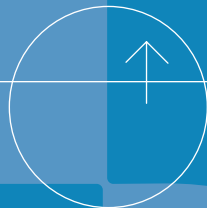




**CP** PARTNERS



# Dollar General

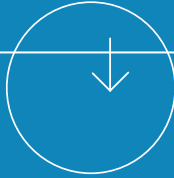
**BRAND NEW 15-YEAR ABSOLUTE NNN LEASE WITH INVESTMENT  
GRADE TENANT (NYSE: DG - S&P: "BBB") | DRIVING DISTANCE TO  
BOTH TULSA & OKLAHOMA CITY**

**GLENCOE, OK**

IN ASSOCIATION WITH PARASELL, INC. | A LICENSED OKLAHOMA BROKER #183645



## CONTACT LISTING TEAM



### **JOHN ANDREINI**

ja@cppcre.com

PH: 415.274.2715

CA DRE# 01440360

### **KIRBY DEDERIAN**

kirby@cppcre.com

PH: 415.231.0598

CA DRE# 02095008

### **SCOTT REID**

#### **PARASELL, INC.**

scott@parasellinc.com

PH: 949.942.6585

OK LIC# 183645

IN ASSOCIATION WITH PARASELL, INC.

P. 949.942.6585

A LICENSED OKLAHOMA BROKER #183645

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## REPRESENTATIVE PHOTO







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## HIGHLIGHTS

- > Brand-new 15-year absolute NNN lease backed by corporate guaranty from investment grade tenant (S&P: BBB)
- > Five, 5-year options to extend lease at increased rents
- > Zero landlord maintenance or expense obligations
- > Dollar General (NYSE: DG) is a \$34.2B revenue company
- > Located just 15 miles outside of Stillwater, OK – home to Oklahoma State University (25,000+ students)

# Dollar General

203 S ROSE AVE, GLENCOE, OK 74032

**\$1,649,800**

PRICE

**5.15%**

CAP

NOI:	<b>\$84,967</b>
LEASE TYPE:	<b>Absolute NNN</b>
TERM REMAINING:	<b>14+ Years</b>
LEASABLE AREA:	<b>10,640 SF</b>
LAND AREA:	<b>1.67 AC</b>
RENT INCREASES:	<b>10% In Each Option</b>
OPTIONS:	<b>Five, 5-Year</b>

Dollar General reported revenues of \$34.2B in 2021, a 1.4% increase from the previous year.



REPRESENTATIVE PHOTO



## Absolute NNN New Construction Corporate Dollar General (NYSE: DG)

### THE OFFERING

- > Brand-new 15-year lease with five, 5-year options to extend at increased rents (10% every 5 years during option periods)
- > The lease is backed by a corporate guaranty from Dollar General, #91 on the Fortune 500 list of companies
- > Absolute NNN lease structure features zero Landlord expense or maintenance obligations, providing an investor with a "hands-off" investment

### UNDISPUTED LEADER IN THE EXPLOSIVE DOLLAR STORE NICHE

- > Dollar General generated \$34.2 billion in 2021 fiscal year sales and net income of \$2.4 billion
- > Dollar General currently operates over 18,000 stores in 46 states, making it the country's largest small-box discount retailer
- > The company has an S&P rating of BBB, which has been raised five times since 2009, and is a better credit rating than its main competitor



## INCOME & EXPENSE

<b>PRICE</b>		<b>\$1,649,800</b>
<b>Capitalization Rate:</b>		<b>5.15%</b>
Building Size (SF):		10,640
Lot Size (AC):		1.67
<b>STABILIZED INCOME</b>	<b>PER SF</b>	
Scheduled Rent	\$7.99	\$84,967
Effective Gross Income	\$7.99	\$84,967
<b>LESS</b>	<b>PER SF</b>	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
<b>NET OPERATING INCOME</b>		<b>\$84,967</b>



