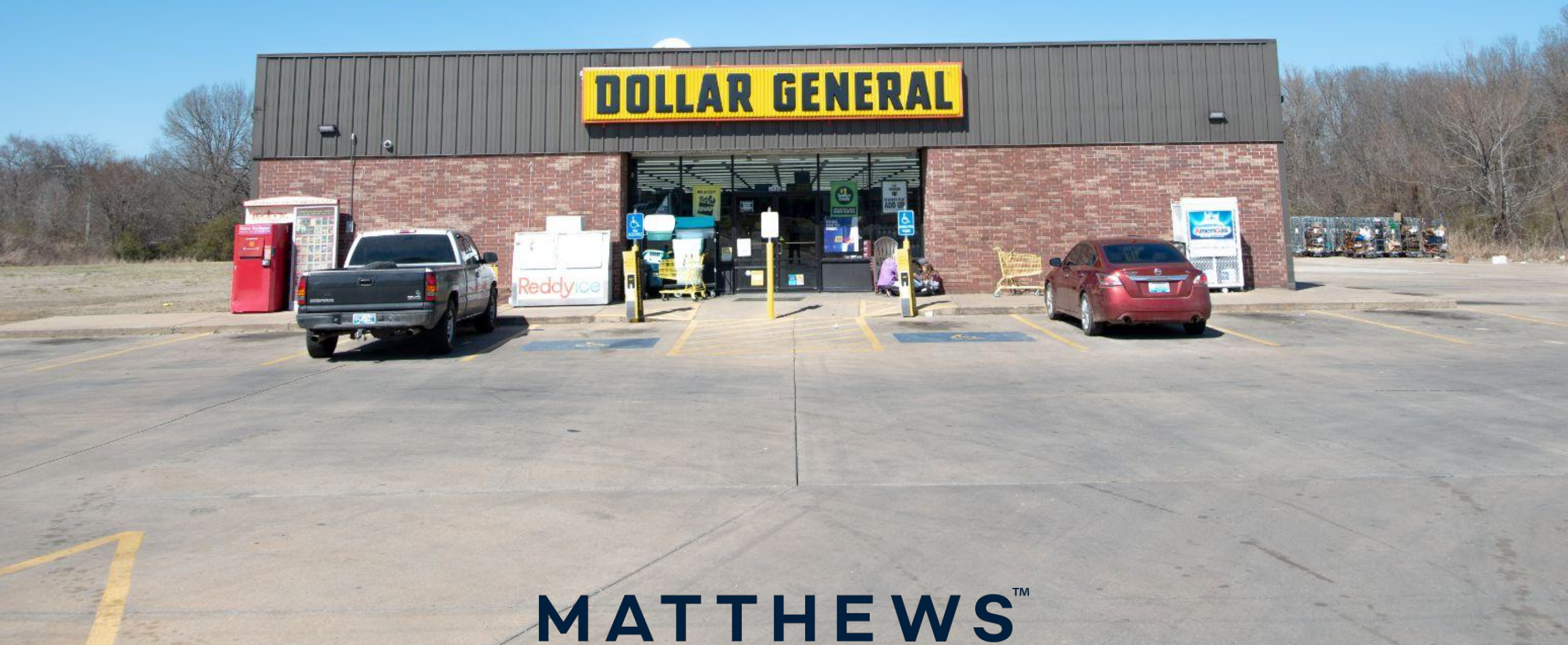


DOLLAR GENERAL[®]

1631 E Cherokee Ave | Sallisaw, OK 74955



MATTHEWS[™]

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INVESTMENT HIGHLIGHTS

LEASE & LOCATION

- NN Lease with minimal landlord responsibilities
- ± 3.25-Years remaining on recent 5-year extension
- Three, Five-Year renewal options: Option 1 – 4.77% increase, Option 2 – 10% increase, Option 3 – 10% increase
- Dollar General has operated at this location for 17+ years and has executed multiple extensions proving a long-term commitment to this location
- 2005 build-to-suit construction for Dollar General
- Average household income of \$49,713 within a 5-mile radius
- 5-Mile population of ±11,000 residents
- Located in the retail corridor of Sallisaw, notable tenants along East Cherokee Ave include AutoZone, Taco Bell, Hardee's, Tractor Supply Co, O'Reilly Auto Parts & KFC
- East Cherokee Ave sees over 8,500 VPD

