

OFFERING MEMORANDUM

POTEAU, OK DOLLAR GENERAL

201 CLAYTON AVE

Poteau, OK 74953

PRESENTED BY:

WILL HOLMAN

O: 636.628.2111

WILL.HOLMAN@SVN.COM

MO #1999033650

ADDISON LIJEWSKI

O: 636.628.2111

ADDISON.LIJEWSKI@SVN.COM

MO #2019023222

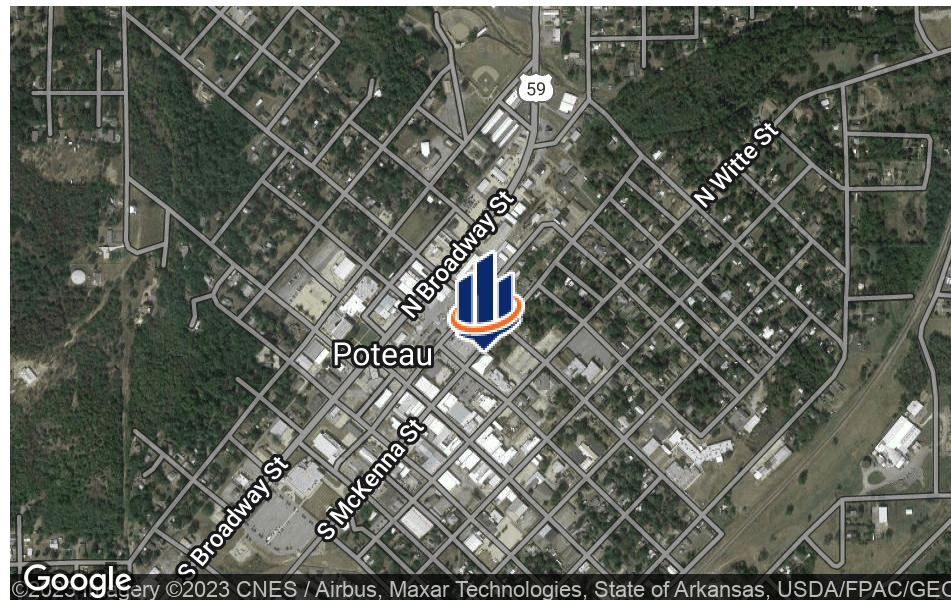
BROKER OF RECORD:

RICK HURST

OK #17024



PROPERTY SUMMARY



SALE PRICE

\$525,000

OFFERING SUMMARY

BUILDING SIZE:	14,000 SF
LOT SIZE:	0.32 Acres
PRICE / SF:	\$37.50
CAP RATE:	7.5%
NOI:	\$40,983

PROPERTY HIGHLIGHTS

- NN Lease – Limited Landlord Responsibilities
- 8.5 +/- Years Remaining on Current Lease Term
- 2 [5] Year Options to Renew
- Recent Early Lease Extension shows Confidence in Location
- Long History of Success in Poteau – Since 1992
- Ranked in 81st Percentile in the U.S. for Store Visits

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	916	3,257	4,579
TOTAL POPULATION	2,183	7,849	11,098
AVERAGE HH INCOME	\$39,196	\$48,504	\$50,219

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

SVN | Holman Partners is pleased to present a 100% fee simple interest in a Dollar General property located at 201 Clayton Ave., Poteau, OK 74953. The 14,000 SF store, opened in December 1992 is operated on a NN Lease leaving limited landlord responsibilities. Dollar General recently extended the lease 3.5 years early showing their confidence in this location. Dollar General has 8.5 +/- Years Remaining on the current lease terms with 2 (5) Year Options to Renew. The rent will increase to \$42619.56 annually beginning March 1, 2027. The building first built in approximately the 1940s, is located on a corner lot with street parking in the front and side of the building along with a large public parking lot across the street. Dollar General provides \$200/mo. in CAM Reimbursement with no reconciliation required, giving the potential for extra income. Additionally, Dollar General reimburses up to \$3500/year in Taxes and \$2100/year in Insurance. Dollar General has continued to renew the lease several times thus showing their confidence and continued success in this location. Dollar General is the largest discount retailer in the United States by the number of stores with over 17,100 neighborhood stores in 46 states. Not to mention they are among the largest retailer of top-quality products made by America's most trusted manufacturers such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg, General Mills, Nabisco, PepsiCo, and Coca-Cola.

