



ABSOLUTE NNN 15 YEAR LEASE | CORPORATE GUARANTEE

10990 E. 450 Road, Claremore, OK 74017

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Property Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

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The Team



DOLLAR GENERAL

DOLLAR GENERAL

INVESTMENT SUMMARY

List Price: \$1,150,780
 Current NOI: \$79,404
 Initial Cap Rate: 6.90%
 Land Acreage: Verify with Seller
 Year Built: 2016
 Building Size: 9,026 SF
 Google Aerial Map: Click [HERE](#)

LEASE SUMMARY

Lease Type: 15 Year Absolute NNN
 Taxes, CAM , Insurance: Tenant Responsibility
 Structure, Roof & Parking: Tenant Responsibility
 Rent Commencement: May 1, 2017
 Rent Expiration: April 30, 2032
 Term Remaining: 14+ Years
 Rent Increases: 10% at Each Option
 Option Periods: Five, Five Year Options
 Lease Guarantor: Dollar General Corporation

INVESTMENT HIGHLIGHTS

- New 9,026 SF Dollar General | 14+ Years Remaining on Initial Term
- Absolute NNN 15 Year Lease with No Landlord Responsibilities
- Five, Five Year Options | 10% Rent Increases at Each Option
- Corporate Guarantee | "BBB" S&P Rating

LOCATION HIGHLIGHTS

- Located at the Intersection of E. 450 Road and OK Highway 88
- 5,900+ VPD on OK Hwy 88
- The Subject Property is Ideally Situated Between Downtown Claremore and Lake Oologah (a Vacation Destination for Swimming, Camping, Fishing & Biking)
- Population Within 10 Miles Exceeds 64,000 Residents
- 4.53% Population Growth by 2022
- Average Household Income Exceeds \$82,000 Within 10 Miles
- Median Home Value Exceeds \$165,000 Within 10 Miles
- Surrounding Retail Tenants Include: Walmart, Lowe's, KFC, Walgreens, Hibbett's Sports, Buffalo Wild Wings, AutoZone, Arby's and more

Year	Monthly Rent	Annual Rent	Rent Increase	% Increase
1-15 Years	\$6,617.00	\$79,404.00	7,941	10.00%
Option 1	\$7,278.75	\$87,345.00	8,734	10.00%
Option 2	\$8,006.58	\$96,078.96	9,608	10.00%
Option 3	\$8,807.25	\$105,687.00	10,569	10.00%
Option 4	\$9,688.00	\$116,256.00	11,626	10.00%
Option 5	\$10,656.80	\$127,881.60		



INVESTMENT OVERVIEW

Fortis Net Lease is pleased to present a new Dollar General located at 10990 E. 450 Road in Claremore, OK. This Absolute NNN lease has no landlord responsibilities and there are approximately fourteen years remaining in the initial lease term. The lease has a corporate guarantee from Dollar General which has a "BBB" S&P rating.

The population within ten miles exceeds 64,000 residents and the subject property is situated just outside of downtown Claremore. The median home value within ten miles exceeds \$165,000 and the average household income exceeds \$82,000. Surrounding retail tenants include: Walmart, Lowe's, KFC, Walgreens, Hibbett's Sports, Buffalo Wild Wings, AutoZone and Arby's.

TENANT OVERVIEW

Dollar General is the largest "small box" discount retailer in the United States. Headquartered in Goodlettsville, TN, the company was established in 1939. As of March 16th, 2017, there are more than 13,320 stores with more than 114,000 employees, located across 43 states. Dollar General has more retail locations than any retailer in America. The Dollar General store format has typically been in rural and suburban markets, now they are expanding into more densely populated areas. Opening over 837 stores in 2016, with an expected 1,000 opening for 2017. The Dollar General strategy is to deliver a hassle-free experience to consumers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.

