



DOLLAR GENERAL PLUS

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY:

SENIOR VICE PRESIDENT

DIR: (214) 692-2289

MOB: (315) 730-6228

JOSH.BISHOP@MATTHEWS.COM

LICENSE NO. 688810 (TX)

BROKER OF RECORD

KYLE MATTHEWS

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TABLE OF CONTENTS:

3

5

7

11



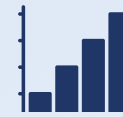
ACTUAL PROPERTY IMAGE

**LIST PRICE**

\$1,762,785

**YEAR BUILT**

2022

**CAP RATE**

5.35%

**GROSS LEASABLE AREA**

±10,566 SF

LEASE & LOCATION HIGHLIGHTS

- Brand new 2022 build-to-suit construction for Dollar General
- Dollar General PLUS concept (10,566 SF store)
- PLUS stores confirm an anticipated sales volume well above the national average
- 15-Year Absolute NNN lease w/ zero management responsibility
- Five, 5-Year renewal options; all of which include an attractive 10% rent increase
- Traffic counts in excess of 12,00 vehicles daily
- 3-Mile population of 12,887 residents
- 5-Mile population of 22,002 residents
- Average household income of \$72,884 (considered to be DG's "sweet-spot")
- Local retail tenants include Walmart, Lowe's, AutoZone, Sonic, Tractor Supply, McDonald's, Walgreens, Arby's and many more

TENANT HIGHLIGHTS

- Dollar General boasts an investment grade credit rating of BBB (S&P)
- Dollar General recently announced 2nd quarter same store sales growth of 4.6%, well above their 3.5% projections
- Dollar General has approx. 18,000 locations and plans to continue their expansion for the foreseeable future
- Dollar General has been considered an essential retailer and has proven to be one of the most profitable companies through the COVID pandemic
- Dollar General has a market cap of ± \$54 billion



GROVE REGIONAL AIRPORT

WOLF CREEK PARK SWIMMING BEACH

GROVE HIGH
699 STUDENTS

NATIONS THRIFT STORE

TSC TRACTOR SUPPLY CO

SUBWAY

McDonald's

Jeff Lungren CHEVROLET

DOLLAR GENERAL

VILLAGE AT GRAND LAKE TOWNHOMES

SUBJECT PROPERTY

EAST BUFFET

AMP'D audio

BRAUM'S

59

10

3RD ST ± 12,802 VPD

Turtle Stop PHILLIPS 66

GROVE ELECTRIC & LIGHTING SUPPLY

tropicalsno

RAGGEDY'S CAFE

GROVE YOUTH BASEBALL SPORTS COMPLEX

GROVE UPPER ELEMENTARY
467 STUDENTS

GROVE HIGH SCHOOL RIDGERUNNER STADIUM

NAPA

ROTARY CENTENNIAL PARK
TENNIS | BASEBALL | POOL | SPLASH PAD

GROVE MIDDLE
365 STUDENTS

GRAND LAKE EYECARE, LLC

GROVE LOWER ELEMENTARY
365 STUDENTS

UNITED STATES POSTAL SERVICE

HARPS
HOMETOWN FRESH

W

INTEGRIS GROVE HOSPITAL
41 BEDS

BW
Best Western

Arby's Auto Zone SONIC
RibCrib Casey's

Walmart
Supercenter

LOWE'S



FINANCIAL OVERVIEW

DOLLAR GENERAL PLUS

ACTUAL PROPERTY IMAGE

FINANCIAL OVERVIEW

TENANT TRADE NAME	Dollar Gener
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Corporate
LEASE TYPE	Absolute NNN
ROOF AND STRUCTURE	Tenant Responsibility
ORIGINAL LEASE TERM	15 Years
RENT COMMENCEMENT DATE	4/26/2022
LEASE EXPIRATION DATE	4/30/2037
TERM REMAINING ON LEASE	±14.50 Years
INCREASE	10% in Options
OPTIONS	Five, 5-Year Options
LOT SIZE	±1.41 AC



For financing options reach out to:

Patrick Flanagan
patrick.flanagan@matthews.com
(214) 550-0277

ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	CAP RATE
Current - 4/30/2037	\$7,859.08	\$94,308.96	5.35%
Option 1	\$8,644.99	\$103,739.88	5.88%
Option 2	\$9,509.49	\$114,113.88	6.47%
Option 3	\$10,460.44	\$125,525.28	7.12%
Option 4	\$11,506.48	\$138,077.76	7.83%
Option 5	\$12,657.13	\$151,885.56	8.62%

