

**NNN**

**Absolute NNN - Zero Landlord Obligations**

Dollar General is responsible for the Real Estate Taxes, Insurance, Roof, Structure, Parking Lot and any Common Area Maintenance charges.



**Desirable Rental Increases in the Option Periods**

The initial term is accompanied by five (5), five (5) year option periods, each of which include a rental increase at their respective starts



**Investment Grade Tenant**

As of October 2022, Dollar General Corporation (NYSE: DG) reported total revenue of more than \$34.22 billion, a net income of \$1.7 billion, and a net worth in excess of \$6 billion. The company currently holds an investment grade rating of BBB/Stable with Standard & Poor's.



**Brand-New, Build-to-Suit Construction**

The Property is a new construction build-to-suit for Dollar General.



**Long-Term, 15-Year Lease**

The investment features a long-term, fifteen (15) year base term.



Representative Photo

## Dollar General

Fairland, OK

**Northmarq Commercial** is pleased to offer to qualified investors a single-tenant retail property, 100% leased to Dollar General, located in Fairland, OK (the "Property").

The Property consists of a ± 9,002 SF building on ± 2.00 acres of land. Dollar General is operating under a fifteen (15) year absolute NNN lease featuring five (5), five (5) year renewal options with 10% rental increases in each option.

Dollar General Corporation is an investment grade company currently holding a Standard & Poor's rating of BBB/Stable.

### Property Summary

<b>Address</b>	400 W. Conner Ave., Fairland, OK 74343
<b>Building Size</b>	± 9,002 SF
<b>Land Area</b>	± 2.00 AC
<b>Ownership Interest</b>	Fee Simple
<b>Encumbrances</b>	None, Delivered Free & Clear
<b>NOI</b>	\$89,698