TENANT

- Dollar General has an investment-grade credit rating of BBB (S&P)
- Dollar General has approx. 18,000 locations and plans to continue their expansion for the foreseeable future
- Dollar General is an “essential retailer” and has proven to be one of the most profitable companies throughout the COVID pandemic

DOLLAR GENERAL®

INVESTMENT SUMMARY

TENANT SUMMARY

TENANT TRADE NAME	Dollar General
TYPE OF OWNERSHIP	Fee Simple
LEASE TYPE	NN
LEASE GUARANTOR	Corporate
ROOF AND STRUCTURE	Landlord Responsible
ORIGINAL LEASE TERM	10 Years
RENT COMMENCEMENT	12/7/2004
LEASE EXPIRATION DATE	5/31/2025
TERM REMAINING	± 3.25 Years
INCREASES	4.77% in Option 1 & 10% in Options 2-3
OPTIONS	3, 5-Year Options



\$750,000
LIST PRICE



7.14%
CAP RATE



\$53,544
ANNUAL RENT



±9,014 SF
GLA



2005
YEAR BUILT

ANNUALIZED OPERATING DATA

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP
Current - 5/13/2025	\$4,462.00	\$53,544.00		7.14%
Option 1	\$4,675.00	\$56,100.00	4.77%	7.64%
Option 2	\$5,142.50	\$61,710.00	10.00%	8.14%
Option 3	\$5,656.75	\$67,881.00	10.00%	8.64%

Please contact a Matthews™ Capital Markets agent for financing options:

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Northeastern Health
System Sequoyah

64

O'Reilly
AUTO PARTS

Total Eye Care
LEE'S
TIRE & SERVICE
COMPLETE PARTS & SERVICE - GET MORE FOR YOUR BUCK

SUNOCO
FIRSTSTAR
BANK
Hardee's
TSC TRACTOR
SUPPLY CO
UNITED STATES
POSTAL SERVICE

DOLLAR
GENERAL

Auto
Zone

TACO
BELL
KFC

TENANT OVERVIEW

COMPANY NAME

Dollar General

OWNERSHIP

Public

YEAR FOUNDED

1939

INDUSTRY

Discount Retail

HEADQUARTERS

Goodlettsville, TN

NO. OF LOCATION

±18,000

NO. OF EMPLOYEES

±115,000

DOLLAR GENERAL®

Dollar General is the fastest-growing retailer which currently boasts roughly 18,000 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, Procter & 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.





SALLISAW, OK

Sallisaw is a small rural city positioned about 25 miles west of Fort Smith on Interstate 40. Exuding timeless small-town charm, the city is mostly made up of residential neighborhoods surrounding a historic Downtown district full of vintage brick buildings and mom-and-pop storefront businesses.

The nearby Kerr Reservoir and Sequoia National Wildlife Refuge provide locals with great opportunities for spending quality time outdoors, and Ozark and Ouachita National Forests are just a short drive away as well.

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Five Year Projection	8,571	10,760	17,655
Current Year Estimate	8,698	10,958	17,896
2010 Census	9,328	11,875	19,763
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Five Year Projection	3,843	4,788	7,728
Current Year Estimate	3,491	4,363	7,008
2010 Census	3,686	4,652	7,608
Growth Current Year-Five Year	10.09%	9.76%	10.28%
Growth 2010-Current Year	-5.29%	-6.23%	-7.89%
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$50,272	\$54,285	\$58,965

FORT SMITH, AR

Fort Smith is the 2nd largest city in Arkansas and a sister city to Cisterna di Latina, Italy. Fort Smith is a fun and music-centric place with a variety of restaurants, bars, museums, and parks. The Creekmore Park Center offers fun for all ages and includes walking trails, swimming, mini-golf, and tennis courts. Another park in the area is Belle Isle Park, where there is access to majestic views of the Arkansas River. Locals enjoy exhibitions and events at the Fort Smith Regional Art Museum. Downtown Fort Smith is filled with historic buildings, such as the Fort Smith National Historic Site, that intermingle with more contemporary locations, including the Fort Smith Convention Center. The convention center regularly hosts concerts, comedic acts, and touring groups for residents to enjoy on the weekends. The largest shopping mall in the state, Central Mall, provides convenient shopping for the area. With a relatively low cost of living, an abundance of local amenities, sunny weather, and high graduation rates, this productive city is a great place to relocate.



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