

OFFERING MEMORANDUM



**DOLLAR
GENERAL**

DOLLAR GENERAL
TULSA, OKLAHOMA



SCHUCHERT
RETAIL GROUP



EXCLUSIVELY LISTED BY:



JOE SCHUCHERT

Co-Founder & Managing Partner

joe@schuchert.com

D 424.363.6508

M 310.971.3116

CA License #01973172



JIM SCHUCHERT

Co-Founder & Managing Partner

jim@schuchert.com

D 424.363.6507

M 310.971.3892

CA License #01969414

BANG REALTY-OKLAHOMA INC
OKLAHOMA LICENSE #177813





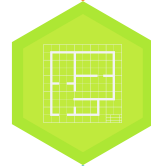
INVESTMENT SUMMARY



LIST PRICE
\$1,270,707



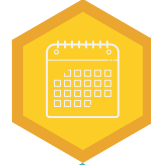
CAP RATE
6.50%



BUILDING SIZE
9,100 SQ. FT.



OWNERSHIP
FEE SIMPLE



TERM REMAINING
7.25 YEARS



RENEWAL OPTIONS
5 - 5 YEAR



PARKING
40 SPACES



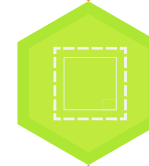
APN
56870-92-20-26500



LOCATION
**5801 W. 41ST STREET
TULSA, OK 74107**



ANNUAL RENT
\$82,602.96



LAND AREA
1.14 ACRES



LEASE TYPE
ABSOLUTE NNN



LEASE EXPIRATION
10/31/2027



RENT INCREASES
**3% IN YEAR 11 &
10% AT OPTIONS**



YEAR BUILT
2012



TRAFFIC COUNTS
12,795 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- 7.25 Years Remaining in Initial Term (Lease Expiration Date: 10/31/2027)
- 2012 Construction Build-to-Suit Dollar General
- Five (5) - Five (5) Year Option Periods
- 10% Rental Increases in Option Periods

A TRUE COUPON CLIPPER | ABSOLUTE NNN LEASE:

- Absolute NNN Lease with ZERO Management Responsibilities
- Tenant Pays for ALL Operating Expenses, Insurance & Property Taxes
- Ideal, Management-Free Investment for an Out-of-State, Passive Investor

3% RENT INCREASE IN NOVEMBER 2022:

- Guaranteed 3% Rental Increase in the Year 11 of the Initial 15 Year Term

LOCATION - ADJACENT TO WEST EXPANSION OF GILCREASE EXPRESSWAY:

- Location of the Future West Loop for Gilcrease Expressway Extension is Adjacent to the Dollar General
- Completes the Western Loop around the Tulsa Metro Area
- Will be a 5-Mile, 4-Lane Divided Tollway that Includes 22 Bridges (Two Spanning the Arkansas River), 4 Major Interchanges & a 10-Foot Wide Multi-Use Trail
- Project Has Been in the Work Since 1961
- Estimated Completion Date is Mid-Summer 2022
- The Project is Expected to Relieve Congestion During the Main Travel Periods in the Region and Provide a More Direct Route to City Attractions and Between Neighborhoods on Opposite Sides of the Arkansas River

TULSA, OKLAHOMA:

- 2nd Largest City in the State of Oklahoma
- 45th Most Populous City in the United States
- Situated on the Arkansas River at the Foothills of the Ozark Mountains in Northeast Oklahoma
- Tulsa MSA Population Estimated at 1,120,000 Residents

PROXIMITY FROM TULSA:

- Oklahoma City, Oklahoma | 106 Miles
- Bentonville, Arkansas | 116 Miles
- Wichita, Kansas | 175 Miles
- Springfield, Missouri | 181 Miles
- Dallas, Texas | 258 Miles

TULSA COMMUNITY COLLEGE:

- 1.2 Miles West of Subject Property
- Enrollment of Approximately 23,000 Students

TRADE AREA DEMOGRAPHICS:

- 1-Mile Population = 2,861 Residents
- 1-Mile Average Household Income = \$93,734
- 3-Mile Population = 19,186 Residents
- 3-Mile Average Household Income = \$65,582
- 5-Mile Population = 87,466 Residents
- 5-Mile Average Household Income = \$70,770
- 7-Mile Population = 173,399 Residents
- 7-Mile Average Household Income = \$77,140