LOCATION DESCRIPTION

Poteau, OK is a city in, and the county seat of Le Flore County, Oklahoma. The city was founded in 1885 and its name is derived from the nearby Poteau River. Poteau is located right along the Oklahoma-Arkansas border and only 30 miles Southwest of Fort Smith, AR. The subject property is strategically located on the corner of Clayton Ave and McKenna St, part of the city's downtown area. The subject property has a strong service area of 7 miles to the East, 4 miles to the South, and 6 miles to the West servicing a population of roughly 11,000. Additionally, according to Placer.ai, this is one of the top Dollar Generals in the country for store visits, ranking in the 81st percentile. The strong population and strategic location has continued to prove that Dollar General has success in this location.

LEASE ABSTRACT

LEASE ABSTRACT

ROOF & STRUCTURE	Landlord Responsible
HVAC	Tenant Responsible for Minor Repairs <\$500 Landlord Responsible for Major Repairs >\$500
COMMON AREA MAINTENANCE	Landlord Responsible for Parking Lot, Landscaping, and Lighting Tenant Reimburses \$200/mo. for CAM, No Reconciliation
TAXES	Landlord Responsible for RE Taxes Tenant Reimburses up to \$3,500 for RE Taxes
INSURANCE	Landlord must carry Comprehensive General Liability Insurance Tenant Reimburses up to \$2,100 for Insurance Premiums

LEASE TERMS & OPTIONS

LEASE TERM	LEASE START	LEASE END	MONTHLY AMOUNT	ANNUAL AMOUNT
Current Term	March 1, 2022	Feb. 28, 2027	\$3,382.50/mo.	\$40,590/yr.
Extended Term	March 1, 2027	Feb. 28, 2032	\$3,551.63/mo.	\$42,620/yr.
Option 1	March 1, 2032	Feb. 28, 2037	\$3,719.21/mo.	\$44,630/yr.
Option 2	March 1, 2037	Feb. 28, 2042	\$3,905.17/mo.	\$46,862/yr.

