

## Dollar General | Snyder, OK



Actual Site



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## Financial Summary

**120 W 13th St | Snyder, OK 73566**

**Asking Price \$429,600 | Cap Rate 8.65%**

|                            |                        |
|----------------------------|------------------------|
| Net Operating Income (NOI) | \$37,161               |
| Rent/Month                 | \$2,800                |
| Rent/SF                    | \$4.14                 |
| Rentable Square Feet       | 8,125+/- SF            |
| Land Area                  | .69+/- Acres           |
| Tenant Name                | Dollar General         |
| Credit Rating              | S&P: BBB               |
| Stock Symbol               | NYSE: DG               |
| Guarantor                  | Corporate              |
| Ownership Type             | Fee Simple             |
| Lease Type                 | NN                     |
| Landlord Responsibilities  | Roof, Structure, CAM   |
| Year Built/Renovated       | 2005/2015              |
| Lease Term Remaining       | 7.4 Years              |
| Rent Commencement          | August 1, 2005         |
| Lease Expiration           | July 31, 2024          |
| Increases                  | 10% Every 5 Years      |
| Options                    | Two (2), Five (5) Year |

## Investment Highlights

- Bite size investment
- Built in 2005
- Corporate guaranty
- Investment grade credit S&P: BBB



## Financial Summary



## Annualized Operating Income

| Income                          |          |
|---------------------------------|----------|
| Base Rental Income              | \$33,600 |
| Operating Expense Reimbursement | \$10,200 |
| Gross Income                    | \$43,800 |
| Operating Expenses              | \$6,639  |
| Net Operating Income            | \$37,161 |

## Rent Schedule

| Term       | Increases | Annual Rent | Monthly Rent |
|------------|-----------|-------------|--------------|
| Current    | -         | \$33,600    | \$2,800      |
| Option One | 10%       | \$36,960    | \$3,080      |
| Option Two | 10%       | \$40,656    | \$3,388      |

## Operating Expenses

| Expenses       |         |
|----------------|---------|
| Taxes          | \$3,639 |
| Insurance      | \$2,000 |
| CAM            | \$1,000 |
| Management Fee | \$0     |
| Total Expenses | \$6,639 |



## Tenant Overview

### About Dollar General

Dollar General (NYSE: DG) is a chain of more than 12,500+ discount stores in 43 states, offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, clothing for the family, housewares and seasonal items at low everyday prices in convenient neighborhood locations. 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. Dollar General has more stores than any other retailer and is easily the largest dollar store chain.



Founded in 1939, the company first went public under the Dollar General name in 1968 and grew to more than 6,000 stores with \$6 billion in sales by the early 2000's.

Dollar General is well-positioned to serve its customers with value and convenience given its plans to open approximately 1,000 new stores in 2017. To strengthen its position for the long term, Dollar General is making significant investments, primarily in compensation and training for store managers given the critical role this position plays in their customer experience, as well as strategic initiatives.

The company ranks 159th within the Fortune 500 list. Fiscal 2016 revenues exceeded \$22.0 billion with a net income of \$1.17 billion, and net worth of \$5.3 billion.



### Tenant Snapshot

|                    |          |
|--------------------|----------|
| # of Locations     | 12,500+  |
| Employees          | 114,000  |
| Distrution Centers | 14       |
| Fiscal 2016 Sales  | \$22.0B  |
| Stock Symbol       | NYSE: DG |
| Credit Rating      | S&P: BBB |

