



Dollar General Co.

8555 E 590 Rd, Catoosa, OK 74015

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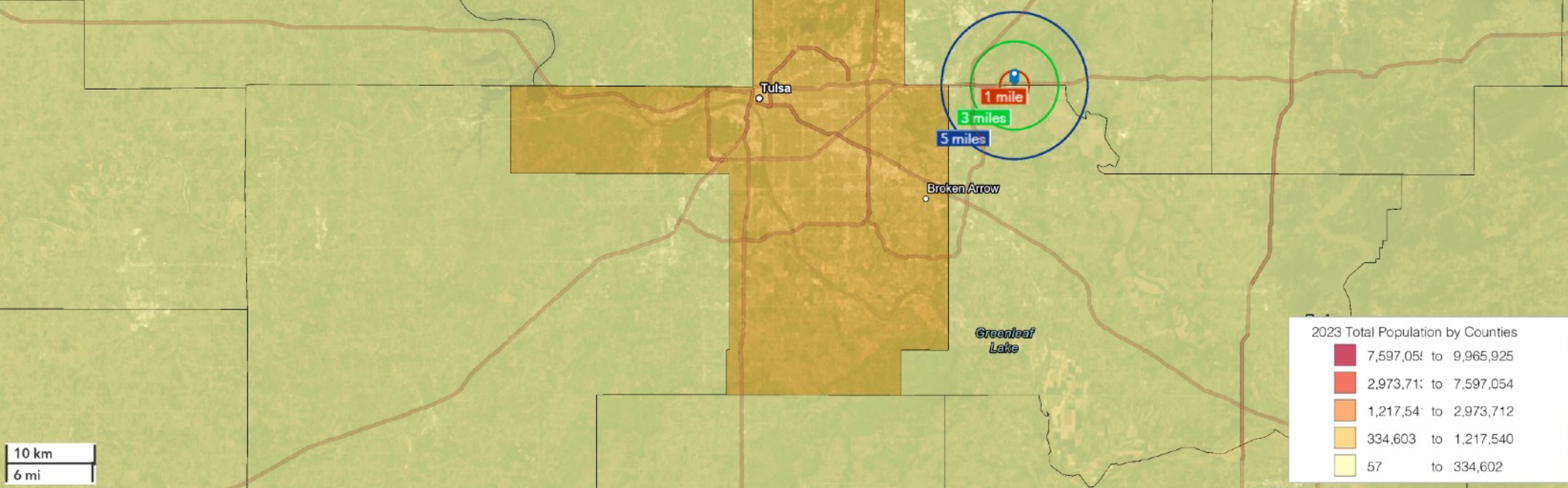


Executive Overview

Offering Price	\$1,031,265
Cap Rate	7.75%
Current Rent	\$6,660.25 per month / \$79,923 annually
NOI	\$79,923.00
Term	15 Years (9/19/2011 - 9/30/2026)
Lot Size (acres)	1.498
Year Built	2011
Zoning Type	Commercial
County	Rogers
Lease Type	ANNN (NO LL Responsibilities)

