



DOLLAR GENERAL®

524 FIR STREET | PERRY, OK 73077



INTERACTIVE OFFERING MEMORANDUM

OFFERING MEMORANDUM

DOLLAR GENERAL

524 Fir Street | Perry, OK 73077

EXCLUSIVELY LISTED BY



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REPRESENTATIVE PHOTO

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±0.84 AC
LOT SIZE



±9,100 SF
GLA



2012
Year Built



Abs NNN
Lease Type

*Buyer to Verify GLA & Lot Size with New Survey

INVESTMENT HIGHLIGHTS

LEASE & LOCATION

- The base term currently has seven (7) years remaining after a recent early lease extension from Dollar General demonstrating a strong commitment to this location.
- Perry, OK, is ±25 miles Northwest of Stillwater, OK, home to Oklahoma State University with over 24,000 students and convenient access via Stillwater Regional Airport, providing daily nonstop flights to Dallas/Fort Worth.
- Attractive 8% return on a stabilized investment grade credit tenant.
- Absolute NNN lease structure provides zero landlord management responsibility, providing an investor with long-term passive income.

TENANT

- Dollar General boasts an investment grade credit rating of BBB (S&P).
- Dollar General has ±21,000 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-19 pandemic.
- Dollar General has a market cap of ±\$20 billion.



REPRESENTATIVE PHOTO

FINANCIAL SUMMARY



7+ Years
TERM REMAINING



8.00%
CAP RATE



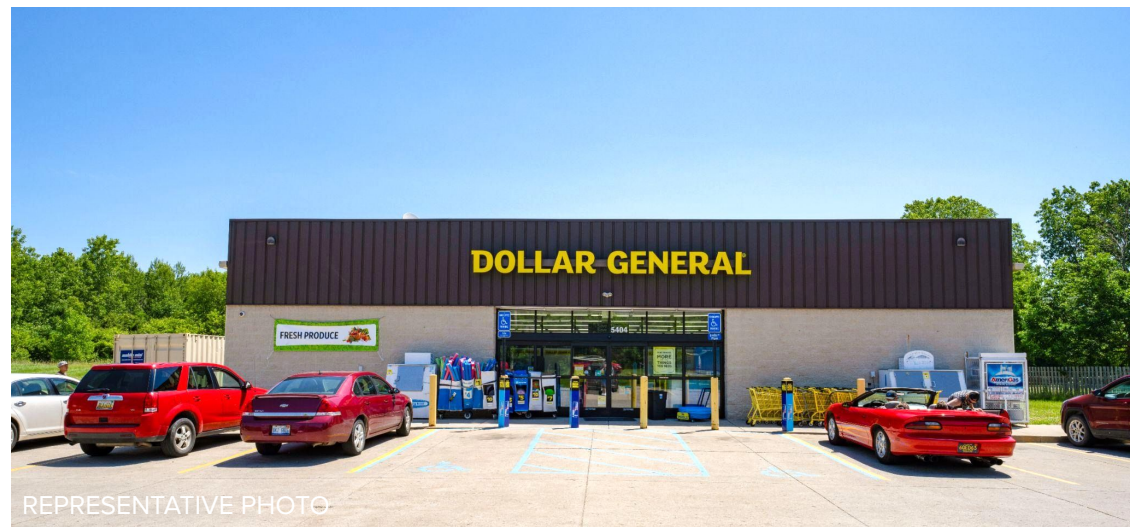
\$1,041,516
LIST PRICE

LEASE SUMMARY

Tenant Name:	Dollar General
Type of Ownership:	Fee Simple
Lease Guarantor:	Dollar General Corporation
Lease Type:	Absolute NNN
Roof and Structure:	Tenant Responsible
Lease Term Remaining:	±7 Years
Original Lease Term	15 Years
Lease Expiration Date:	2/29/2032
Increases:	See AOD Chart
Options:	Three, 5-Year

ANNUALIZED OPERATING DATA

	DATE	MONTHLY RENT	ANNUAL RENT	INCREASES
	Current - 2/29/2032	\$6,943.44	\$83,321.28	-
Option 1	3/1/2032 - 2/28/2037	\$7,866.91	\$94,402.92	13.30%
Option 2	3/1/2037 - 2/28/2042	\$8,653.60	\$103,843.20	10.00%
Option 3	3/1/2042 - 2/28/2047	\$9,518.96	\$114,227.52	10.00%





DOLLAR GENERAL®

TENANT PROFILE

Dollar General is a chain of discount stores that operates in the United States. Founded in 1939, it has since grown to become one of the largest discount retailers in the country. The company offers a wide range of merchandise at low prices, including food, household essentials, clothing, and seasonal items. Dollar General operates over 21,000+ stores in 48 states, making it one of the most accessible retailers for customers in rural and suburban areas. The company's business model is built around offering a convenient and affordable shopping experience, with many stores located in smaller towns and rural areas where other retailers may not have a presence.

In recent years, Dollar General has also expanded its digital capabilities, including the launch of an online store, to better serve customers in a rapidly changing retail environment. Overall, Dollar General's focus on low prices, convenience, and accessibility has made it a popular destination for value-conscious shoppers across the United States.

