



**FORTIS NET LEASE**  
INVESTMENT REAL ESTATE SERVICES



**13.5 YEAR ABSOLUTE NNN LEASE | BRAND NEW 2016 CONSTRUCTION**

22967 State Highway 8, Cherokee, OK 73728

OFFERING MEMORANDUM

Click Image For Online  
Property Map



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## ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

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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.

## EXCLUSIVELY LISTED BY:

**ROBERT BENDER**

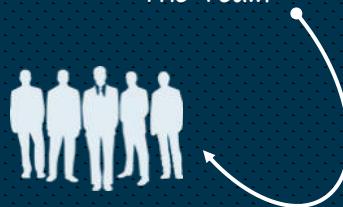
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**DOLLAR GENERAL**

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The Team



**DOLLAR GENERAL**



## INVESTMENT SUMMARY

List Price:	\$1,100,471
Current NOI:	\$74,832
Initial Cap Rate:	6.80%
Land Acreage:	1.25 Acres
Year Built:	2016
Building Size:	9,026 SF
Google Aerial Map:	Click <a href="#">HERE</a>
Google Street View:	Click <a href="#">HERE</a>

## LEASE SUMMARY

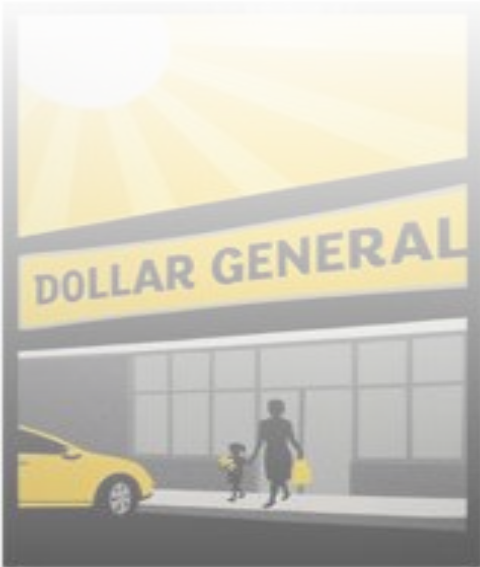
Lease Type:	Absolute NNN
Taxes, CAM , Insurance:	Tenant Responsibility
Structure, Roof & Parking:	Tenant Responsibility
Rent Commencement:	September 12, 2016
Rent Expiration:	September 11, 2031
Term Remaining:	~ 13.5 Years
Rent Increases:	10% at Each Option
Option Periods:	(4) 5 Year Renewals
Lease Guarantor:	Dollar General Corporation

## INVESTMENT HIGHLIGHTS

- New 9,026 SF Dollar General Store on 1.25 Acres
- Absolute NNN Lease with No Landlord Responsibilities
- 10% Rent Increases at Each Option
- Corporate Guarantee | "BBB" S&P Rating
- Ideal Investment for 1031 Exchange

## LOCATION HIGHLIGHTS

- Adjacent to the Cherokee Municipal Airport
- **No Competitive Retail Stores in the Surrounding Area**
- Average Household Income Exceeds \$78,000 Within 10 Miles
- Median Home Value Exceeds \$76,000 Within 10 Miles
- Customer Base Drawn From a 10+ Mile Radius
- Close to the Great Salt Plains State Park (the Park Covers 8,690 Acres with 41 Miles of Shoreline Along the Great Salt Plains Lake - Recreational Activities Include Boating, Camping, Swimming, Hiking, Mountain Biking & Exploring)
- Positive Population Growth Statistics



**INVESTMENT OVERVIEW**

Fortis Net Lease is pleased to present a newer Dollar General store located at 22967 Highway 8 in Cherokee, OK. This fifteen year absolute NNN lease has no landlord responsibilities and ten percent rent increases at each option. The lease also has a corporate guarantee from Dollar General which has a “BBB” S&P rating and is classified as “Investment Grade”.

The subject property is located north of downtown Cherokee where the population within ten miles exceeds 2,400 residents. The median home value within ten miles exceeds \$76,000 and the average household income exceeds \$78,000. The Dollar General store is just south of the Cherokee Municipal Airport and is close to the Great Salt Plains State Park.