INCOME & EXPENSES

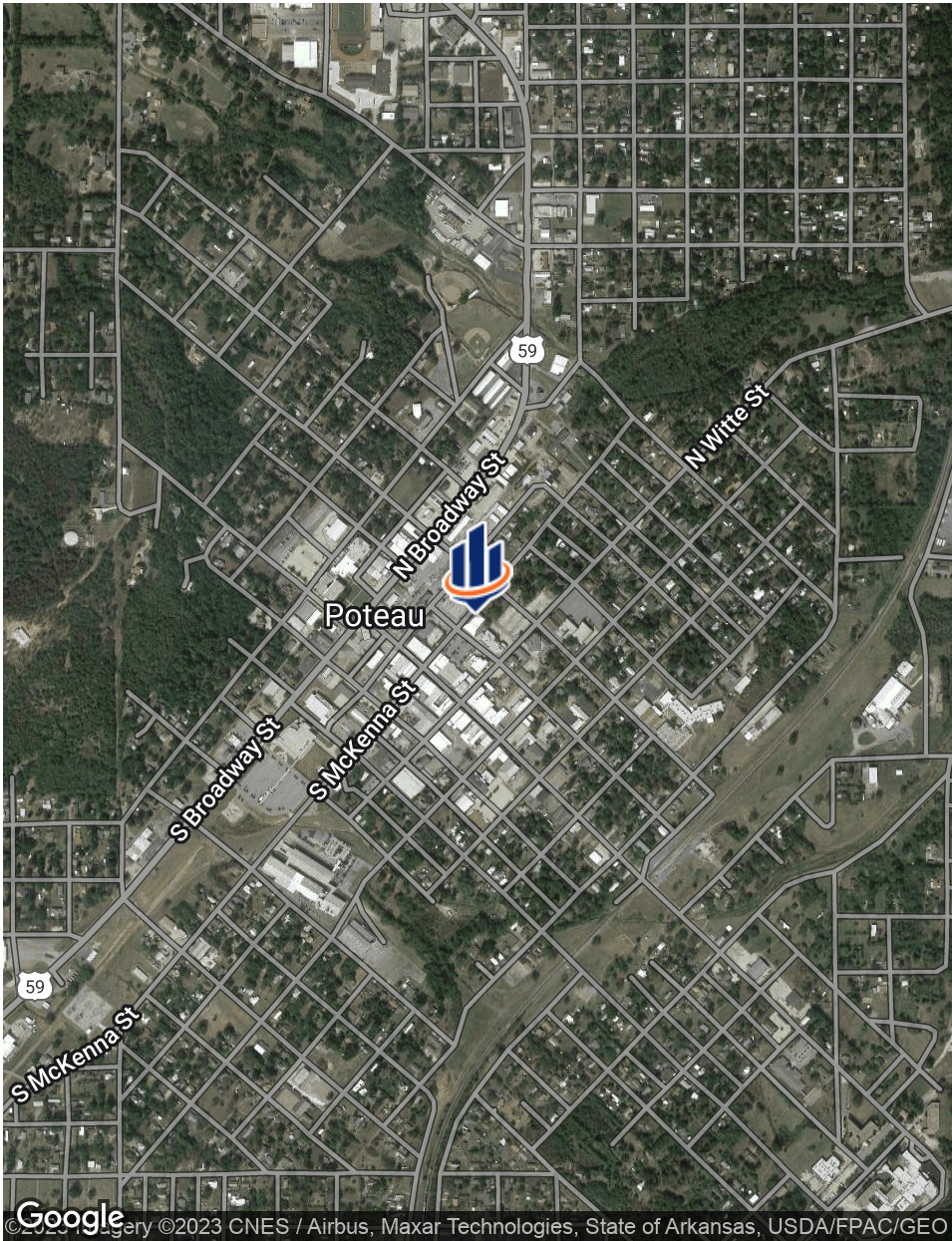