HEADQUARTERS
Goodlettsville, TN

YEAR FOUNDED
1939

OF LOCATIONS
21,000+



PERRY GOLF & COUNTRY CLUB

PERRY RODEO GROUNDS



PERRY LOWER ELEMENTARY SCHOOL
340 STUDENTS



PERRY JUNIOR HIGH SCHOOL
585 STUDENTS

64



DOLLAR
GENERAL

± 21,500 VPD

FIR ST ± 8,000 VPD



INTERSTATE
35

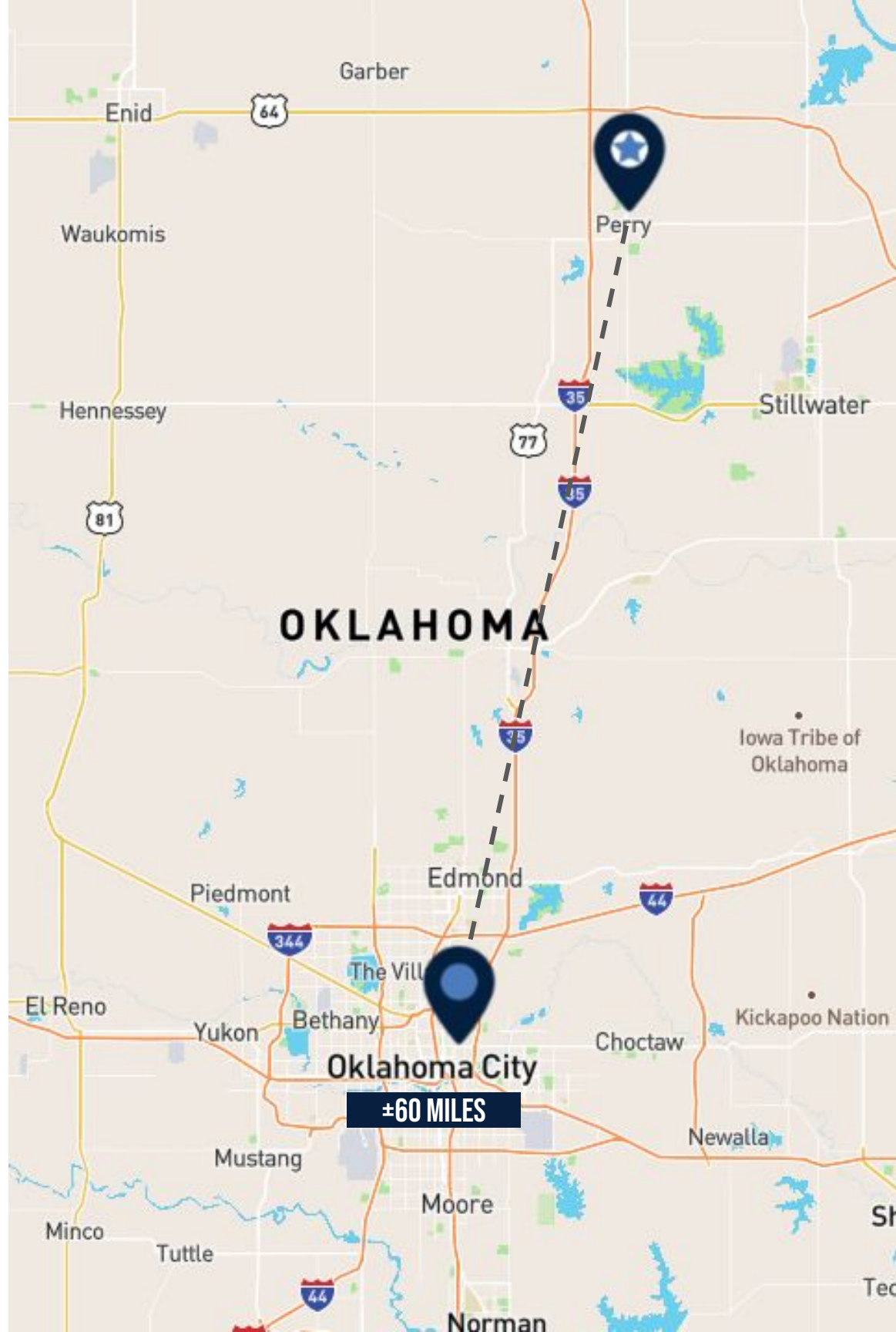


AREA OVERVIEW

Perry, Oklahoma, is a small city located in Noble County, approximately ±60 miles north of Oklahoma City. Known for its deep agricultural foundation, Perry has historically served as a key hub for farming and ranching in the region. It was established during the Cherokee Outlet Land Run in 1893 and has retained much of its hospitable community and atmosphere. Today, Perry is home to various local industries including manufacturing and energy, with companies like Charles Machine Works (Ditch Witch) being major employers. The city's economy benefits from its proximity to I-35, making it a convenient stop for travelers and a strategic location for businesses.