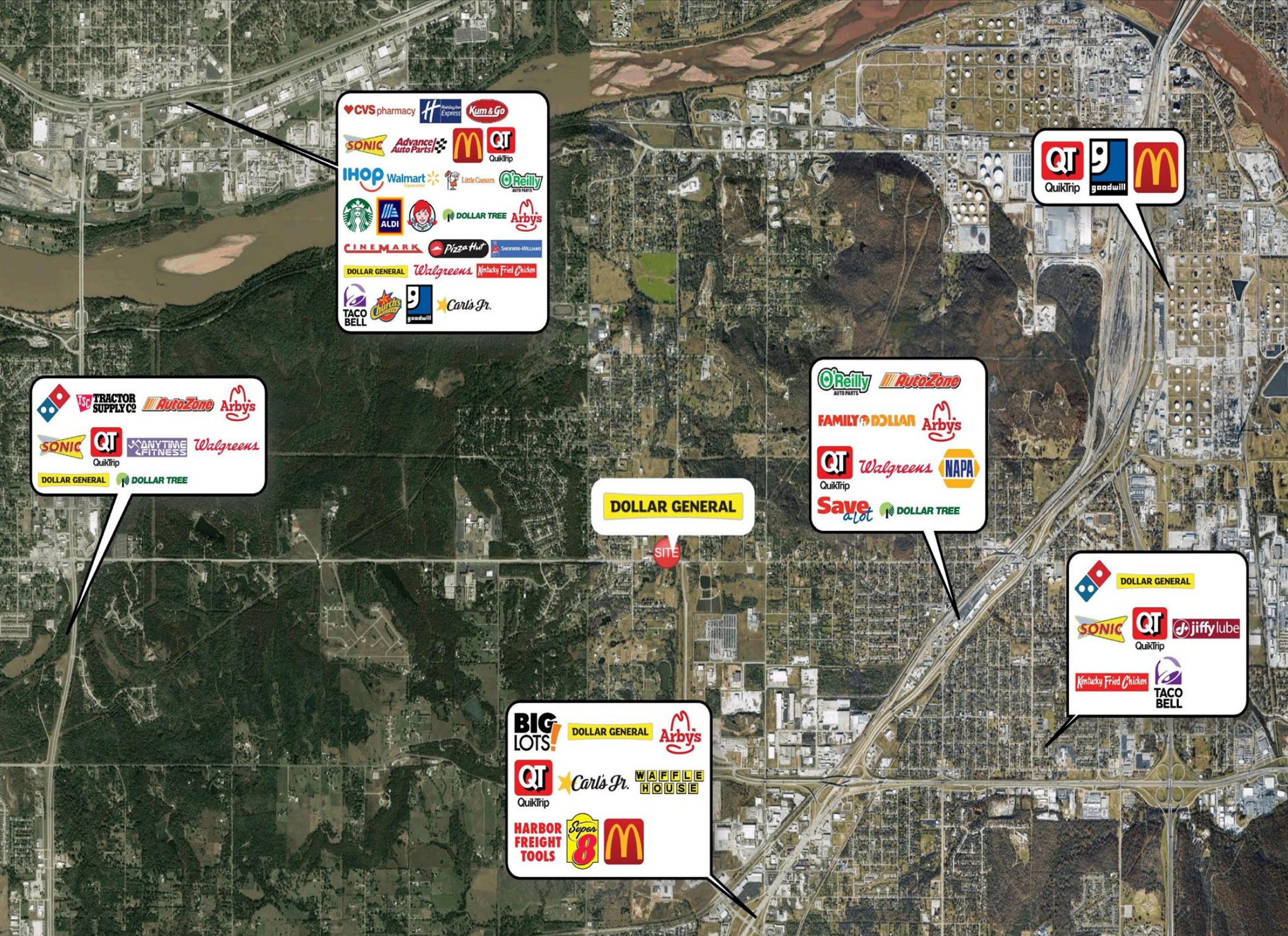
TENANT:

- Dollar General (NYSE: DG) Features Investment Grade Credit "BBB" by Standard & Poor's
- 16,500 Stores in 46 States as of May 1, 2020
- Dollar General Plans to Undertake Some 2,600 Real Estate Projects in 2020, Including 1,000 New Store Openings (Up From 975 in 2019), 1,500 Mature Store Remodels, and 80 Store Relocations
- Ranked #119 on the Fortune 500 List - Up 4 from Last Year (Dollar General has Moved Up the Fortune 500 Ranking for the 10th Consecutive Year)