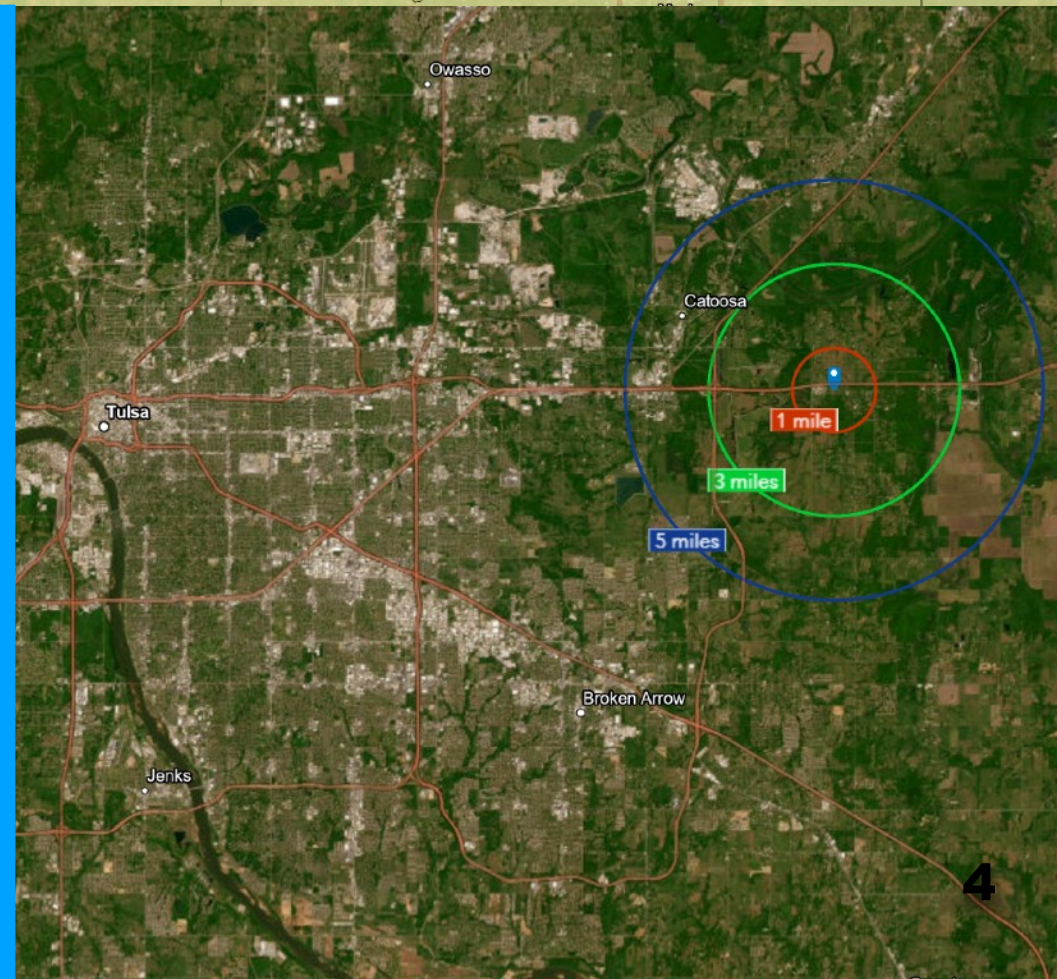
Rent Roll

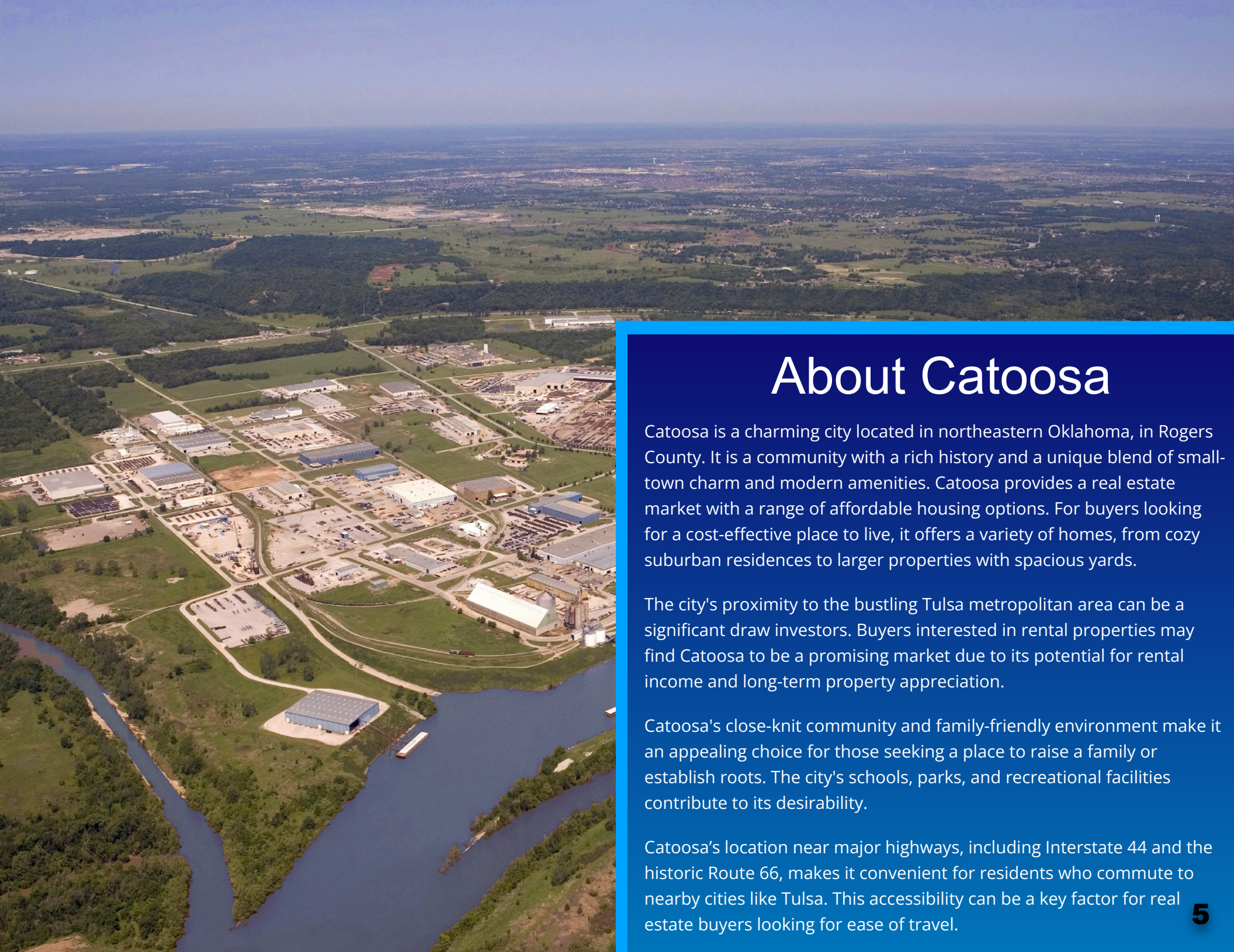
Period	Monthly Rent	Annual Rent
Lease Years 1-10	\$6,466.25	\$77,595.00
Lease Years 11-15	\$6,660.25	\$79,923.00
1st Option	\$7,326.30	\$87,915.60
2nd Option	\$8,058.93	\$96,707.16
3rd Option	\$8,864.82	\$106,377.84