In addition to its economic contributions, Perry offers a mix of history and recreation. The town features several historic sites including the Noble County Courthouse and a memorial honoring the local pioneers. Perry Lake is a popular destination for outdoor activities such as fishing, camping, and hiking, while the Perry Golf & Country Club provides recreational opportunities for residents and visitors. The community hosts events like the Cherokee Strip Celebration, which commemorates its founding, reflecting the town's pride in its history and traditions. Despite its modest size, Perry continues to play a vital role in the region's economy and culture.

DEMOGRAPHICS			
POPULATION	3-MILE	5-MILE	10-MILE
Current Year Estimate	4,881	5,403	6,866
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Current Year Estimate	2,109	2,331	2,949
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$88,803	\$89,829	\$91,899



OKLAHOMA CITY, OK MSA

Oklahoma City, the capital of Oklahoma, is a thriving metropolis located in the central part of the state. Founded during the Land Run of 1889, it quickly developed into a key hub for agriculture, oil, and industry. Today, Oklahoma City is known for its diverse economy, which includes sectors such as energy, aerospace, biotechnology, and health services. The city is home to major corporations like Devon Energy and Chesapeake Energy, as well as Tinker Air Force Base, one of the largest military aircraft maintenance facilities in the world. Oklahoma City also has a rich cultural heritage, with strong influences from Native American and cowboy history, which is reflected in its many museums, including the National Cowboy & Western Heritage Museum and the Oklahoma City National Memorial & Museum.

Oklahoma City has seen significant revitalization in recent decades, particularly in its downtown area. The Bricktown Entertainment District has become a vibrant area for dining, nightlife, and sports, featuring a canal, walking trails, and the home stadium of the NBA's Oklahoma City Thunder. The city is also known for its parks and recreational spaces, such as the Myriad Botanical Gardens and Scissortail Park. The revitalized Oklahoma River offers water activities like rowing and kayaking, adding to the city's appeal for outdoor enthusiasts. With a growing population, a strong economy, and a mix of modern attractions and historical charm, Oklahoma City is a dynamic and important city in the American Southwest.



7 MILLION

NUMBER OF ANNUAL VISITORS



\$2 BILLION

REVENUE



ECONOMY

Oklahoma City's economy is diverse and robust, with key industries including energy, aerospace, healthcare, and manufacturing. Historically centered around oil and gas, the city's economy has evolved to encompass a wider array of sectors. Companies like Devon Energy, Chesapeake Energy, and Continental Resources still play a major role in the energy industry, while Tinker Air Force Base supports aerospace and defense jobs. The healthcare sector is a significant contributor as well, with large medical centers such as the OU Medical Center and Integris Health. Additionally, Oklahoma City has a growing tech and biotech scene, contributing to job creation and economic growth.

ECONOMIC DEVELOPMENT

Economic development in Oklahoma City has accelerated in recent decades due to strategic investments in infrastructure, revitalization projects, and public-private partnerships. The MAPS (Metropolitan Area Projects) initiatives, funded by a series of sales taxes, have transformed the city's downtown, creating new attractions, improving public spaces, and boosting tourism. Bricktown, Scissortail Park, and the revitalized Oklahoma River are examples of how these initiatives have increased quality of life and economic opportunities. The city has also focused on attracting new businesses and diversifying its economic base, with efforts to foster innovation through initiatives like the Innovation District and investments in education and workforce development. This proactive approach has strengthened Oklahoma City's position as a dynamic and growing urban center.



#2 SPOT FOR SMALL BUSINESS FRIENDLINESS
(U.S. NEWS & WORLD REPORT)



#3 IN BEST CITIES TO MOVE TO
(U.S. NEWS & WORLD REPORT)

EMPLOYERS	EMPLOYEES
Tinker Air Force Base	26,000
INTEGRIS Health	10,000
Chesapeake Energy	1,200
Devon Energy	1,600
University of Oklahoma Health Sciences Center	4,000
Oklahoma City Public Schools	4,600
American Fidelity Assurance	2,000
Hobby Lobby	6,000
OGE Energy Corp.	2,400
Boeing	3,000



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.



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.



EDUCATION

The University of Oklahoma (OU), located in Norman, is the state's flagship public research university and a member of the Big 12 Conference. Founded in 1890, it has grown to serve over 28,000 students across various disciplines, including highly regarded programs in petroleum engineering, meteorology, and law. OU is known for its vibrant campus life, rich traditions, and commitment to research and public service. The university also emphasizes diversity and inclusivity, offering a range of support services for students from various backgrounds. The University of Oklahoma (OU) in Norman is approximately 20 miles (32 kilometers) south of Oklahoma City. The drive typically takes around 25 to 30 minutes via I-35, depending on traffic conditions.

TRANSPORTATION

Oklahoma City features a well-developed transportation system that includes a network of highways, public transit, and air travel. The city is served by major highways like I-35, I-40, and I-44, facilitating easy access to surrounding areas. The EMBARK transit system provides bus services throughout the city, with a focus on improving accessibility and reducing traffic congestion. Additionally, Will Rogers World Airport connects Oklahoma City to numerous domestic destinations, supporting both business and leisure travel. Overall, the transportation system plays a vital role in the city’s connectivity and growth.

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 **524 Fir Street, Perry, OK, 73077** (“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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