**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. 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. For the first quarter 2015 same store sales increased 3.7%, Net Sales increased 8.8% to \$4.92 Billion. Over \$600 million of capital was returned to shareholders through shares repurchased and dividends paid in the quarter. Gross profit as a percentage of sales was 30.6% in the 2016 first quarter. This was an increase from 30.5% from 2015 first quarter. In May 2016, Dollar General reported first quarter net income was \$295 million, which is a diluted earning per share of \$1.03, a 23% increase. Dollar General is ranked #139 on the Fortune 500, a 20 spot jump from the previous year ranking.



**Cherokee, OK**

Cherokee is a city and county seat of Alfalfa County, Oklahoma and the population was 1,498 at the 2010 census. Cherokee is located in northern Oklahoma, along U.S. Highway 64/State Highway 8. According to the United States Census Bureau, the city has a total area of 1.473 square miles all of it land. The Salt Plains National Wildlife Refuge is located just a few miles southeast of Cherokee. The salt plains are known for their unique hour-glass selenite crystals.

Cherokee is primarily a farming community, although historically, oil field activity has also played a significant role in the city's prosperity. The community became a dominant regional center for agricultural services, banking, wholesale-retail trade, and transportation. Smaller surrounding communities, such as Ingersoll, Burlington, Driftwood, Byron, and Amorita, relied on Cherokee's ventures for access to larger markets. In 1907 Alfalfa County was created with Cherokee as its seat, a permanent location after a January 1909 election, and in March the town's incorporation was confirmed. By 1909 Cherokee had three banks, flour, alfalfa, and planing mills, a concrete block works, a school desk factory, and three newspapers, as well as Baptist, Catholic, Christian, Methodist, Presbyterian, and Friends churches.

Like many early-twentieth-century Western towns, Cherokee fanned out around a railroad depot, in this case, around two depots. The Orient depot stood at the west end of Main Street, the Santa Fe depot at the east end. In 1901 the Choctaw Northern had built its line a few miles west of town in order to attract farmers' business to its new town of Ingersoll. Cherokee had a population of 2,017 in 1920. A new high school building was completed in 1921, and a bond election provided for a new courthouse completed in 1924. Various industries provided employment: Cherokee Mills Company stored wheat and produced flour, McDowell Standard Battery Company maintained a factory, and an ice plant and planing mill operated.





1,900+ VPD

DOLLAR GENERAL

22967 Oklahoma 8

1,800+ VPD

64

N Grand Ave

Cherokee

64



Cherokee  
Municipal Airport

DOLLAR GENERAL

SALT PLAINS  
VETERINARY SERVICES

TH ROGERS  
LUMBER COMPANY  
"We Sell to Serve Again"