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## RENT ROLL

TENANT INFO		LEASE TERMS		RENT SUMMARY				
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT
Dollar General	10,640	11/7/2021	11/30/2036	\$84,967	\$7,081	\$84,967	\$0.67	\$7.99
	Option 1	12/1/2036	11/30/2041		\$7,789	\$93,464	\$0.73	\$8.78
	Option 2	12/1/2041	11/30/2046		\$8,568	\$102,810	\$0.81	\$9.66
	Option 3	12/1/2046	11/30/2051		\$9,424	\$113,091	\$0.89	\$10.63
	Option 4	12/1/2051	11/30/2056		\$10,367	\$124,400	\$0.97	\$11.69
	Option 5	12/1/2056	11/30/2061		\$11,403	\$136,840	\$1.07	\$12.86
TOTALS:	10,640			\$84,967	\$7,081	\$84,967	\$0.67	\$7.99





## Premises & Term

TENANT	Dollar General
LEASE GUARANTEED BY	Dollar General Corporation
LEASE TYPE	Absolute NNN
TERM REMAINING	14+ Years
RENT COMMENCEMENT	November 7, 2021
OPTIONS	Five, 5-Year Options
YEAR BUILT	2021
PARKING SPACES	35

## Expenses

CAM	Tenant's responsibility
PROPERTY TAXES	Tenant's responsibility
INSURANCE	Tenant's responsibility
UTILITIES	Tenant's responsibility
HVAC	Tenant's responsibility
REPAIRS & MAINTENANCE	Tenant's responsibility
ROOF & STRUCTURE	Tenant's responsibility



REPRESENTATIVE PHOTO

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the Property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CP Partners and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).



## SITE PLAN



10,640  
RENTABLE SF



1.67  
ACRES



35  
SPACES







REPRESENTATIVE PHOTO



## The Country's Largest Small-Box Discount Retailer

### ABOUT DOLLAR GENERAL

- > Dollar General (NYSE: DG) is a chain of approximately 18,000 discount stores in 46 states, primarily in the South, East, Midwest, and Southwest
- > Its #91 ranking among the 2021 Fortune 500 list is a 21-place jump into the Top 100, reflecting the company's exceptional growth, which includes the Company's \$34.2 billion in sales in fiscal year 2021
- > Stores stock high-quality private brands as well as America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo
- > As the country's largest small-box discount retailer, stores are often located in small towns off the radar of giant discounters, offering prices as low or lower than Walmart but in more convenient locations

### INVESTMENT GRADE CREDIT

- > The company's credit rating is BBB, and has been raised five times since 2009
- > Dollar General has a better credit rating than both of its larger competitors

18,190

LOCATIONS IN  
46 STATES

\$34.2 B

FY 2021 SALES





## IMMEDIATE TRADE AREA



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## REGIONAL TRADE AREA

Regional aerial shows proximity to Stillwater, OK, just ~15 miles from Subject Property. Stillwater is the county seat of Payne County and home to Oklahoma State University (OSU) which has ~25,000 students.

N



TULSA  
56.1 MILES

12,035  
VPD

7,977  
VPD

4,672  
VPD

6,121  
VPD

13,871  
VPD

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## LOCATION OVERVIEW

# Glencoe, Oklahoma

A CHARMING TOWN IN NORTHERN OKLAHOMA

### STRONG AGRICULTURAL HISTORY

- > Glencoe is a town in northern Payne County, positioned between Tulsa and Oklahoma City
- > Located seven miles east of Stillwater on Highway 51 and eight miles north on Highway 108
- > In its early days, the local economy was based on agriculture, with Glencoe functioning as a regional trading center
- > Major crops included wheat, cotton, corn, livestock, and later alfalfa

- > Founded in 1890, Oklahoma State University is a top-ranked public land-grant research university with nearly 25,000 students
- > OSU features seven academic colleges, plus a veterinary school and an osteopathic medical school
- > OSU also provides 200 undergraduate majors and options, 79 master's programs and 45 doctoral programs

# 81,912

### NEAR OKLAHOMA STATE UNIVERSITY

- > Just ~15 miles from Glencoe is the city of Stillwater, the county seat of Payne County and home to Oklahoma State University (OSU)



**PAYNE COUNTY  
POPULATION**  
(ESTIMATED)



### Ring Radius Population Data

	3-MILES	5-MILES	10-MILES
2019	1,853	1,853	28,218

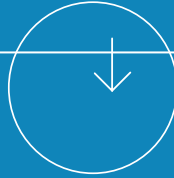
### Ring Radius Income Data

	3-MILES	5-MILES	10-MILES
Average	\$50,255	\$50,255	\$56,519

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