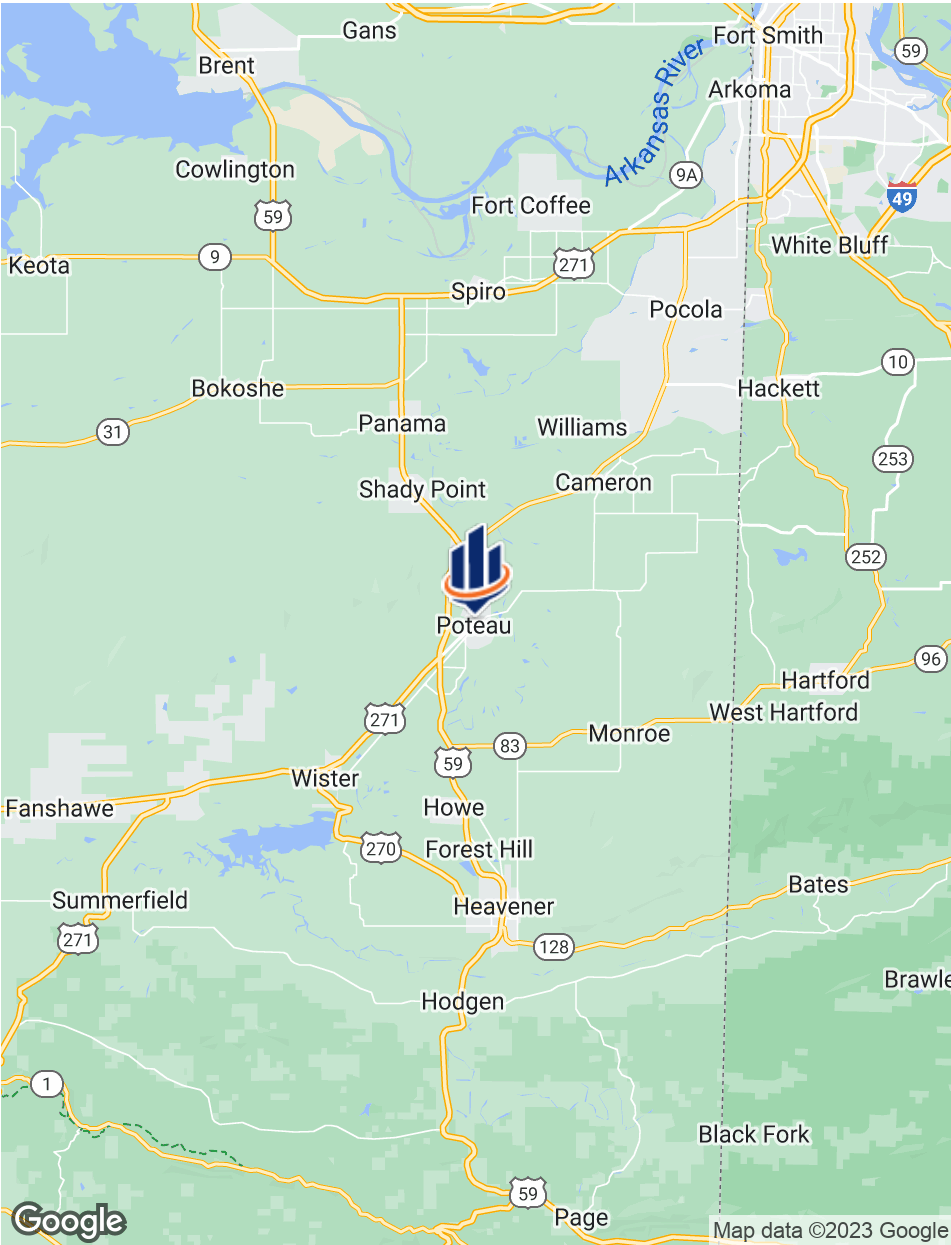
INCOME SUMMARY

