



DOLLAR GENERAL®

1600 SE 44th St | Oklahoma City, OK 73129



INTERACTIVE OFFERING MEMORANDUM

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INVESTMENT HIGHLIGHTS

- 2015 Built to Suit Construction for Dollar General
- ±5.75 years remaining on an initial 15-year lease
- Absolute NNN w/ zero management responsibilities
- Corporately guaranteed lease
- The subject property is located near the intersection of I-35 and SE 44th St, which has combined traffic counts of 144,100 vehicles daily
- 3-Mile population of 68,256 residents
- 5-Mile population of 216,430 residents
- Average household income of \$69,104 - considered to be in Dollar General's "sweet-spot"
- Four, 5-Year renewal options, all of which include a 10% rent increase
- Dollar General boasts an investment grade credit rating of BBB (S&P)
- Dollar General has been considered an essential retailer and has proven to be one of the most profitable companies through the COVID-19 pandemic.



FINANCIAL OVERVIEW



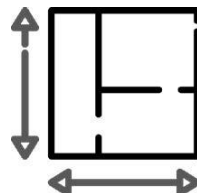
\$1,358,796

PRICE



6.65%

CAP RATE



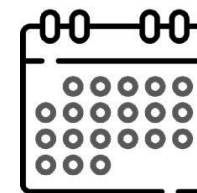
±9,100 SF

GLA



±2.49 AC

LOT SIZE



2015

YEAR BUILT

TENANT SUMMARY

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	15 Years
Rent Commencement Date	2/12/2015
Lease Expiration Date	2/28/2030
Term Remaining on Lease	±5.75 Years
Increases	10% in Options
Options	Four, 5-Year Options

ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
Current	\$7,530	\$90,360	-	6.65%
Option 1	\$8,283	\$99,396	10%	7.32%
Option 2	\$9,111.30	\$109,335.60	10%	8.05%
Option 3	\$10,022.43	\$120,269.16	10%	8.85%
Option 4	\$11,024.67	\$132,296.08	10%	9.74%



Flanco
GASKET &
MANUFACTURING, INC.

PremierCraft, Inc.
QUALITY WITHOUT COMPROMISE

BALON



TURF WORKS

Coney's
OLD FASHION HOTS

Jack
in the box

Super 8

EUP
UNITED PETROLEUM TRANSPORTS

SW
BEST POWER SYSTEMS
ENGINE SERVICE

QUIK MART
CONVENIENCE STORES

SE 44TH ST ± 15,600 VPD

ORS

CSI
C STORE IMPORTS

SUBWAY

Domino's
Pizza

Public Storage

LA MYCHOACANA
SUPERMARKET

± 128,500 VPD

Shell

DOLLAR GENERAL

NOV

TBHC
DELIVERS.

INTERSTATE 35

Comfort
INN & SUITES

BW Best Western.

QUICKSERVICE STEEL
918-587-5909

energy API
OKLAHOMA CITY

FRONTIER
STATE BANK

DIRECT
TRAFFIC CONTROL, INC.

DOLLAR GENERAL®

TENANT OVERVIEW

Dollar General is the fastest-growing retailer which currently boasts roughly ±19,600 neighborhood general stores in 48 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 79.7% 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.

With its small-box store model typically measuring ±8,000 SF, 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 OFFERING

PROPERTY NAME	DOLLAR GENERAL
Property Address	1600 SE 44th St Oklahoma City, OK 73129
SITE DESCRIPTION	
Year Built	2015
GLA	±9,100 SF
Type of Ownership	Fee Simple