AREA OVERVIEW

DOLLAR GENERAL PLUS

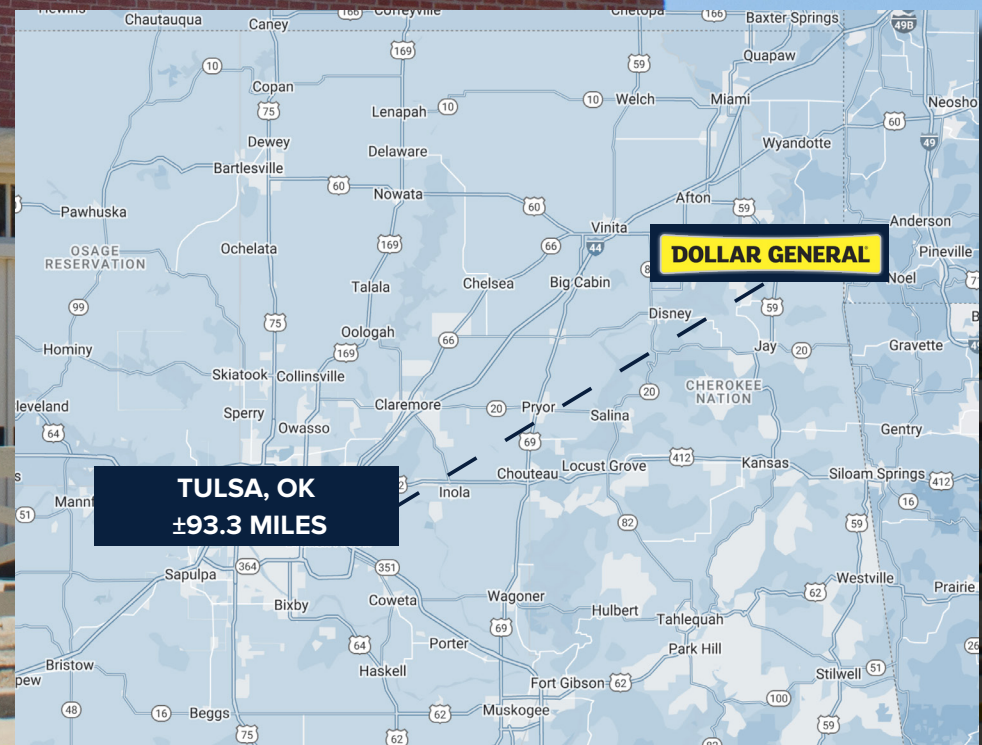
ACTUAL PROPERTY IMAGE

GROVE, OK

The city of Grove is in Delaware County, Oklahoma and has a population of over 7,000. It is a popular spot for professional bass fishing tournaments and a popular memorial and Labor Day vacation destination because it is situated along the Grand Lake of the Cherokees. The city held the 2013 and 2016 Bassmaster Classic.

ECONOMY

The economy of Grove employs 2.58K people. Some of the biggest industries in Grove are Healthcare and Social Assistance. The city claims itself to be the retail, entertainment, and healthcare center of Grand Lake.



TULSA, OK

Tulsa, the “Oil Capital of the World,” is in northeast Oklahoma and is the principal municipality of the Tulsa Metropolitan Area, a region with 1,006,411 residents in the MSA. The city serves as the county seat of Tulsa County, the most densely populated county in Oklahoma. Diversification efforts created an economic base in the energy, finance, aviation, telecommunications, and technology sectors. Two institutions of higher education within the city have sports teams at the NCAA Division I level, Oral Roberts University and the University of Tulsa.

It is situated on the Arkansas River at the foothills of the Ozark Mountains in northeast Oklahoma, a region of the state known as “Green Country”. Considered the cultural and arts center of Oklahoma, Tulsa houses two world-renowned art museums, full-time professional opera, and ballet companies, and one of the nation’s largest concentrations of art deco architecture. The city has been called one of America’s most livable large cities by Partners for Livable Communities, Forbes, and Relocate America. According to CNN Travel, Tulsa was named one of the best destinations to visit in 2022.

PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2027 Projection	13,350	22,671	32,756
2022 Estimate	12,887	22,002	32,218
2010 Census	12,875	22,153	32,571
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2027 Projection	6,412	10,559	14,794
2022 Estimate	5,749	9,520	13,526
2010 Census	5,730	9,569	13,688
INCOME	3-MILE	5-MILE	10-MILE
2022 Avg. Household Income	\$72,884	\$70,140	\$66,388

TULSA ECONOMY

Tulsa's aerospace industry is substantial and growing. An American Airlines maintenance base at Tulsa International Airport is the city's one of the largest employers and the largest maintenance facility in the world, serving as the airline's global maintenance and engineering headquarters, while the Tulsa Port of Catoosa and the Tulsa International Airport house extensive transit-focused industrial parks. Tulsa is also home to a division of Lufthansa, the headquarters of Omni Air International, and the Spartan School of Aeronautics.

As the second largest metropolitan area in Oklahoma and a hub for the growing Northeastern Oklahoma-Northwest Arkansas-Southwestern Missouri corridor, the city is also home to several of the region's most sophisticated law, accounting, and medical practices. Its location in the center of the nation also makes it a hub for logistics businesses; the Tulsa International Airport (TUL) and the Tulsa Port of Catoosa, connect the region with international trade and transportation.

Though the oil industry has historically dominated Tulsa's economy, efforts in economic diversification have created a base in the sectors of aerospace, finance, technology, telecommunications, high tech, and manufacturing. Several substantial financial corporations are headquartered in Tulsa, the largest being the BOK Financial Corporation. Among these financial services, firms are energy trading operations, asset management firms, investment funds, and a range of commercial banks. The national convenience store chain QuikTrip, fast-casual restaurant chain Camille's Sidewalk Cafe, and pizza chain Mazzio's are all headquartered in Tulsa, as is Southern regional BBQ restaurant Rib Crib. Tulsa is also home to the Marshall Brewing Company.



TENANT OVERVIEW

DOLLAR GENERAL PLUS

DOLLAR GENERAL



TENANT PROFILE

COMPANY NAME

Dollar General
Corporation

OWNERSHIP

Public

INDUSTRY

Dollar Stores

HEADQUARTERS

Goodlettsville, TN

NO. OF EMPLOYEES

±157,000

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, 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.



18,000+

LOCATIONS



\$33.7B

2021 REVENUE



1939

FOUNDED

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General Plus** located at **1155 E 290 Rd, Grove, OK 74344** ("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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