BLENDED BASE RENT	\$41,772
CAM REIMBURSEMENT	\$2,400
TAX REIMBURSEMENT	\$1,513
INSURANCE REIMBURSEMENT	\$2,100
BASE RENT	-
TOTAL INCOME	\$47,785

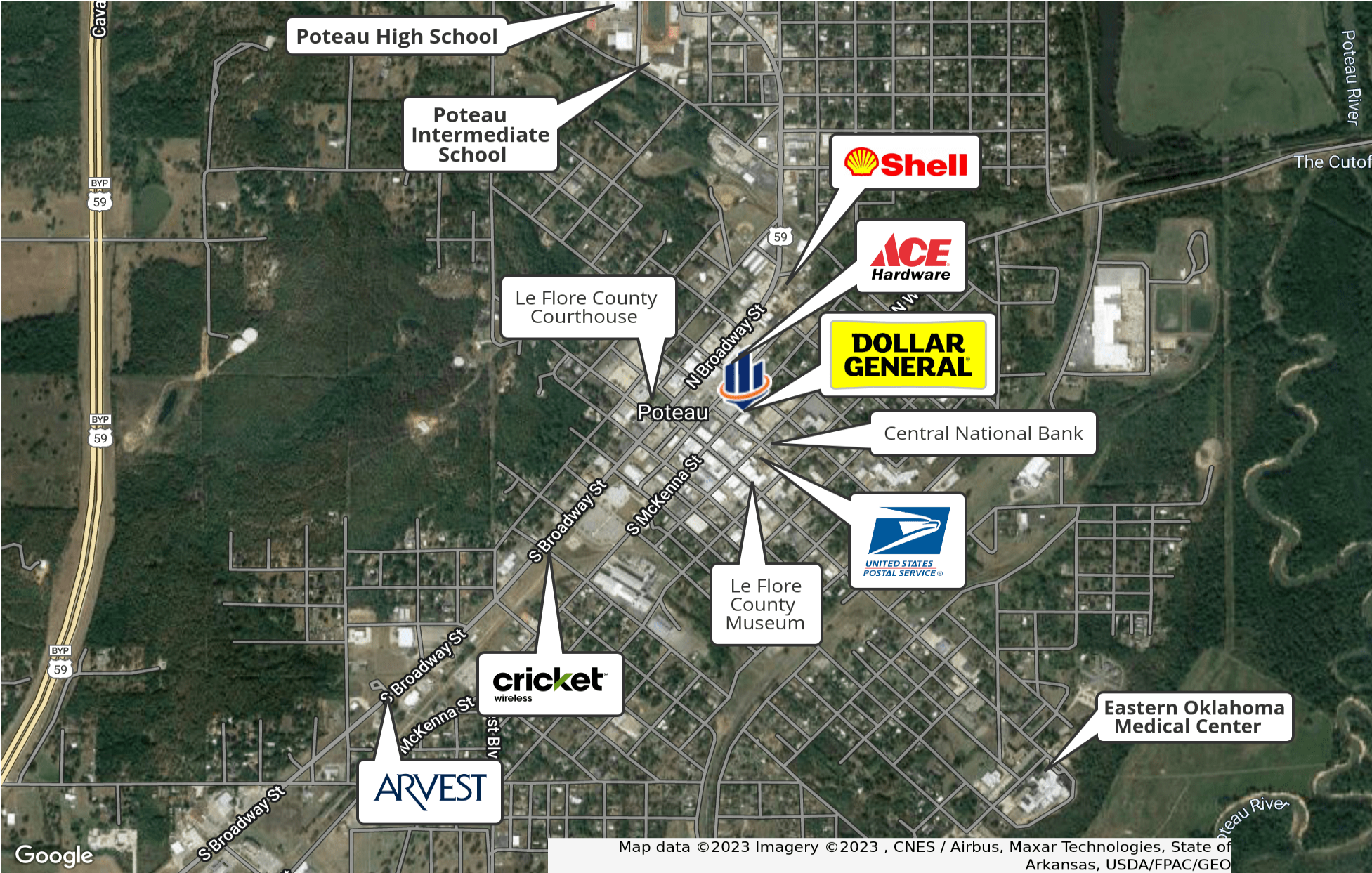
EXPENSE SUMMARY

CAM EXPENSE	\$137
TAX EXPENSE	\$1,513
INSURANCE EXPENSE	\$5,152
GROSS EXPENSES	\$6,802
NET OPERATING INCOME	\$40,983

LOCATION MAP



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

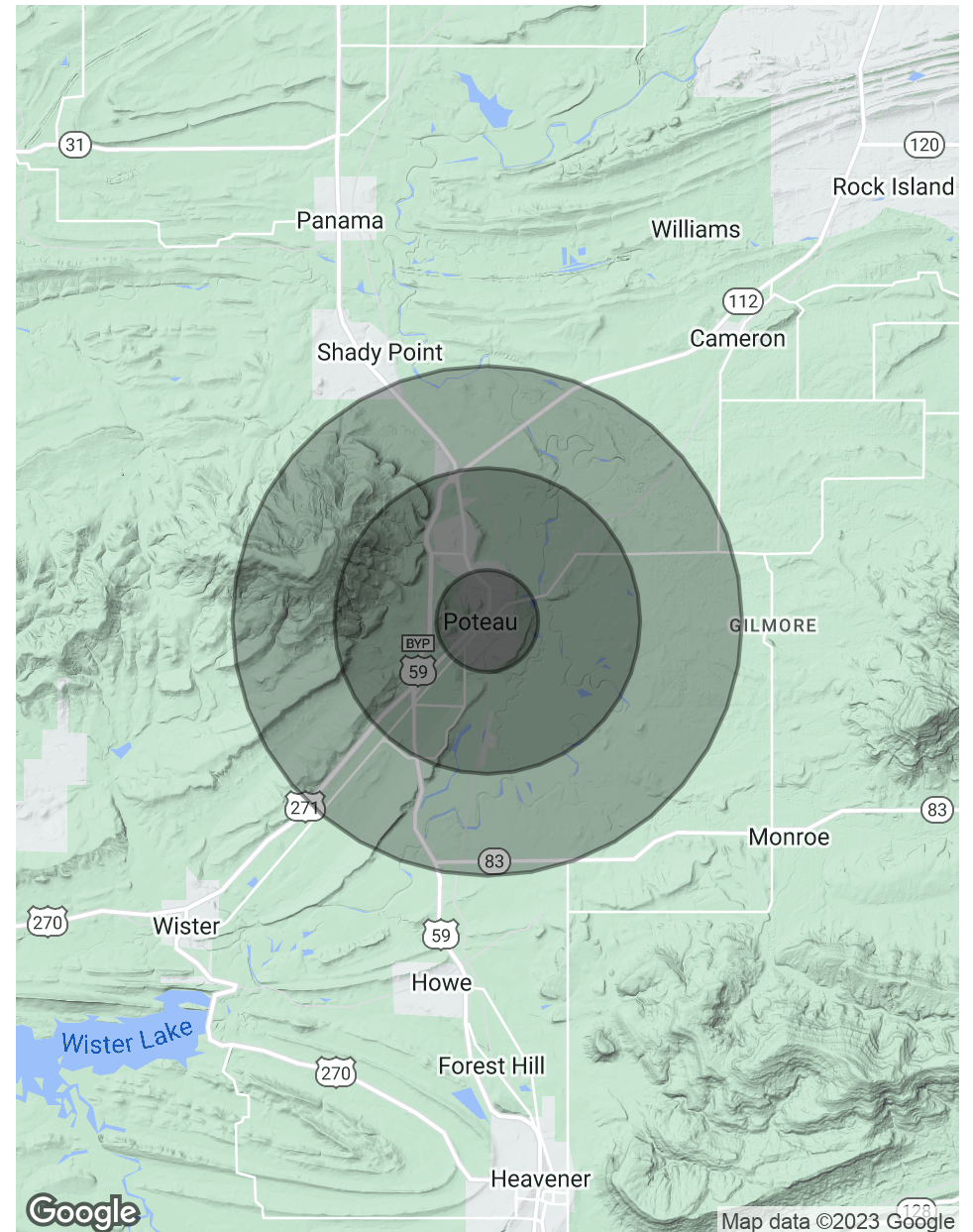
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,183	7,849	11,098
AVERAGE AGE	33.1	34.2	34.8
AVERAGE AGE (MALE)	30.8	33.1	33.9
AVERAGE AGE (FEMALE)	34.4	35.7	36.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	916	3,257	4,579
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$39,196	\$48,504	\$50,219
AVERAGE HOUSE VALUE	\$283,020	\$181,439	\$157,761

* Demographic data derived from 2020 ACS - US Census



ABOUT THE TENANT: DOLLAR GENERAL 2023



TENANT HIGHLIGHTS

- Over 19,147 locations in 47 States as of March 2023
- S&P Credit Rating of BBB
- Same-Store Sales Growth of 5.7% as of Feb. 2023
- \$37.8B in Sales in 2020
- Opening 1,050 New Stores in 2023

DOLLAR GENERAL SUMMARY

DG strives to make shopping convenient and affordable with more than 19,100 locations across 47 states and one store in Mexico. Their stores deliver everyday low prices on items including food, snacks, health and beauty aids, cleaning supplies, family apparel, housewares, seasonal items, paper products, and much more. Dollar General's successful prototype makes shopping a truly hassle-free experience. They design small neighborhood stores with carefully edited merchandise assortments to make shopping simpler. The average Dollar General customer completes his or her shopping trip in less than 10 minutes, and with 75% of Americans living within 5 minutes of a Dollar General store, convenience has never been this close to home.