City of Cherokee

Cherokee  
Park

Smith Drug  
Store

Farmers Co-Op



Cherokee  
High School

Alfa County  
Offices

Cherokee  
Elementary School







Black Kettle  
National  
Grassland



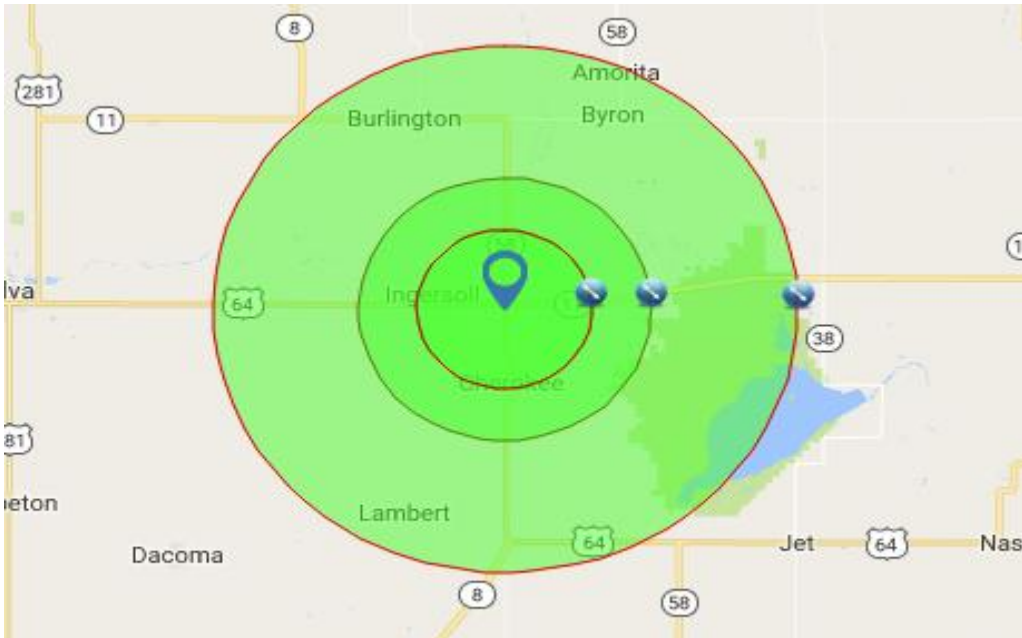
2,417 People Live  
Within 10 Miles



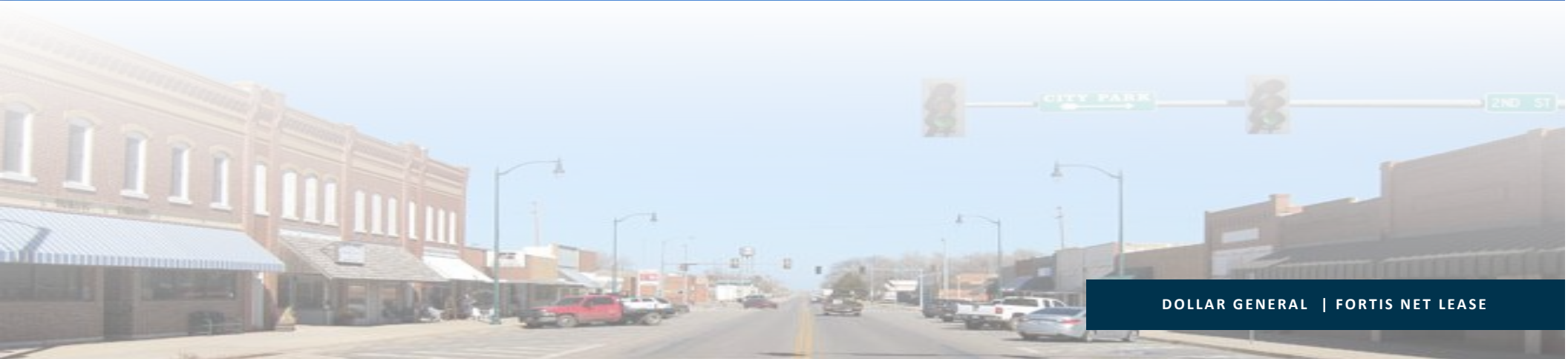
Average  
Household  
Income  
Exceeds  
\$78,000  
Within 10  
Miles



Population	3 Miles	5 Miles	10 Miles
2017 Total Population:	1,926	1,926	2,417
2022 Population:	1,931	1,931	2,421
Pop Growth 2017-2022:	0.26%	0.26%	0.17%
Average Age:	40.30	40.30	40.20
Households			
2017 Total Households:	849	849	1,054
HH Growth 2017-2022:	0.12%	0.12%	0.09%
Median Household Inc:	\$52,833	\$52,833	\$55,394
Avg Household Size:	2.20	2.20	2.20
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$70,468	\$70,468	\$76,315
Median Year Built:	1948	1948	1948



Population:	3 Miles	5 Miles	10 Miles
2022 Projection	1,931	1,931	2,421
2017 Estimate	1,926	1,926	2,417
2010 Census	1,848	1,848	2,331
Growth 2017-2022	0.26%	0.26%	0.17%
Growth 2010-2017	4.22%	4.22%	3.69%
2017 Population Hispanic Origin	67	67	100
2017 Population by Race:			
White	1,797	1,797	2,262
Black	11	11	16
Am. Indian & Alaskan	66	66	74
Asian	7	7	7
Hawaiian & Pacific Island	3	3	3
Other	43	43	57
Households:			
2022 Projection	850	850	1,055
2017 Estimate	849	849	1,054
2010 Census	813	813	1,015
Growth 2017 - 2022	0.12%	0.12%	0.09%
Growth 2010 - 2017	4.43%	4.43%	3.84%
Owner Occupied	660	660	812
Renter Occupied	189	189	241
2017 Avg Household Income	\$73,107	\$73,107	\$78,901
2017 Med Household Income	\$52,833	\$52,833	\$55,394
2017 Households by Household Inc:			
<\$25,000	182	182	215
\$25,000 - \$50,000	225	225	270
\$50,000 - \$75,000	140	140	165
\$75,000 - \$100,000	110	110	136
\$100,000 - \$125,000	64	64	84
\$125,000 - \$150,000	58	58	71
\$150,000 - \$200,000	29	29	43
\$200,000+	40	40	68





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