CVS pharmacy, Handbags Express, Kum & Go, SONIC, Advance Auto Parts, McDonald's, QT, IHOP, Walmart, Little Caesars, O'Reilly, Starbucks, ALDI, Arby's, DOLLAR TREE, CINEMARK, Pizza Hut, SHERWIN-WILLIAMS, DOLLAR GENERAL, Walgreens, Kentucky Fried Chicken, TACO BELL, Carls Jr., goodwill

QT QuikTrip, goodwill, McDonald's

Domino's, TRACTOR SUPPLY CO, AutoZone, Arby's, SONIC, QT QuikTrip, ANYTIME FITNESS, Walgreens, DOLLAR GENERAL, DOLLAR TREE

DOLLAR GENERAL

O'Reilly, AutoZone, FAMILY DOLLAR, Arby's, QT QuikTrip, Walgreens, NAPA, Save a lot, DOLLAR TREE

Domino's, DOLLAR GENERAL, SONIC, QT QuikTrip, jiffy lube, Kentucky Fried Chicken, TACO BELL

BIG LOTS!, DOLLAR GENERAL, Arby's, QT QuikTrip, Carls Jr., WAFFLE HOUSE, HARBOR FREIGHT TOOLS, Super 8, McDonald's



AREA OVERVIEW



TULSA, OKLAHOMA

Tulsa is the second-largest city in the state of Oklahoma and 47th-most populous city in the United States. Tulsa is located in northeastern Oklahoma on the Arkansas River. Tulsa is the second largest city in Oklahoma, providing commerce, industrial, transportation, and financial services for a metropolitan area of 982,521 people. The city serves as the county seat of Tulsa County, the most densely populated county in Oklahoma, with urban development extending into Osage, Rogers, and Wagoner counties. The City of Tulsa is the 2nd largest city in Oklahoma with a population of 415,675 as of July 1, 2018. Tulsa ranks in the upper quartile for Population Density and Diversity Index when compared to the other cities, towns and Census Designated Places (CDPs) in Oklahoma.

Tulsa remains an important center for the industry, with a diversified economy now embracing industries such as aerospace, health care, energy, machinery and electrical equipment manufacturing and transportation, and distribution and logistics. Tulsa is particularly attractive to high-tech industries, and also encourages small businesses. Tulsa is a great place to live. Today, Tulsa is again home to the headquarters of many international oil and gas-related companies, including Williams Companies, SemGroup, ONE Gas, Syntroleum, ONEOK, Laredo Petroleum, Samson Resources, Helmerich & Payne, Magellan Midstream Partners, WPX Energy, and Excel Energy.

Tulsa's infrastructure for business includes the Tulsa Port of Catoosa, an inland port that makes bulk shipping to and from coastal ports accessible and economical, and two central networks for broadband interconnect. Plugging Tulsa's target producing and service sectors into Tulsa's formidable infrastructure requires a quality workforce, and Tulsa's workforce is known and paid for its productivity. As the second largest metropolitan area in Oklahoma and a hub for the growing Northeastern Oklahoma-Northwest Arkansas-Southwestern Missouri corridor, city is also home to a number of the region's most sophisticated law, accounting and medical practices.

Located in the heart of the United States, Tulsa is a convenient location by air, rail, ground and water - a true intermodal city. Tulsa offers air cargo service through numerous freight carriers at Tulsa International Airport, more than 50 local motor freight companies, rail service through two mainline-carriers and three short-line carriers and barge service through the Tulsa Port of Catoosa. Because of area's low cost of doing business and skilled workforce, it is an ideal location for business growth. And as a result, today Tulsa is a vibrant city with many diverse, profitable industries and an ever-expanding array of living and entertainment opportunities.

AREA DEMOGRAPHICS



POPULATION

	1 MILE	3 MILE	5 MILE
2020 Population	2,861	19,186	87,466
2025 Projected Population	2,900	19,613	88,768
2010 Population	2,864	19,216	82,913
Annual Growth Rate: 2020 to 2025	0.27%	0.44%	0.29%



HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
2020 Households	1,143	7,606	38,489
2025 Households	1,168	7,840	39,403
2010 Households	1,105	7,369	34,737
Annual Growth Rate: 2020 to 2025	0.43%	0.61%	0.47%
Average Household Size	2.50	2.47	2.19



INCOME

	1 MILE	3 MILE	5 MILE
Average Household Income	\$93,734	\$65,582	\$70,770
Median Household Income	\$66,693	\$48,548	\$53,402
Per Capita Income	\$37,452	\$26,230	\$31,686