TENANT OVERVIEW

COMPANY:	-Dollar General Corp [NYSE: DG]
FOUNDED:	-1939
LOCATIONS:	-19,100+
TOTAL REVENUE:	-\$37.8B [2022]
NET INCOME:	-\$2.4B [2022]
HEADQUARTERS:	-Goodlettsville, TN
WEBSITE:	-www.dollargeneral.com

MEET THE TEAM

Biography



Addison Lijewski
Advisor

At SVN Holman Partners, Addison specializes in Triple Net Investment properties. Addison currently serves the Greater Midwest market while based in the St. Louis MSA. This central location allows Addison to connect with clients across the country. Addison combines dedication, hard work, and knowledge to best serve her clients.

Prior to joining SVN Holman Partners, Addison grew up in LaSalle-Peru, Illinois where her parents had a portfolio of rental properties which first got her interested in Real Estate. Addison graduated Cum Laude from the University Of Missouri Trulaske College Of Business in May 2019 with a BSBA in Finance & Banking with an emphasis in Real Estate and minor in Economics. While in college, Addison worked within the banking industry for two and half years including an internship in Commercial Lending.

Since joining SVN Holman Partners in June 2019, Addison has closed over \$100 Million in Single Tenant Net Lease properties. In addition to performing broker and advisor duties, Addison also handles all transaction management for the team at SVN Holman Partners. Addison combines her customer service skills, attention to detail, and commercial real estate knowledge to go above and beyond in serving her clients.

636.628.2111
addison.lijewski@svn.com



Will Holman
Managing Director

Prior to forming SVN® | Holman Norden (SVN | HN), Will has had a successful and diverse career since starting in the Real Estate sales industry in 1984. Growing up in a real estate development and construction family, it only made sense that he chose that as his career. Starting with sales and development of residential product types, Will quickly moved into the commercial arena. Over the decades, his clients were primarily investors and owner/users, but he also assisted landlords and tenants. During this time Will worked with multiple product types including Industrial, Retail, Multi-Family, and Office providing unprecedented experience in which to benefit his clients. Will has participated in over One Billion Six Hundred Million Dollars [\$1,600,000,000] in transactions not only as the Broker as well as a Principal, Developer, and Builder. This gives Will a uniquely beneficial viewpoint and skillset that greatly benefits his Net Leased Investment clients.

During his career, Will has been associated with some of the industry's leading firms. Prior to SVN | HN, Will served as Mid States Sales Manager and Associate Director of the National Retail Group - Marcus & Millichap where he sharpened his National Market Real Estate Investment skills. Just prior to that Will was a Principal, Managing Partner and Broker with Commercial Brokerage Group, Inc., a 22-person full-service Commercial Real Estate, Construction /Development firm, serving the entire St. Louis Regional Market for 8+ years.

Will has since continued to refine and expand his investment brokerage strategies and mentoring skills. His experience and expertise aid owners in developing successful strategies for their Single Tenant Net Leased, Retail, Industrial, and land properties. Since forming SVN | HN and after utilizing the expansive network he has developed Will has been able to expand his client base throughout the 48 states. Focusing his transaction activity on properties in the Midwest, South, and Southeastern area of the country. This expanded territory combined with the ability to mentor and co-broker with agents across the country has brought substantial benefits to his clients.

636.628.2111 x1112
will.holman@svn.com

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.