

MATTHEWS™

REAL ESTATE INVESTMENT SERVICES



DOLLAR GENERAL®

2501 North Porter Ave. | Norman, OK 73071



INTERACTIVE OFFERING MEMORANDUM

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REPRESENTATIVE PHOTO

INVESTMENT HIGHLIGHTS

- 2013 Built to Suit Construction for Dollar General
- Dollar General recently signed a brand new 15 year lease proving their commitment to this location
- 5-mile population in excess of 127,987 residents
- 10-mile population in excess of 271,167 residents
- 5% increases every 5 years in the base term, providing an excellent hedge against inflation
- Strategically located off of 12th Ave NE which sees in excess of 30,000 vehicles per day
- Extremely strong corporately guaranteed lease
- Subject property is located ± 3 miles from the University of Oklahoma (34,523 students)
- Dollar General boasts an investment grade credit rating of BBB (S&P)
- Dollar General has $\pm 19,500$ 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 $\pm \$30$ billion



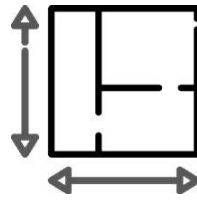
FINANCIAL OVERVIEW



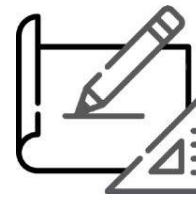
\$1,512,586
PRICE



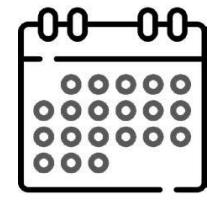
6.35%
CAP RATE



±9,100 SF
GLA



±1.15 AC
LOT SIZE



2013
YEAR BUILT

TENANT SUMMARY

Tenant Trade Name	Dollar General
Lease Commencement	8/14/2013
Lease Expiration	8/31/2038
Term Remaining	± 13.5 Years
Options to Renew	Five, 5-Year
Rent Increases	5% Every 5 Years & in options
Lease Type	ABS NNN
Tenant Responsibilities	Operating Expenses - Taxes, Insurance, Utilities, Paving, General Maintenance (Roof, HVAC, Landscape, Building Systems, Etc.)
Landlord Responsibilities	None

ANNUALIZED OPERATING DATA

YEAR	MONTHLY RENT	ANNUAL RENT	RENT INCREASES	CAP
Years 1-5	\$8,004.10	\$96,049.20	-	6.35%
Years 5-10	\$8,404.31	\$100,851.66	5%	6.67%
Years 10-15	\$8,824.52	\$105,894.24	5%	7.00%
Option 1	\$9,265.75	\$111,188.96	5%	7.35%
Option 2	\$9,729.03	\$116,748.40	5%	7.72%
Option 3	\$10,215.49	\$122,585.82	5%	8.10%
Option 4	\$10,726.26	\$128,715.11	5%	8.51%
Option 5	\$11,262.57	\$135,150.87	5%	8.94%

Academy Sports+Outdoors DSW
 HomeGoods Michaels
 KOHL'S Ashley's
 TORCHY'S TACOS CHUCK E. CHEESE

Sysco
 At the heart of food and service

PINE CREEK
 ±97 LOTS



DOLLAR GENERAL
 SUBJECT PROPERTY



Walmart
 Supercenter



MAX WESTHEIMER AIRPORT KOUN

±92,000 VPD

12TH AVENUE ±30,000 VPD

GILLIS - ROTHER SOCCER COMPLEX

NORMAN NORTH HIGH SCHOOL
 2,113 STUDENTS

TARGET Office DEPOT
 CREST FOODS petco ULTA BEAUTY
 Home of Rock Bottom Prices T.J. maxx CAVA Starbucks

PORTER HEALTH VILLAGE
 48 BEDS

McDonald's BRAUM'S

TACO BELL 7-ELEVEN

LOWE'S

THE UNIVERSITY OF OKLAHOMA
 29,166 STUDENTS
 ± 4.1 MILES AWAY

Jack in the box Pizza Hut



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 $\pm 8,000$ 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 OFFERING