**Site Photos**

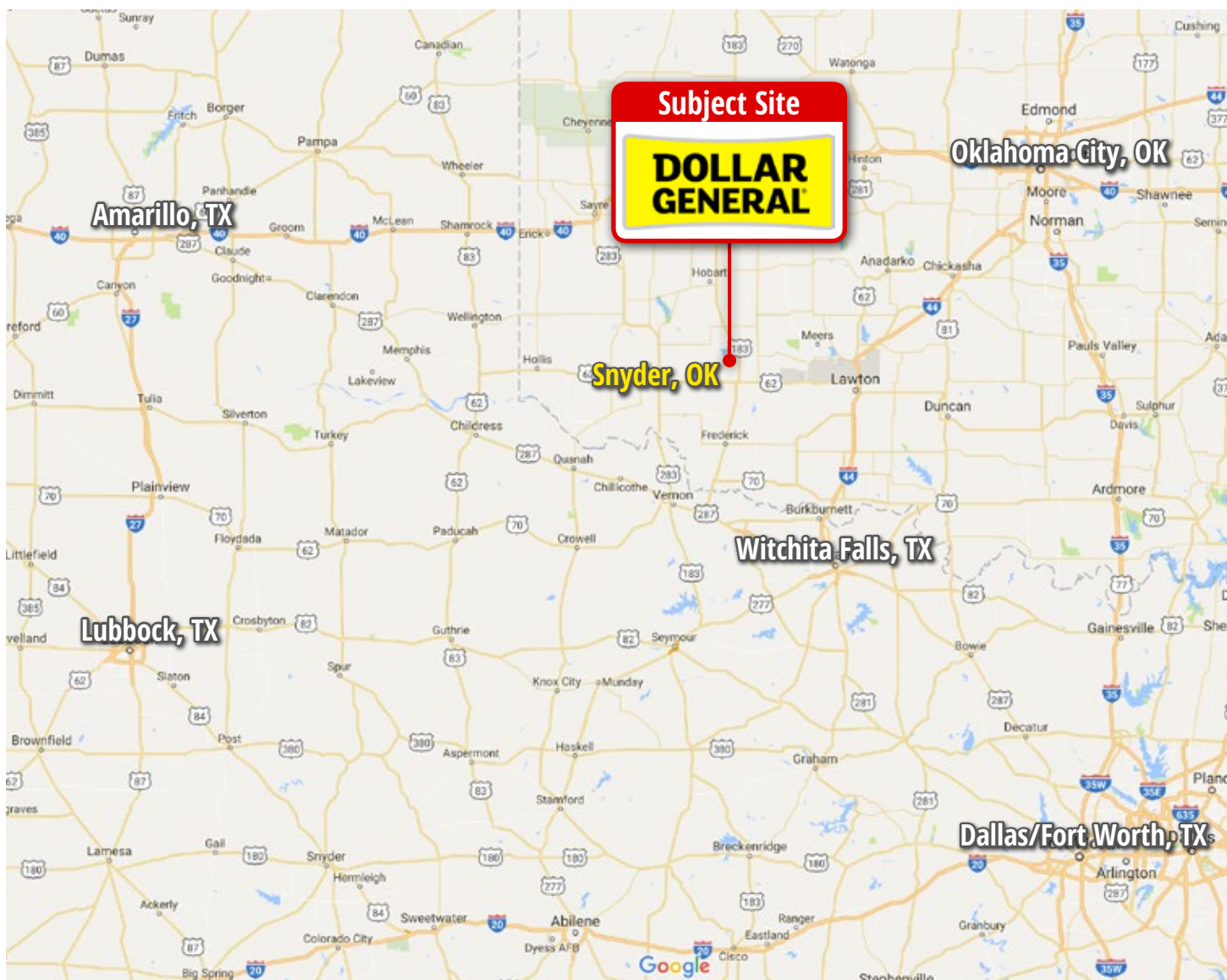




## Location Overview

### Distance To:

|                   |           |
|-------------------|-----------|
| Wichita Falls, TX | 80 miles  |
| Oklahoma City, OK | 117 miles |
| Amarillo, TX      | 180 miles |
| Dallas, TX        | 218 miles |
| Lubbock, TX       | 219 miles |