HOUSING

	1 MILE	3 MILE	5 MILE
2020 Housing Units	1,143	7,606	38,489
2020 Owner-Occupied Units	911	4,970	21,461
2020 Renter Occupied Housing Units	233	2,636	17,028



PLACE OF WORK

	1 MILE	3 MILE	5 MILE
2020 Businesses	58	761	5,116
2020 Employees	597	11,181	61,321

TENANT OVERVIEW

DOLLAR GENERAL®



STOCK
NYSE: DG



CREDIT RATING
S&P: BBB



MARKET CAP
\$40 Billion



FORTUNE 500
#119



YEAR FOUNDED
1939



HEADQUARTERS
Goodlettsville, TN



STORES
16,500



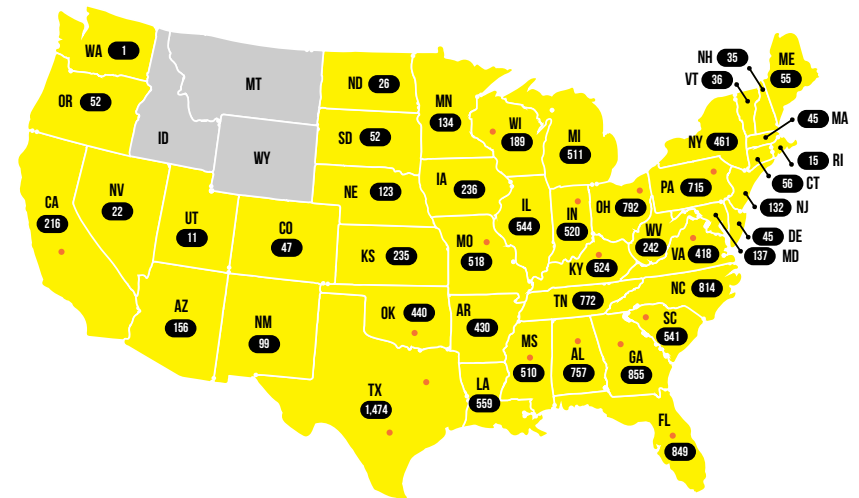
NO. EMPLOYEES
135,000

ABOUT

Dollar General Corporation has been delivering value to shoppers for 80 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 16,500 stores in 46 states as of May 1, 2020. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

16,500 STORES | IN 46 STATES |
AS OF 05/01/2020

● STORES
● DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Dollar General located at 5801 W. 41st St., Tulsa, Oklahoma 74107 ("Property"). This Offering Memorandum is intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. The information and materials contained herein are selective and limited in nature, and neither Owner or Schuchert Retail Group purports this to be an all-inclusive report on the Property.

This Offering Memorandum contains select information pertaining to the Property and does not purport to be all-inclusive or contain all or part of the information which prospective purchasers may require to evaluation a purchase of the Property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation, express or implied, as to the truth, accuracy or completeness of any information provided and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. The information contained herein is not a substitute for a thorough due diligence investigation. All information is presented "as is" without representation or warranty of any kind. It is your responsibility to independently confirm its accuracy and completeness.

Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence, including engineering and environmental inspections, to determine the condition of the Property and its suitability for their needs. Prior to submitting an offer, prospective purchasers should consult with their own financial, legal, tax and construction advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

By receipt of this Offering Memorandum for the Property, you agree that:

- This Offering Memorandum and its contents are of a confidential nature.
- You will treat it in the strictest confidence.
- You will not disclose this Offering Memorandum or any of its contents to any other person or entity without the prior written authorization of the Owner or Schuchert Retail Group.
- 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 Owner or Schuchert Retail Group.
- You will be responsible for making your own decisions.

Owner and Schuchert Retail Group expressly reserve the right, in its sole discretion, to: (i) reject any or all expressions of interest or offers to purchase the Property without providing any reason or (ii) to terminate any negotiations with any party, at any time, with or without notice. The Owner shall have no legal commitment or obligations to any recipient viewing this Offering Memorandum or making an offer to purchase the property unless and until a written agreement for the purchase of the property has been fully executed on terms acceptable to Owner and any and all conditions set by Owner have been fully satisfied or waived.

By accepting this Offering Memorandum you agree to release the Seller and Schuchert Retail Group of any and all liability and hold the parties harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of the Property.



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jim@schuchert.com
D 424.363.6507
M 310.971.3892
CA License #01969414

Bang Realty-Oklahoma Inc
Brian Brockman

OK License #177813