PROPERTY NAME	DOLLAR GENERAL
Property Address	2501 North Porter Ave. Norman, OK 73071
SITE DESCRIPTION	
Year Built	2013
GLA	$\pm 9,100$ SF
Type of Ownership	Fee Simple

COMPANY NAME
DOLLAR GENERAL

EMPLOYEES
 $\pm 185,000$

YEAR FOUNDED
1939

HEADQUARTERS
GOODLETTSVILLE, TN

WEBSITE
DOLLARGENERAL.COM

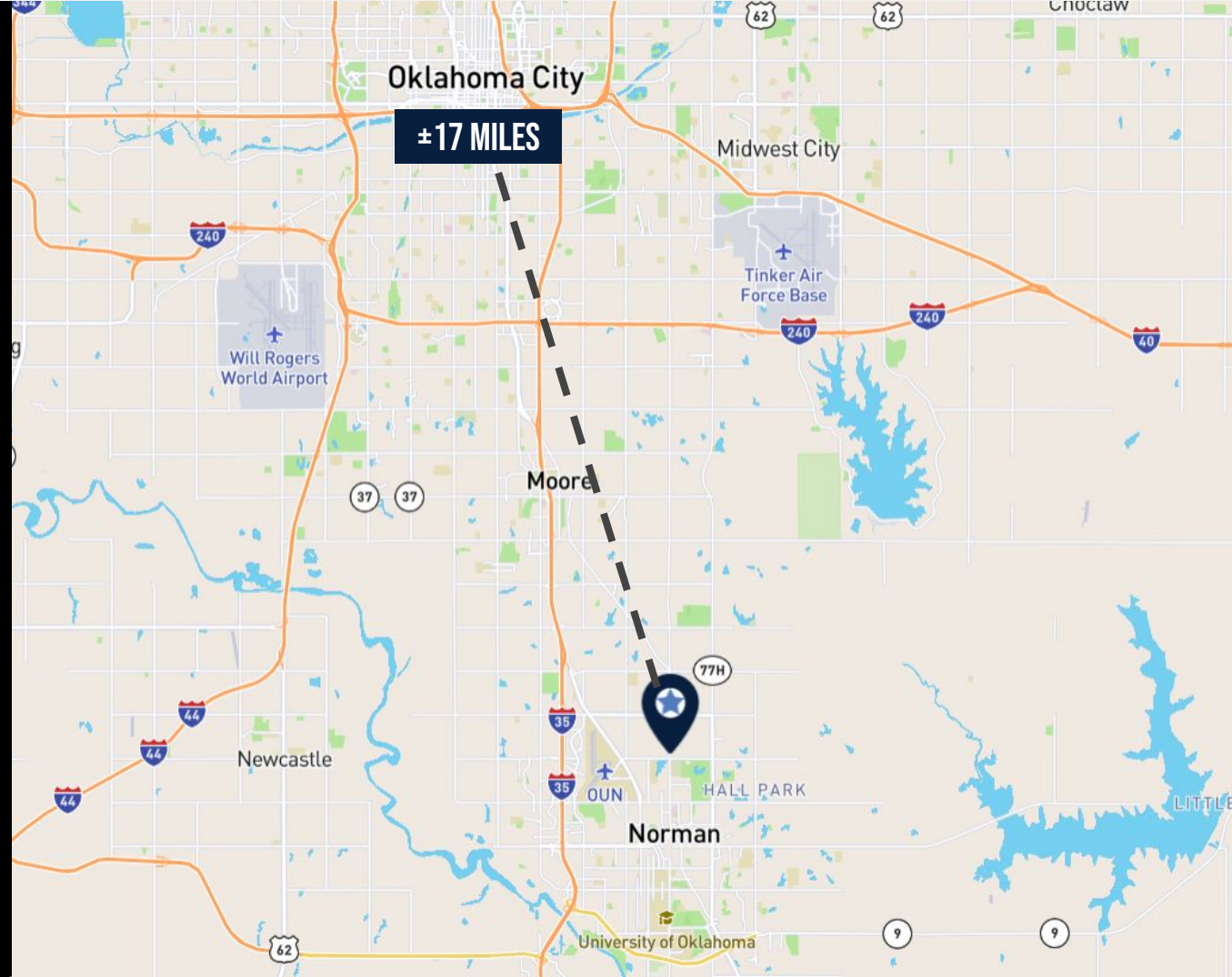
LOCATIONS
21,000+

MARKET OVERVIEW

Norman, OK

Norman, Oklahoma, is a city located 17 miles south of Oklahoma City and home to the University of Oklahoma. The university is a key driver of the local economy, supporting jobs in education, research, and healthcare. Aerospace, technology, and manufacturing also contribute to the economy, along with a growing retail and service sector. The presence of Tinker Air Force Base nearby adds to economic activity in the region. The cost of living is relatively affordable, and the job market is stable due to the mix of industries.

Norman offers a variety of things to do, including cultural attractions, outdoor spaces, and entertainment. The Sam Noble Oklahoma Museum of Natural History and Fred Jones Jr. Museum of Art provide exhibits on history and art. Lake Thunderbird State Park offers hiking, boating, and fishing. Downtown Norman features local shops, restaurants, and live music venues. Annual events such as the Norman Music Festival and medieval-themed Medieval Fair attract visitors. The city's parks and recreation facilities provide options for sports and outdoor activities.



DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Five-Year Projection	50,576	131,146	279,774
Current Year Estimate	48,653	127,987	271,167
2020 Census	45,472	124,073	264,066
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Five-Year Projection	22,881	56,146	117,322
Current Year Estimate	21,207	52,763	109,749
2020 Census	19,239	48,871	102,016
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$86,589	\$95,122	\$100,372



The UNIVERSITY of OKLAHOMA

±34,523

STUDENTS



OKLAHOMA CITY, OK MSA

Oklahoma City, the capital of Oklahoma, is a major economic hub with industries including energy, aerospace, healthcare, and technology. The presence of Tinker Air Force Base and several Fortune 500 companies supports a strong job market. The city has a growing economy with investments in infrastructure and business development. The cost of living is lower than the national average, and job opportunities continue to expand in various sectors.