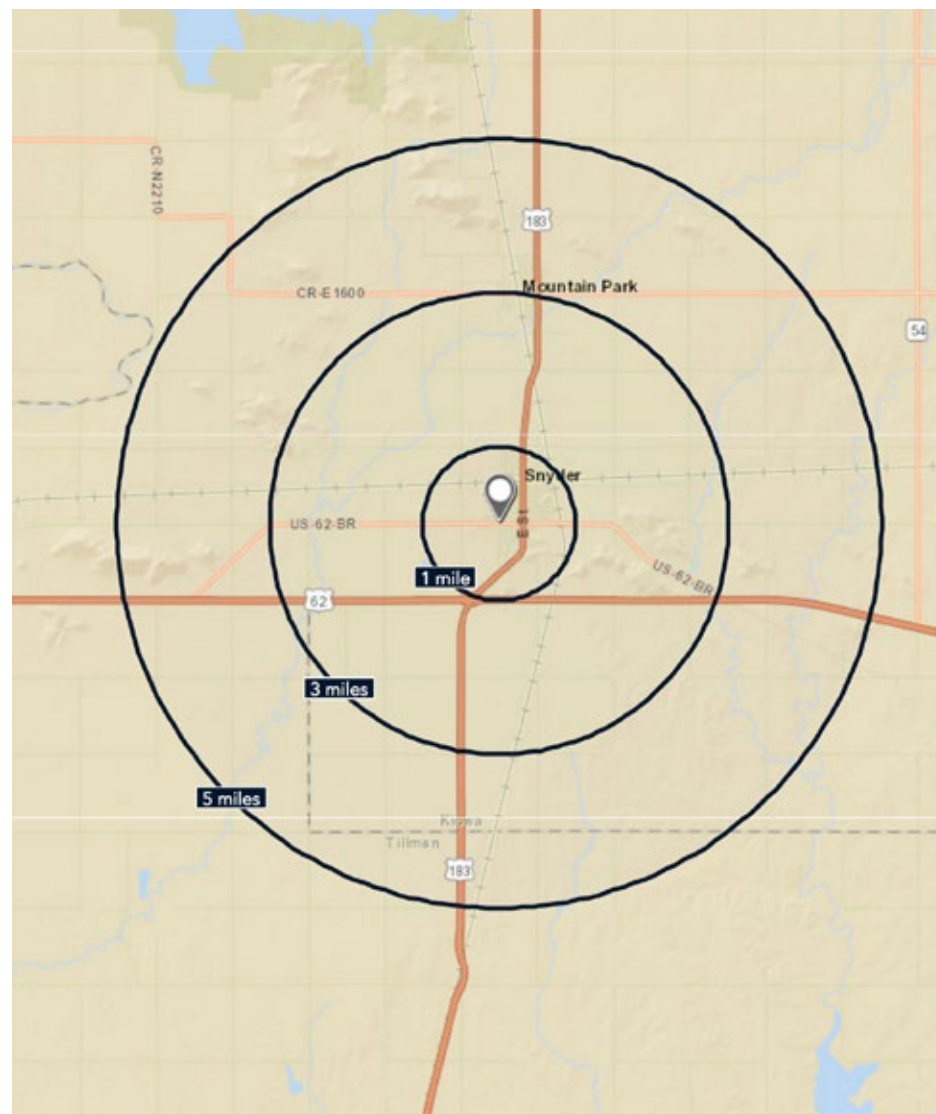


120 W 13th Street | Snyder, OK 73566



## Demographics

| Radius                          | 1 Miles  | 3 Miles  | 5 Miles  |
|---------------------------------|----------|----------|----------|
| <b>Population</b>               |          |          |          |
| 2016 Population                 | 1,417    | 1,591    | 2,048    |
| 2021 Population                 | 1,416    | 1,588    | 2,038    |
| 2016 Male Population            | 48.1%    | 48.3%    | 49.0%    |
| 2016 Female Population          | 51.9%    | 51.7%    | 51.0%    |
| 2016 Median Age                 | 41.9     | 42.4     | 43.7     |
| <b>Households</b>               |          |          |          |
| 2016 Total Households           | 579      | 651      | 844      |
| 2021 Total Households           | 580      | 653      | 843      |
| 2016 Average Household Size     | 2.35     | 2.35     | 2.36     |
| <b>Median Household Income</b>  |          |          |          |
| 2016 Median Household Income    | \$28,495 | \$29,249 | \$31,631 |
| 2021 Median Household Income    | \$30,934 | \$31,866 | \$34,364 |
| 2016-2021 Annual Rate           | 1.66%    | 1.73%    | 1.67%    |
| <b>Average Household Income</b> |          |          |          |
| 2016 Average Household Income   | \$44,523 | \$45,619 | \$48,232 |
| 2021 Average Household Income   | \$46,948 | \$47,980 | \$50,780 |
| 2016-2021 Annual Rate           | 1.07%    | 1.01%    | 1.03%    |
| <b>Per Capita Income</b>        |          |          |          |
| 2016 Per Capita Income          | \$18,818 | \$19,348 | \$20,731 |
| 2021 Per Capita Income          | \$19,858 | \$20,419 | \$21,882 |
| 2016-2021 Annual Rate           | 1.08%    | 1.08%    | 1.09%    |





## Market Overview

### Snyder, OK

Located in southern Kiowa County, the community of Snyder is situated at the junction of U.S. Highways 183 and 62, twenty-eight miles south of Hobart, twenty-two miles east of Altus, and thirty-six miles west of Lawton. The Burlington Northern Santa Fe Railway runs east and west through town, and the St. Louis and San Francisco Railway (Frisco) extends north and south.



A dispute between the citizens of Mountain Park and Charles G. Jones of Oklahoma City, president of the Oklahoma City and Western Railroad, led him to establish a townsite two miles south of Mountain Park in 1902. Many of the businesses in Mountain Park moved to the new community, which was named Snyder in honor of Bryan Snyder of the Frisco railway. The town's first business building was a saloon, and a post office opened in May 1902. Cotton, corn, wheat, and hay harvests were important to the economy. Early newspapers included the Snyder Signal Star, the Otter Valley News, and the Kiowa County Democrat.