COMPANY NAME
DOLLAR GENERAL

EMPLOYEES
±170,000

YEAR FOUNDED
1939

HEADQUARTERS
GOODLETTSVILLE, TN

WEBSITE
DOLLARGENERAL.COM

LOCATIONS
19,600+

AREA OVERVIEW

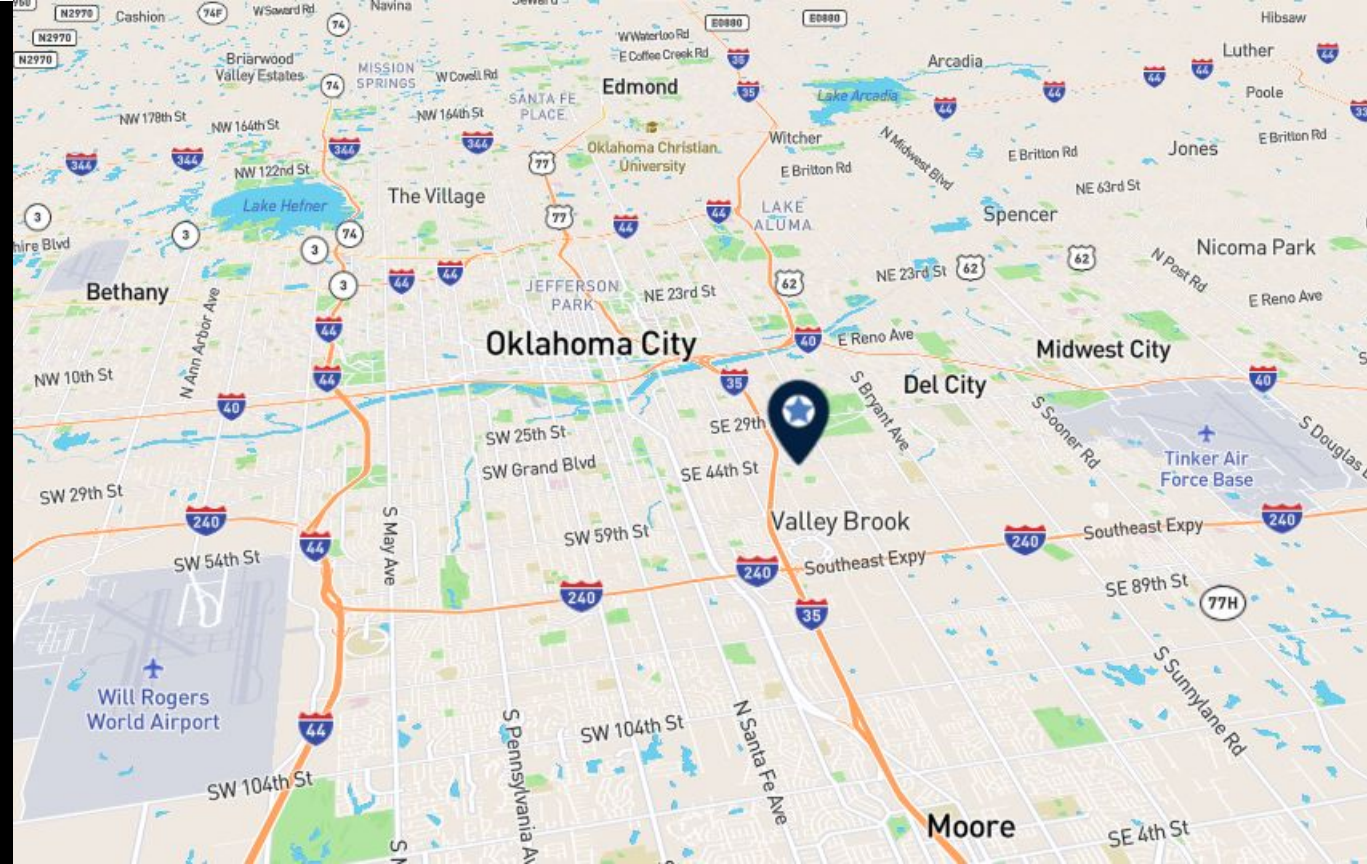
Oklahoma City, OK

Oklahoma City is the capital of the U.S. state of Oklahoma. Home to more than ±600,000 people, it is the largest city in the state. It is known for its cowboy culture and capitol complex, surrounded by working oil wells. Public and private partnerships over the last two decades have dramatically transformed the face of the city, making it easier than ever to brag on OKC.

Since 1993, Oklahoma City has seen more than \$5 billion of public and private investment in quality-of-life projects and improvements throughout the city. Every destination has a story, and Oklahoma City's story began with several tribal nations who have always inhabited this special place, long before it was "officially" a city.

Residents honor that heritage, and its resiliency lives on in the Oklahoma City of today. Oklahoma City embodies the Modern Frontier and defines its future. Oklahoma City's culture is a rich tapestry woven from the threads of its diverse history, vibrant arts scene, and strong sense of community. Rooted in the heritage of Native American tribes and shaped by waves of settlers, the city embraces a blend of traditions and influences.