Investment Highlights

- Established Tenant: Dollar General is a well-known and stable a tenant, ensuring consistent foot traffic and rental income.
- Situated in Catoosa, an area with a growing population, this location benefits from a steady flow of potential customers eager to shop for everyday essentials.
- This property enjoys excellent visibility and accessibility, being on a major road to Catoosa
- Catoosa is a vibrant community with schools, parks, and other amenities, ensuring continued demand for retail services.
- Over 19,000 locations





About Catoosa

Catoosa is a charming city located in northeastern Oklahoma, in Rogers County. It is a community with a rich history and a unique blend of small-town charm and modern amenities. Catoosa provides a real estate market with a range of affordable housing options. For buyers looking for a cost-effective place to live, it offers a variety of homes, from cozy suburban residences to larger properties with spacious yards.

The city's proximity to the bustling Tulsa metropolitan area can be a significant draw investors. Buyers interested in rental properties may find Catoosa to be a promising market due to its potential for rental income and long-term property appreciation.

Catoosa's close-knit community and family-friendly environment make it an appealing choice for those seeking a place to raise a family or establish roots. The city's schools, parks, and recreational facilities contribute to its desirability.

Catoosa's location near major highways, including Interstate 44 and the historic Route 66, makes it convenient for residents who commute to nearby cities like Tulsa. This accessibility can be a key factor for real estate buyers looking for ease of travel.

Demographics

Housing market characteristics

8555 E 590 Rd, Catoosa, Oklahoma, 74015
Ring of 1 mile



\$235,938 ↑
Median Home Value

21% higher than Oklahoma which is \$186,435



114

Housing Affordability Index



21.7%

Percent of Income for Mortgage



85

Percent of Income for Mortgage (Index)

