = 6/30/2022
Telephone: (405) 802-7883 Job No: 20338 troy@goldens.com

Drafted by: SQ
Plot Date: July 9, 2020 Paper Size: 11"x17" Sheet 1 Of 1



DEMOGRAPHICS LANE, OK

	1 MILE	3 MILE	5 MILE
POPULATION			
2021 Estimated Population	167	712	1,470
2026 Projected Population	163	694	1,431
2010 Census Population	185	759	1,593
2000 Census Population	172	702	1,442
Projected Annual Growth 2021 to 2026	-0.5%	-0.5%	-0.5%
Historical Annual Growth 2000 to 2021	-0.1%	-	-
HOUSEHOLDS			
2021 Estimated Households	55	238	500
2026 Projected Households	55	237	498
2010 Census Households	62	257	550
2000 Census Households	57	238	498
Projected Annual Growth 2021 to 2026	-0.1%	-	-0.1%
Historical Annual Growth 2000 to 2021	-0.2%	-	-
RACE			
2021 Est. White	69.2%	69.4%	70.4%
2021 Est. Black	5.7%	5.4%	4.3%
2021 Est. Asian or Pacific Islander	0.1%	0.1%	-
2021 Est. American Indian or Alaska Native	9.9%	9.9%	10.0%
2021 Est. Other Races	15.1%	15.1%	15.2%
INCOME			
2021 Est. Average Household Income	\$61,739	\$62,209	\$67,465
2021 Est. Median Household Income	\$46,033	\$46,159	\$45,593
2021 Est. Per Capita Income	\$23,283	\$23,457	\$25,009
BUSINESS			
2021 Est. Total Businesses	-	9	18
2021 Est. Total Employees	3	24	62

OUR TEAM

**FOUNDED IN DETROIT. BUILT NATIONWIDE.
8 MILLION SQUARE FEET AND OVER \$1 BILLION SOLD**



MAXWELL E. LIPPITT

DIRECTOR | maxlippitt@landmarkcres.com

Maxwell Lippitt graduated from Michigan State University in 2016 with a Bachelor of Science degree in Economics. Upon graduating, Max became an Associate Broker at CBRE specializing in the disposition of single tenant medical, retail, and office properties. While at CBRE, Max researched, sourced, and tracked thousands of investment properties while building strong relationships with a wide variety of property owners all across the country. At Landmark, he has continued his growth as an Investment Sales Broker providing unique opportunities to buyers and sellers while offering exceptional service. Since joining Landmark in 2018, Max has been directly involved in \$200,000,000+ worth of transactions in the STNL retail, power center, office building, medical center, and industrial asset classes.



DANIEL H. KUKES

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Daniel Kukes is a Principal and Co-Founder of Landmark Investment Sales. Daniel specializes in the sale of retail shopping centers, medical office, and single tenant net lease investment properties across all property types. He currently represents some of the nation's largest institutional real estate funds, private equity group, and high net worth investors in acquiring and listing investment properties all over the country. Since 2010, Daniel has closed deals totaling over 8,000,000 SF valued at over \$1,000,000,000. Daniel joined Landmark in 2009 as an Associate Broker. He began his real estate career at NAI Farbman where he focused on shopping center leasing and retail tenant representation. After five years at NAI Farbman, Daniel joined DAP Investments as a partner responsible for retail development, acquisitions and leasing. While there, he developed several single tenant and shopping center projects in Michigan and Illinois. Daniel is a graduate of Michigan State University with a Bachelor of Arts degree in Pre-Law & Society.



JASON GREENSPAN

DIRECTOR | jgreenspan@landmarkcres.com

Jason Greenspan graduated from the University of Michigan in 2012 with a Bachelor of Arts degree in Political Science and Sociology. Jason also received a Juris Doctor in 2015 from Michigan State University College of Law where he concentrated in business and corporations. He passed the Michigan Bar Examination in July 2015. Starting in 2011, and while in law school, Jason interned at Landmark Investment Sales identifying, sourcing, and underwriting investment grade properties. With law school behind him and six years of experience in real estate investment sales, Jason has participated in the closing of over \$150,000,000 and continues to source investment opportunities across the country. Jason specializes in the representation of buyers and sellers of institutional grade single tenant properties, high profile unanchored retail centers, grocery anchored centers, and power centers.