From the pulsating rhythms of live music drifting through the Bricktown Entertainment District to the captivating performances at the Civic Center Music Hall, creativity thrives in Oklahoma City. Art galleries, museums, and theaters dot the landscape, offering a feast for the senses and celebrating both local talent and international artistry. Beyond the arts, Oklahomans are known for their hospitality and neighborly spirit, evident in the warm greetings exchanged at local diners and the camaraderie shared at community events like the Oklahoma State Fair or the Red Earth Festival. Sports also play a significant role in the city's culture, with fans rallying behind teams like the Oklahoma City Thunder basketball franchise. Whether reveling in the beauty of a sunset over Lake Hefner or savoring the flavors of authentic barbecue, the culture of Oklahoma City embodies resilience, creativity, and a deep-rooted pride in its heritage.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	5,087	69,977	223,689
Current Year Estimate	5,025	68,256	216,430
2020 Census	4,824	66,596	209,199
Growth Current Year-Five-Year	1.23%	2.52%	3.35%
Growth 2020-Current Year	4.17%	2.49%	3.46%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	1,676	25,543	87,154
Growth Current Year-Five-Year	0.92%	1.65%	3.81%
Growth 2020-Current Year	0.00%	3.91%	5.92%
Current Year Estimate	1,661	25,128	83,957
2020 Census	1,661	24,184	79,266
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$63,450	\$60,356	\$69,104

ECONOMY

In terms of economic development, Oklahoma City has experienced significant growth and diversification in recent years, bolstered by key sectors such as energy, aerospace, biotechnology, and healthcare. The city's strategic location, affordable cost of living, and pro-business environment have attracted major corporations and startups alike, contributing to job creation and wealth generation.

Oklahoma City's economy benefits from its strong entrepreneurial spirit, supported by initiatives like the Oklahoma City Chamber of Commerce's efforts to foster small business development and provide resources for companies looking to expand or relocate to the area. As the city continues to invest in infrastructure, education, and workforce development, it remains poised for sustainable economic growth and prosperity in the years to come.

BUSINESS

In the realm of business, Oklahoma City serves as a dynamic hub, driven by a diversified economy. Key sectors include energy, aviation, healthcare, and information technology, supported by a robust infrastructure that promotes growth and innovation. The city benefits from a business-friendly environment, characterized by low operational costs, a skilled workforce, and supportive governmental policies. Oklahoma City's strategic geographic location, combined with its strong transportation network, makes it an attractive center for trade and logistics. The presence of renowned universities and research institutions further fuels the city's economic development, fostering entrepreneurship and attracting a variety of businesses to the region.

MAJOR EMPLOYERS IN OKLAHOMA CITY, OK





POINTS OF INTEREST

OKLAHOMA CITY NATIONAL MEMORIAL & MUSEUM

The Memorial recently went through a \$10 million renovation upgrading the museum with state-of-the-art technology, hands-on exhibits, and new artifacts. Detailed information on the investigation—including Timothy McVeigh's vehicle he was driving when he was pulled over and arrested—as well as the trail of evidence that was left behind, are all a part of the new enhancements. Also added to the museum is a 40-foot glass overlook creating a seamless connection between the museum and memorial outside, with stunning views of the ever-changing Oklahoma City skyline.



SCISSORTAIL PARK

Scissortail Park is Oklahoma City's newest 40-acre outdoor recreation space just steps away from the core of downtown Oklahoma City. Stroll through the gardens and groves, relax on the lawn, catch a concert or live performance, play like a kid on the Children's Playground, and get on the water with pedal boat, kayak, or stand-up board rentals from the Boathouse.



RIVERSPORT ADVENTURE PARKS

Riversport Adventure Parks offer exciting outdoor urban adventures for the whole family. Whitewater rafting, tubing, adventure courses, zip lines, high-speed slides, extreme jumping, climbing walls, pump tracks, sailing, flatwater kayaking, stand-up paddleboarding, and many more are open daily in the summer and on weekends during the spring and fall. Visitors will also find festivals and race events throughout the year and summer camps for kids. All pass sales benefit community youth and outreach programs and provide coaching, equipment, and athletic facilities for Olympic hopefuls training in OKC.



HIGHER EDUCATION

Oklahoma State University-Oklahoma City (OSU-OKC) stands as a beacon of opportunity and academic excellence in the heart of Oklahoma City. Established with a commitment to providing accessible higher education, OSU-OKC offers a diverse range of programs tailored to meet the needs of its vibrant community. With a focus on practical, hands-on learning experiences, students at OSU-OKC are equipped with the skills and knowledge necessary to thrive in their chosen fields. The campus buzzes with energy, fueled by a dynamic student body, dedicated faculty, and a supportive network of staff and alumni. Whether pursuing a degree, certificate, or professional development, students at OSU-OKC find themselves immersed in a culture of innovation and discovery, preparing them for success in both their careers and personal endeavors.

±7,721

STUDENTS

±14

ATHLETIC PROGRAMS

±40

UNDERGRADUATE PROGRAMS

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1600 SE 44th St, Oklahoma City, OK, 73129** ("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. Neither 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.

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 entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

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 Owner 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 of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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