The company launched a successful IPO in 2009 (NYSE: DG). In March, 2014 Dollar General reported record sales, operating profit and net income. Most recently the first quarter 2017 sales rose by 6.50%, in comparison to Q1 2016. During the same time period, same store sales continued their growth trend, with an increase of 0.70% Dollar General's net income and diluted earnings per share (EPS) for Q1 2017 was \$279 million and \$1.02, respectively. The Company's earnings, adjusted for non-recurring costs totaled \$1.03 per share, topped Wall Street's expectations of \$0.99 per share.. Dollar General is ranked #128 on the Fortune 500, a 11spot jump from the previous year ranking.

Representative Photo



Claremore, OK

Claremore is a city and the county seat of Rogers County, Oklahoma. The population was 18,581 at the 2010 census, a 17.1 percent increase from 15,873 at the 2000 census. It is part of the Tulsa Metropolitan Area and home to Rogers State University. It is best known as the home of entertainer Will Rogers.

The city is located in Green Country, a popular nickname for northeast Oklahoma that stems from the region's green vegetation and relatively high amount of hills and lakes compared to central and western areas of Oklahoma. Claremore lies near the Verdigris River with undulating terrain producing hills and valleys. The city's primary water sources are Claremore and Oologah Lake, both within the drainage basin of the Verdigris River.

Claremore's economy is diversified. Baker Hughes has a large presence in the town, along with several other large companies in Claremore Industrial Park, which is only a few miles away from the Tulsa Port of Catoosa on the McClellan-Kerr Arkansas River Navigation System (Verdigris River and Arkansas River). Coal mining is also an important industry; strip-style mines are currently operating on both the north and south sides of the town.

Claremore

OK

* Designed by TownMapsUSA.com

Shop. Dine. Unwind.
IN HISTORIC DOWNTOWN CLAREMORE

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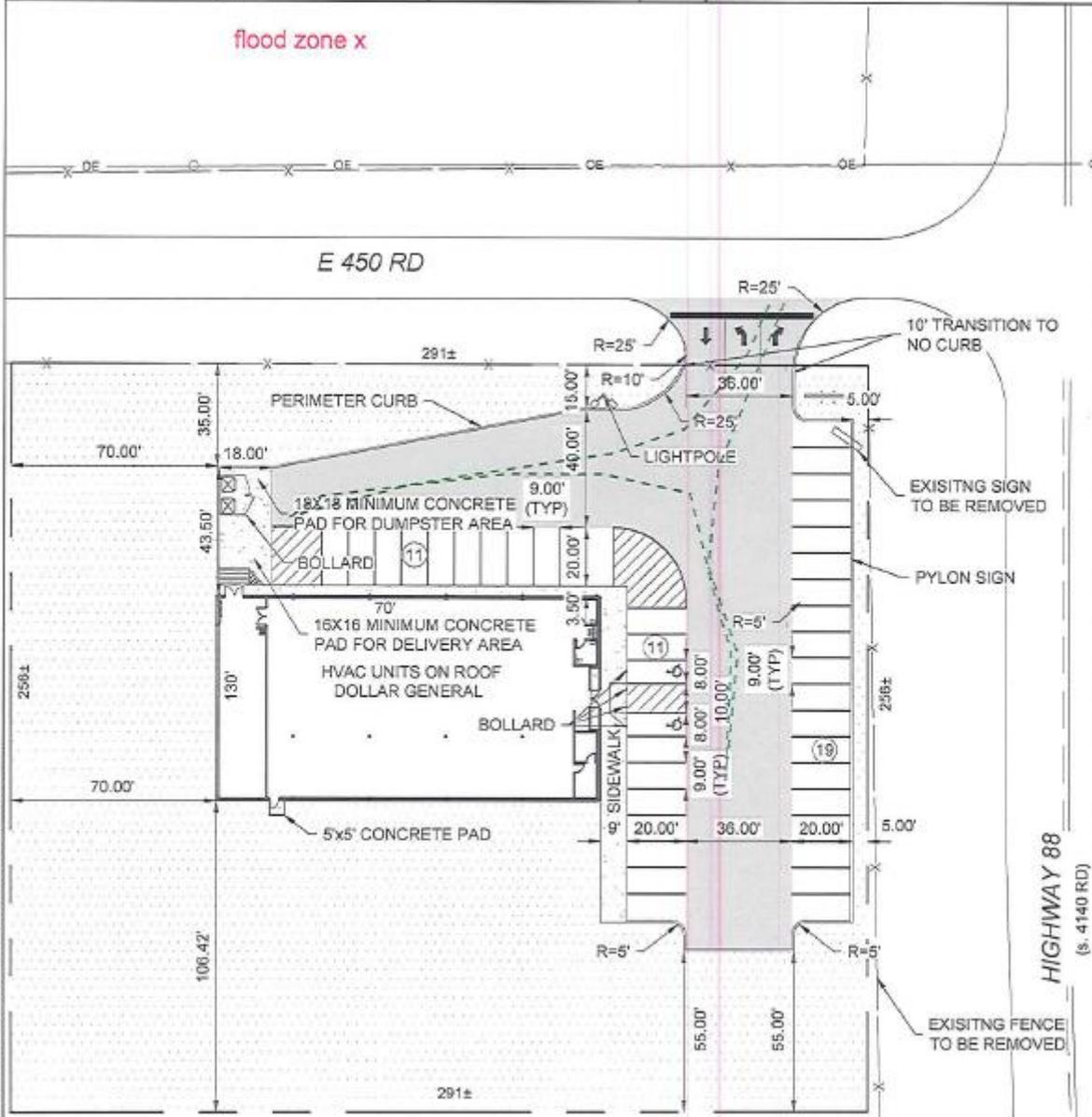
PRELIMINARY SITE PLAN