In 1905 a tornado devastated Snyder and killed 113 people. Among the dead were Snyder public schools' superintendent Dr. Charles Hibbard and his family. Fires in 1906 and 1909 destroyed most of the wooden structures along Main Street. The charred frame buildings were promptly replaced with fire-resistant brick edifices. Community growth was constant but slow through the years. One of Snyder's illustrious residents was Col. Jack L. Treadway, a Medal of Honor recipient in World War II.

Snyder's population at 1907 statehood was 679. That figure grew to 1,122 in 1910. In 1920 and 1930 the numbers remained stable at 1,197 and 1,195, respectively. The number of residents increased from 1,278 in 1940 to 1,671 in 1970. Peaking at 1,848 in 1980 the population declined to 1,619 in 1990 and to 1,509 in 2000. Into the twenty-first century Snyder, with its mayoral form of government, remained a busy town in ranching and farming country. The 2010 population was 1,394.



Quanah Parker - Snyder, OK



## About Calkain

### Who Are We?

We are a national commercial real estate firm that provides consulting and brokerage services to both private and institutional clientele with an expertise on triple net lease investments. We pride ourselves on being a world class leader by providing our clients a full array of commercial real estate investment brokerage and asset management solutions, including advisory, research, estate planning and wealth management.

We have built solid relationships throughout our decades of experience and innovation, implementing long-term allocation within the context of each client's particular risk tolerance and identifying how best to acquire and dispose of income producing properties for each entities' specific set of investment criterion. At Calkain, our foresight and past performance are leading the net lease investment industry.

### Our History

Like most success stories, Calkain was formulated from humble beginnings. Jonathan W. Hipp, President and CEO, took the initiative to build upon his decades of experience and performance and left a large international brokerage firm to become an independent and innovative leader within the triple net lease investment community. Armed with a sole employee and a single office, the firm has grown exponentially since its infancy in 2005.

With the growth in staff, seasoned professionals have been attracted to Calkain's model of innovation, entrepreneurship and the fostering of long-lasting and meaningful relationships. Industry experts have joined Calkain in the hopes of implementing the skills they have honed in complementary aspects of real estate investment.