Oklahoma City offers a range of activities, from cultural attractions to outdoor recreation. The Bricktown Entertainment District features restaurants, shops, and nightlife. The National Cowboy & Western Heritage Museum and Oklahoma City Museum of Art highlight history and culture. The Oklahoma City Zoo and Myriad Botanical Gardens provide family-friendly experiences. Outdoor enthusiasts can visit Lake Hefner or Scissortail Park for walking and biking. Annual events such as the Oklahoma State Fair and Festival of the Arts bring entertainment and tourism to the city.

±24.1 MILLION

VISITORS PER YEAR

±1.98 BILLION

ANNUAL REVENUE

ECONOMY

Oklahoma City has a diverse and steadily growing economy, driven by industries such as energy, aerospace, biotechnology, and logistics. Historically known for its oil and gas sector, the city has expanded into renewable energy and other industries to create a more resilient economic base. The presence of major employers like Tinker Air Force Base, Devon Energy, and Paycom, along with a business-friendly environment and low cost of living, has contributed to job growth and economic stability. Additionally, the city's downtown revitalization, including the MAPS (Metropolitan Area Projects) initiatives, has attracted new businesses, boosting tourism and real estate development.

ATTRACTIONS

When it comes to attractions and things to do, Oklahoma City offers a mix of cultural, historical, and outdoor activities. The Bricktown Entertainment District is a popular destination, featuring restaurants, bars, and a scenic canal with boat tours. Families and nature lovers can explore the Oklahoma City Zoo, Myriad Botanical Gardens, and Scissortail Park. The National Cowboy & Western Heritage Museum and the Oklahoma City National Memorial & Museum provide deep historical insights. Sports fans can catch an Oklahoma City Thunder game at the Paycom Center, while adventure seekers can check out the whitewater rafting at Riversport OKC. With a blend of entertainment, history, and outdoor fun, OKC has something for everyone.



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 **2501 North Porter Ave. | Norman, OK 73071** ("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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