Age <18 155

Age 18-64 445

Age 65+ 151

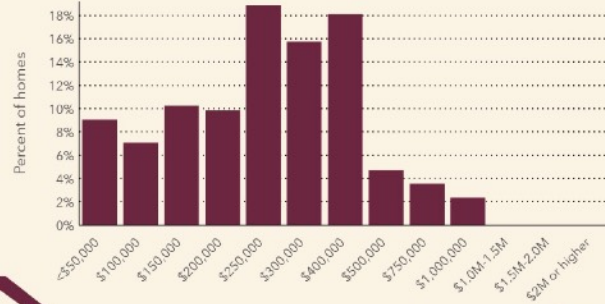
Total Pop 751

Pop Growth 1.31%

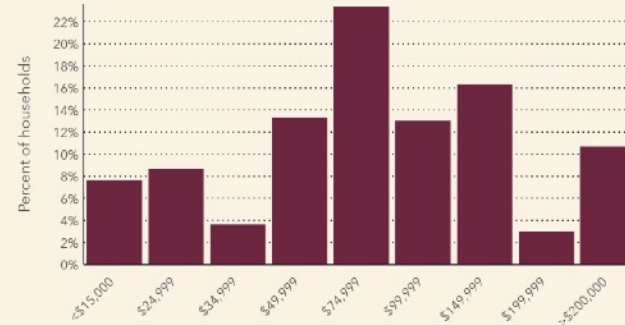
Average HH Size 2.48

Median Net Worth \$244,789

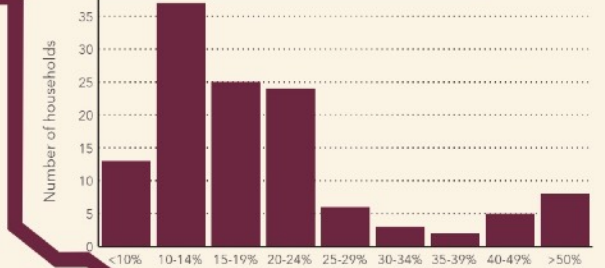
Home value



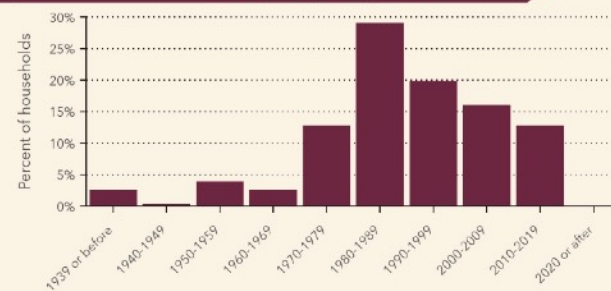
Household income



Mortgage as % salary



Year property built



Source: The data in this infographic comes from Esri, ACS, U.S. Census: 2023, 2017-2021, 2010.

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Demographics

Housing market characteristics

8555 E 590 Rd, Catoosa, Oklahoma, 74015
Ring of 3 miles



\$253,211 ↑
Median Home Value

26% higher than Oklahoma which is \$186,435



117

Housing Affordability Index



21.2%

Percent of Income for Mortgage



83

Percent of Income for Mortgage (Index)