Through a tremendous endeavor, tireless hours have been committed to continually prove that Calkain is America's Net Lease Company®. Its countless accolades received from the world's leading business publications, including Forbes™, Fortune™ and the New York Times™ have confirmed that Calkain is a true leader in triple net lease investing services.

### Client Testimonial

*"USRA has worked with Calkain on numerous occasions. They have always been meticulous in their work ethic, providing superior service and extremely prompt attention to our needs. I highly recommend them."*

- Jack Genende, Partner | U.S. Realty Advisors, LLC. (USRA)

**\$11.5 Billion**  
in Closed Transactions

**\$350 Million**  
in Active Listings



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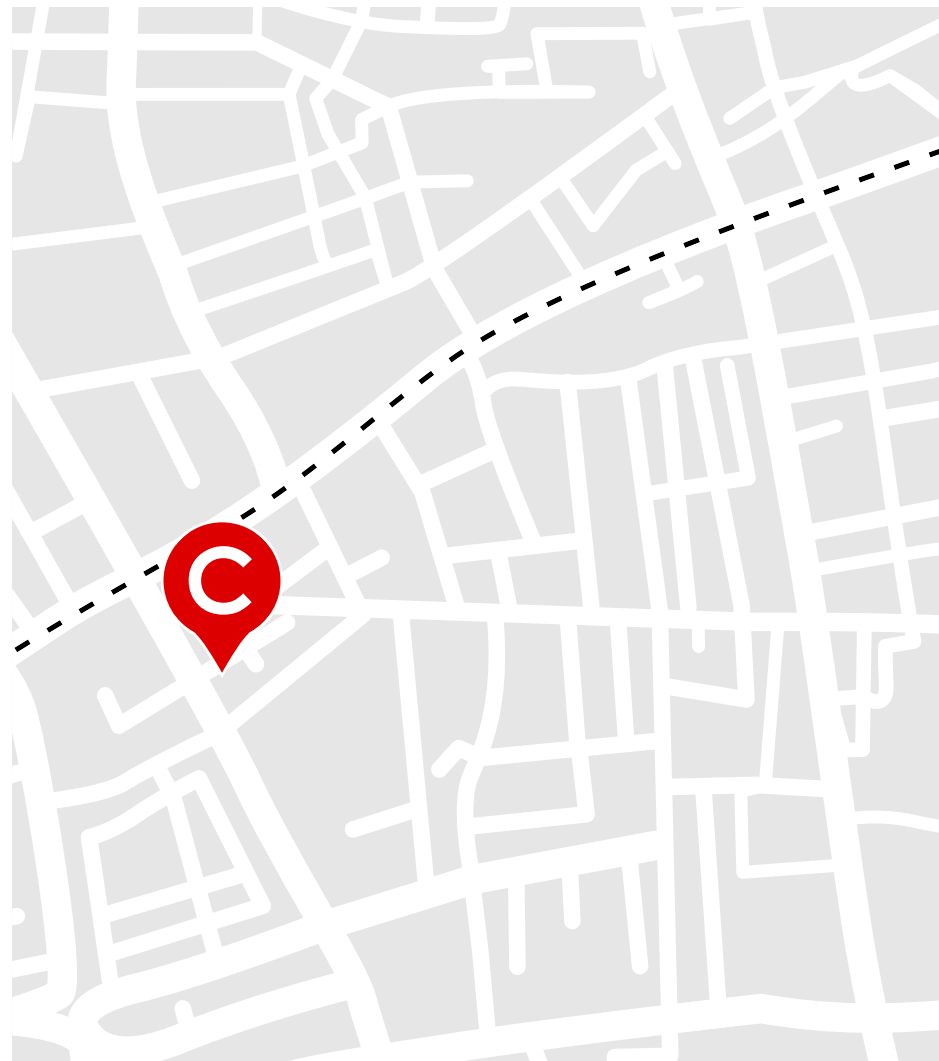
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