



**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

**DOLLAR GENERAL<sup>®</sup>**

**RELOCATION 'PLUS' SIZE STORE**  
921 W Oklahoma Ave, Ulysses, KS 67880



**INTERACTIVE  
MARKETING PACKAGE**

## EXCLUSIVELY LISTED BY:

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# DOLLAR GENERAL®

## RELOCATION 'PLUS' SIZE STORE

921 W Oklahoma Ave, Ulysses, KS 67880

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# INVESTMENT HIGHLIGHTS

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- **List Price** - Of \$1,787,314 yielding an attractive 7.00% cap rate
- **Relocation Plus Size Store** - Dollar General relocated into this larger 12,480 square foot store from a smaller store in the market as the larger square footage increases room for consumable products.
- **Strong Foot Traffic Data** - This site ranks in the top 86th percentile compared to all Dollar General properties nationwide (per Placer).
- **Over 6 Years Remaining** - On the primary term with four, 5-year options to extend, containing 10% rental increases in each option
- **Triple Net Lease (NNN)** - With no management responsibilities, making this a perfect hands off asset for passive investors
- **Investment Grade Credit** - Corporately guaranteed lease by Dollar General Corporation (S&P: BBB)







HICKOK ELEMENTARY SCHOOL  
408 STUDENTS

ULYSSES HIGH SCHOOL  
432 STUDENTS

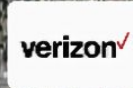


centura  
Bob Wilson Memorial  
Hospital  
26 BEDS

KEPLEY MIDDLE SCHOOL  
389 STUDENTS



NEXT DOOR  
COMPANY



Corporate East  
HOTEL

W OKLAHOMA AVE ±7,000 VPD

S COLORADO ST ±5,000 VPD



SUBJECT PROPERTY





# DOLLAR GENERAL®

## PROPERTY OVERVIEW

### SITE DESCRIPTION

921 W Oklahoma Ave is a ±12,480 square foot building constructed in 2013. This Dollar General is situated on a large, 1.90 acre parcel with ample parking and is zoned commercial.



## PROPERTY SUMMARY

ADDRESS	921 W Oklahoma Ave
CITY	Ulysses
STATE	Kansas
ZIP CODE	67880
PROPERTY TYPE	Retail
PROPERTY USE	Food Store, Market
ZONING:	Commercial
YEAR BUILT	2013
BUILDING SIZE	±12,480 SF
LOT SIZE	±1.90 AC
CONSTRUCTION STYLE	'PLUS' Size Store Model
PARKING SPACES	± 28 Spaces
RPSF BUILDING	\$100.35
PPSF BUILDING	\$143.21
PPSF LAND	\$21.60

# DOLLAR GENERAL®

## INVESTMENT SUMMARY

### TENANT SUMMARY

TENANT TRADE NAME	Dollar General
TYPE OF OWNERSHIP	Fee Simple
LEASE TYPE	NNN
LEASE GUARANTOR	Corporate (S&P: BBB)
ORIGINAL LEASE TERM	±15.00 Years
LEASE COMMENCEMENT	4/13/2014
LEASE EXPIRATION DATE	4/30/2029
TERM REMAINING	±5.85 Years
INCREASES	10% In Options
OPTIONS	Three, 5-Year



**\$1,787,314**

LIST PRICE



**7.00%**

CAP RATE



**\$125,112**

ANNUAL RENT



**±12,480 SF**

GLA



**2013**

YEAR BUILT

### ANNUALIZED OPERATING DATA

LEASE COMMENCE	ANNUAL NOI	MONTHLY NOI	CAP RATE	RENTAL INCREASE
<b>CURRENT</b>	<b>\$125,112</b>	<b>\$10,425.98</b>	<b>7.00%</b>	<b>-</b>
Option 1	\$137,623	\$11,468.57	7.70%	10%
Option 2	\$151,385	\$12,615.43	8.47%	10%
Option 3	\$166,524	\$13,876.97	9.32%	10%
<b>Average:</b>	<b>\$145,161</b>	<b>\$12,096.74</b>	<b>8.12%</b>	<b>10%</b>

### FINANCING INQUIRIES

*For financing options reach out to:*

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**patrick.flanagan@matthews.com**







# 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.



# AREA OVERVIEW

## ULYSSES, KS

Ulysses is a lovely city in southwest Kansas that can be found in Grant County. Ulysses, known for its lengthy history, warm locals, and breathtaking scenery, provides a variety of services and possibilities for locals and guests alike. The agriculture and energy sectors are the main drivers of Ulysses' diverse and prosperous economy. The region is heavily dependent on agriculture, which produces a lot of wheat, corn, sorghum, and soybeans. There is also a lot of livestock farming, particularly raising pigs and cattle.

The region has seen a burgeoning renewable energy sector in recent years, particularly in wind energy generation, which has boosted employment and economic growth. There have been various changes in Ulysses aimed at raising the standard of living and advancing the economy. The city has made investments in infrastructure upgrades for its public buildings, utilities, and roadways. To diversify the local economy, new business and industry recruitment has been prioritized. Additionally, initiatives have been taken to revitalize the downtown area while promoting small businesses and historic architecture.

## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	4,160	6,583	7,069
2010 Census	1,561	2,427	2,615
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	1,460	2,284	2,454
2010 Census	4,451	7,000	7,537
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$88,961	\$84,789	\$85,009





## MAJOR EMPLOYERS

Numerous significant employers that propel the regional economy are based in Ulysses. These businesses offer work opportunities for farmers and allied industries, such as cooperatives, grain elevators, and equipment makers. Additionally, wind power generation by energy corporations has a major impact on employment. Other significant employers in the region include healthcare facilities, educational institutions, and retail businesses.

## ATTRACTIONS/ PARKS & RECREATION

There are many attractions in Ulysses that highlight the region's natural beauty and cultural legacy. The Sandsage Bison Range and Wildlife Area is a well-liked vacation spot that provides opportunity for hiking through beautiful grasslands and wildlife viewing. The Grant County Museum uses exhibits and artifacts to highlight the history and heritage of the area. The city holds a number of community events throughout the year, including as festivals, fairs, and concerts, to provide entertainment and strengthen a sense of community.

Outdoor enthusiasts can find plenty of recreational possibilities in Ulysses. Green areas, playgrounds, and picnic places are available at the Ulysses City Park, which offers a tranquil setting for relaxation and family outings. Golfers of all ability levels are drawn to the 18-hole, well-kept Ulysses Golf Course. The neighboring Scott State Park, which has a lovely lake and has camping facilities, is a great place to go fishing, boating, and engage in other water sports. Hunting, hiking, and birdwatching are some outdoor activities that can be enjoyed in the nearby area.

Overall, Ulysses, Kansas, offers a thriving city with a broad economy, plenty of career possibilities, top-notch educational choices, and a variety of attractions and recreational pursuits. Ulysses offers a warm environment for locals and visitors alike, whether you're interested in exploring the area's natural beauty, partaking in outdoor activities, or learning more about the city's fascinating history and culture.





# CONFIDENTIALITY AGREEMENT & DISCLAIMER

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This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General** located at **921 W OKLAHOMA AVE, ULYSSES, KS 67880** ("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:

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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.

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OFFERING MEMORANDUM

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