Caremore, OK (HWY 88 @ E 450 Rd)

REVIEWED

By Baron Bentley at 9:34 am, Mar 30, 2016

PROTOTYPE:	B	DEVELOPER	DESIGNER	DATE:
BLDG SALES SF:	9,029/7,220	COMPANY: The Petros Group	COMPANY: AAB Engineering, LLC	3/05/2016
ACREAGE:	1.71	NAME: Mark Helmer	NAME: Alan Betshan	
PARKING SPACES:	41	PHONE A: 918-749-5709	PHONE B: 918-514-4233	



PLOT DATE: Wed, 16 Mar 2016 FILE: P:0219030 - DC CLARENDON, OK CONCEPTS/CONCEPT101

-  LANDSCAPE AREA
-  CONCRETE PAVEMENT
-  STANDARD DUTY CONCRETE PAVEMENT
-  HEAVY DUTY CONCRETE PAVEMENT



Engineering

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6000 S. W. 10th Ave., Suite 200
 Oklahoma City, OK 73160
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DOLLAR GENERAL

10990 East 450 Road

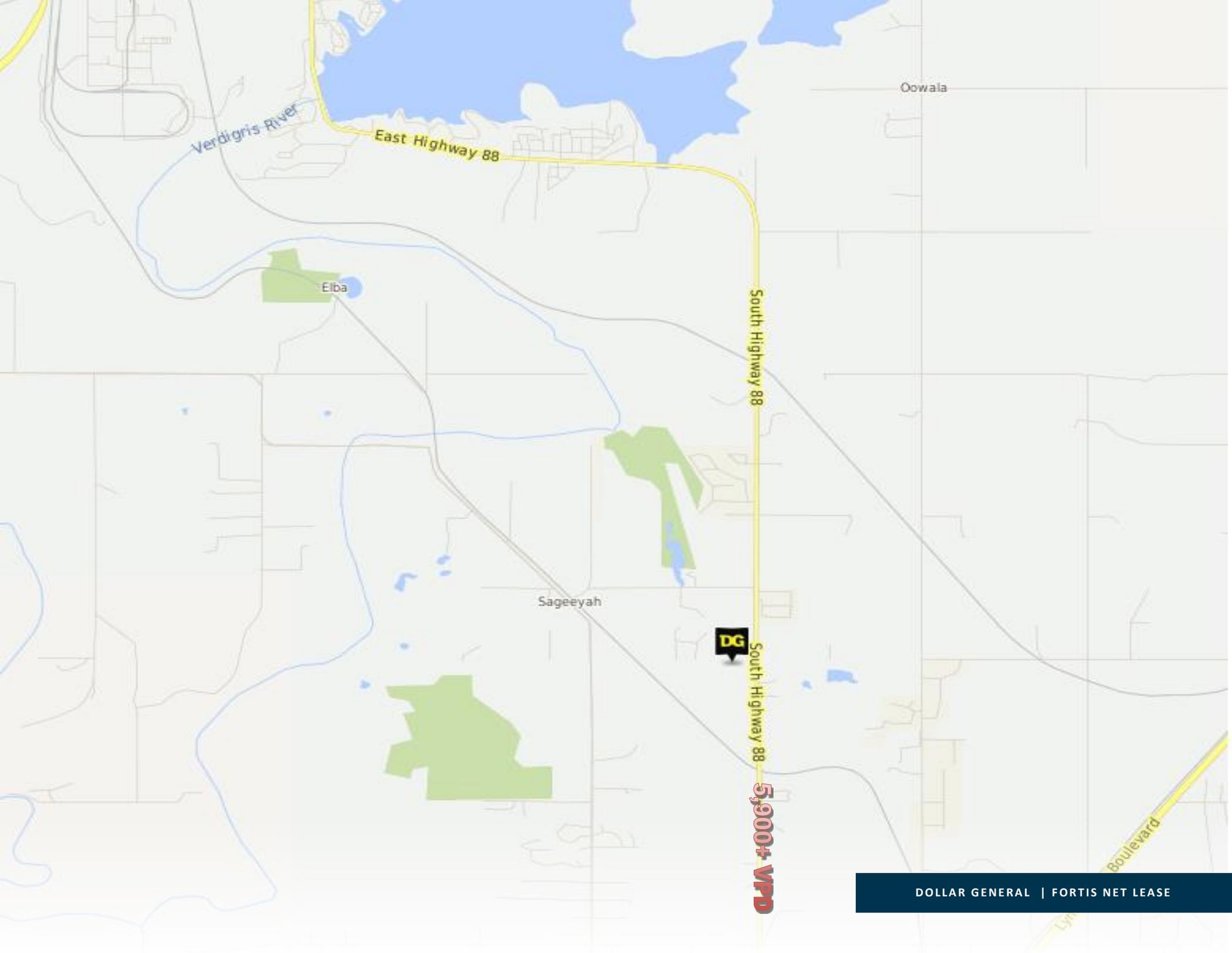


Claremore Indian Hospital



Run Apartments





Verdigris River

East Highway 88

Oowala

Elba

South Highway 88

Sageeyah



South Highway 88

5,900+ VPD

Boulevard

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64,613 People Live Within 10 Miles