Age <18 725

Age 18-64 2,100

Age 65+ 731

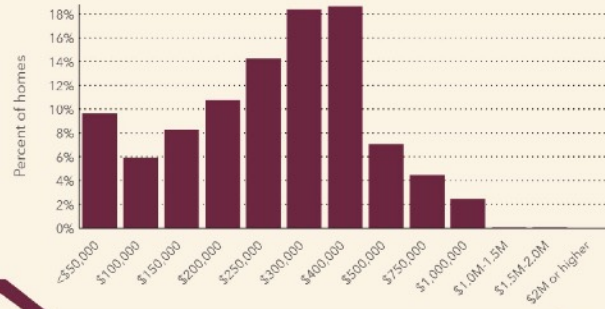
Total Pop 3,557

Pop Growth 1.60%

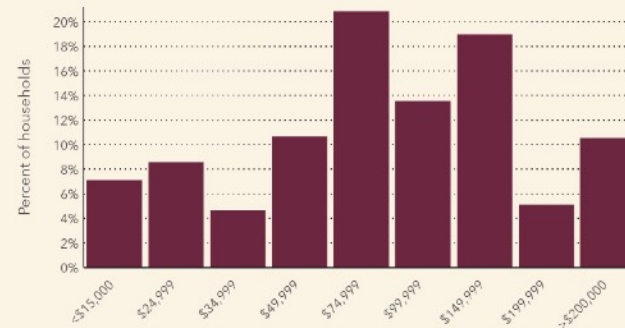
Average HH Size 2.55

Median Net Worth \$261,538

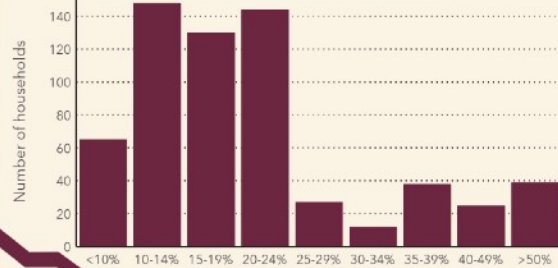
Home value



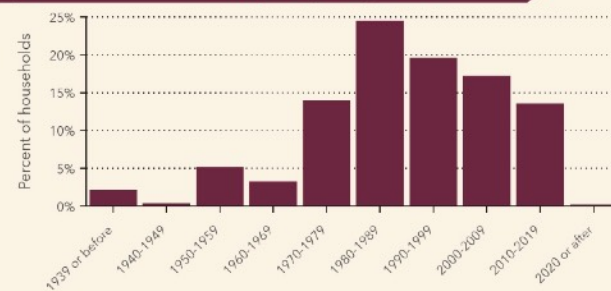
Household income



Mortgage as % salary



Year property built



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Demographics

Housing market characteristics

8555 E 590 Rd, Catoosa, Oklahoma, 74015
Ring of 5 miles



\$200,377 ↑
Median Home Value

7% higher than Oklahoma which is \$186,435



135

Housing Affordability Index



17.9%

Percent of Income for Mortgage



70

Percent of Income for Mortgage (Index)

Age <18 **3,858**

Age 18-64 **9,090**

Age 65+ **2,311**

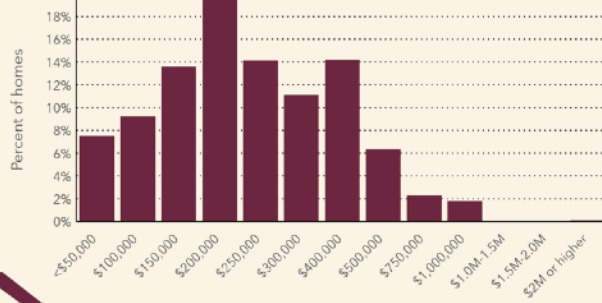
Total Pop **15,259**

Pop Growth **0.85%**

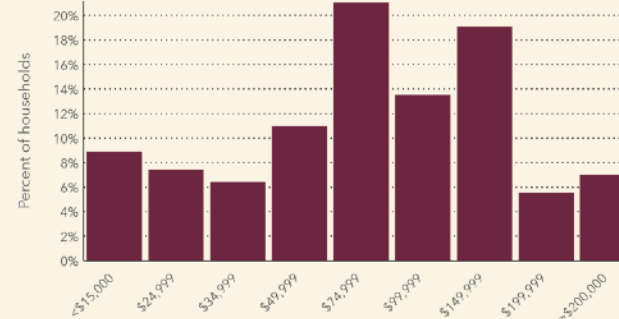
Average HH Size **2.68**

Median Net Worth **\$163,651**

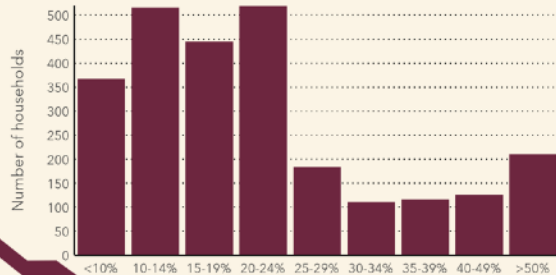
Home value



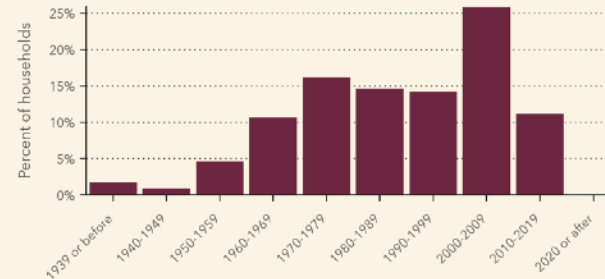
Household income



Mortgage as % salary



Year property built



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Aerial



Tenant Profile

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. Dollar General offers products that are frequently used and replenished—such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, and seasonal items—at low everyday prices in convenient neighborhood locations. As of February 3, 2023, Dollar General had 19,146 stores in 47 states throughout the United States, 1,802 of which were in Texas. In the fiscal year 2022 Dollar General's net sales amounted to approximately 37.8 billion U.S. dollars.

On June 16, 2016, Reuters released a report that found:

- Wealthy millennials are increasingly shopping at dollar stores
- The number of heads of households shopping at dollar stores who are under 35 years old and earning more than \$100,000 a year increased 7.1% between 2012 and 2015, compared to 3.6% at all retail stores
- 29% of millennial dollar store consumers earn over \$100,000 annually



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Exclusively
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