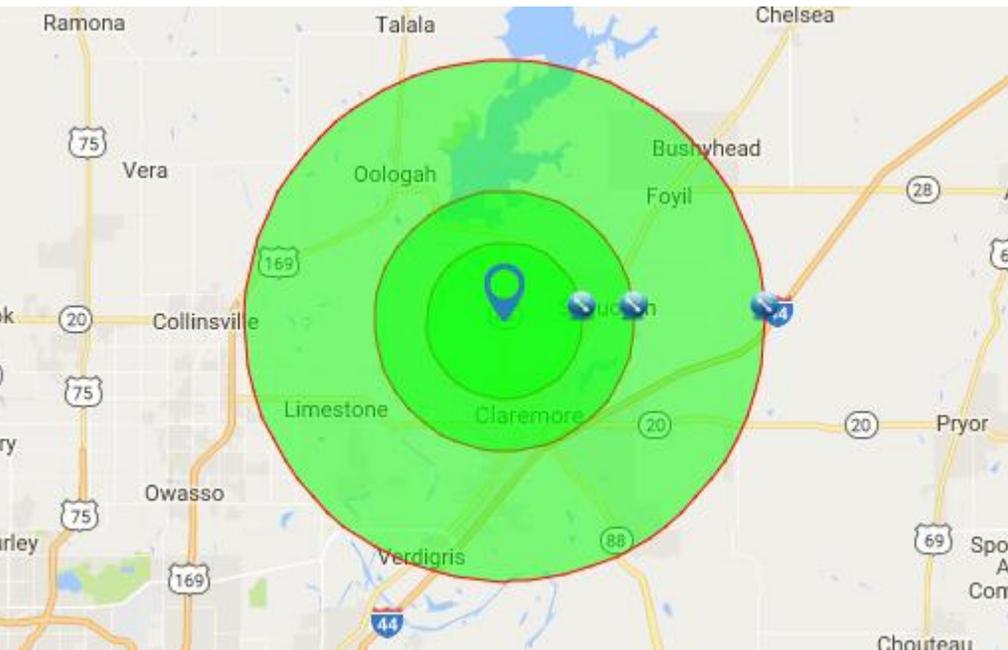
Average Household Income Exceeds \$82,000 Within 10 Miles



10990 E 450 Rd

Population	3 Mile	5 Mile	10 Mile
2017 Total Population:	22,273	30,720	64,613
2022 Population:	23,129	31,999	67,538
Pop Growth 2017-2022:	3.84%	4.16%	4.53%
Average Age:	38.20	38.60	39.10
Households			
2017 Total Households:	8,503	11,648	23,697
HH Growth 2017-2022:	3.87%	4.21%	4.59%
Median Household Inc:	\$49,653	\$54,973	\$66,304
Avg Household Size:	2.50	2.50	2.70
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$139,779	\$150,665	\$165,456
Median Year Built:	1980	1982	1987

Population:	3 Mile	5 Mile	10 Mile
2022 Projection	23,129	31,999	67,538
2017 Estimate	22,273	30,720	64,613
2010 Census	21,297	28,859	59,475
Growth 2017-2022	3.84%	4.16%	4.53%
Growth 2010-2017	4.58%	6.45%	8.64%
2017 Population Hispanic Origin	1,228	1,534	2,893
2017 Population by Race:			
White	16,175	22,578	49,333
Black	482	550	925
Am. Indian & Alaskan	3,452	4,613	8,277
Asian	181	260	829
Hawaiian & Pacific Island	23	27	59
Other	1,959	2,692	5,190
U.S. Armed Forces:	18	21	45
Households:			
2022 Projection	8,832	12,138	24,785
2017 Estimate	8,503	11,648	23,697
2010 Census	8,138	10,945	21,790
Growth 2017 - 2022	3.87%	4.21%	4.59%
Growth 2010 - 2017	4.49%	6.42%	8.75%
Owner Occupied	5,423	8,041	18,915
Renter Occupied	3,080	3,607	4,782
2017 Avg Household Income	\$64,521	\$69,455	\$82,172
2017 Med Household Income	\$49,653	\$54,973	\$66,304
2017 Households by Household Inc:			
<\$25,000	2,280	2,735	4,066
\$25,000 - \$50,000	1,993	2,624	4,790
\$50,000 - \$75,000	1,720	2,369	4,622
\$75,000 - \$100,000	853	1,254	2,964
\$100,000 - \$125,000	775	1,195	3,000
\$125,000 - \$150,000	355	620	1,686
\$150,000 - \$200,000	303	533	1,558
\$200,000+	222	319	1,011



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INVESTMENT REAL ESTATE SERVICES



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