

DOLLAR GENERAL

15 YEAR ABSOLUTE NNN LEASE

RELOCATION STORE!



8120 STATE Hwy 19, WINONA, MO 65588

REPRESENTATIVE STORE



FORTIS NET LEASE
INVESTMENT REAL ESTATE SERVICES

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INVESTMENT OFFERING



PROPERTY & LEASE



DOLLAR GENERAL



LOCATION



AREA & DEMOGRAPHICS



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PRICE	\$1,076,277
CAP RATE	6.85%
CURRENT NOI	\$73,725
LEASE TYPE:	15 YEAR ABS. NNN
RESPONSIBILITIES:	NONE
TENANT:	DOLLAR GENERAL
GUARANTEE:	CORPORATE
STRENGTH:	S&P: BBB
SQUARE FEET:	9,100

Fortis Net Lease is pleased to present this 9,100 SF Dollar General store located in Winona, MO. The property is encumbered with a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains Five(5) Yr. Options to renew, each with a 10% rental rate increase. The lease is classified as a relocation store, meaning Dollar General has proven success in the market. The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of "BBB", which is classified as Investment Grade. The rent commenced on 4/12/2016.

This Dollar General is highly visible and as it is strategically positioned in Winona, MO. The ten mile population from the site exceeds 5,100 while the three mile average household income exceeds \$31,450 per year, making this location ideal for a Dollar General. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a "passive" investor to attain the fee simple ownership of a Dollar General. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, the nation's top dollar store. List price reflects a 6.85% cap rate based on NOI of \$73,725.



Representative Store

- ▣ Absolute NNN Lease
- ▣ Proven Relocation Site
- ▣ 15 Year Term | Five (5 Year) Options
- ▣ Three Mile Household Income \$31,455
- ▣ Ten Mile Population Exceeds 5,100
- ▣ Zero Landlord Responsibilities



YEAR BUILT	2016
STORE STYLE	PROTOTYPE
ACREAGE	+/- 1.28 ACRES
SQUARE FEET	9,100
FOUNDATION	CONCRETE BLOCK
ROOF	STANDING SEAM ROOF
HVAC	ROOF MOUNTED
PARKING	ASPHALT
ZONING	COMMERCIAL
STORE STATUS	RELOCATION
OWNERSHIP TYPE	FEE SIMPLE

TENANT	DOLGENCORP, LLC
GUARANTOR	DOLLAR GENERAL CORPORATION
TRADE NAME	DOLLAR GENERAL
STOCK SYMBOL	DG (NYSE)
ADDRESS	8120 STATE HWY 19, WINONA, MO
LEASE TYPE	ABSOLUTE NNN
PRIMARY TERM	FIFTEEN (15) YEARS
RENT START	04/12/2016
RENT END	04/12/2031
ANNUAL RENT	\$73,725
RENT INCREASES	10% AT OPTIONS
OPTION PERIODS	FIVE (5) FIVE (5) YEAR OPTIONS
WEBSITE	WWW.DOLLARGENERAL.COM



Representative Store

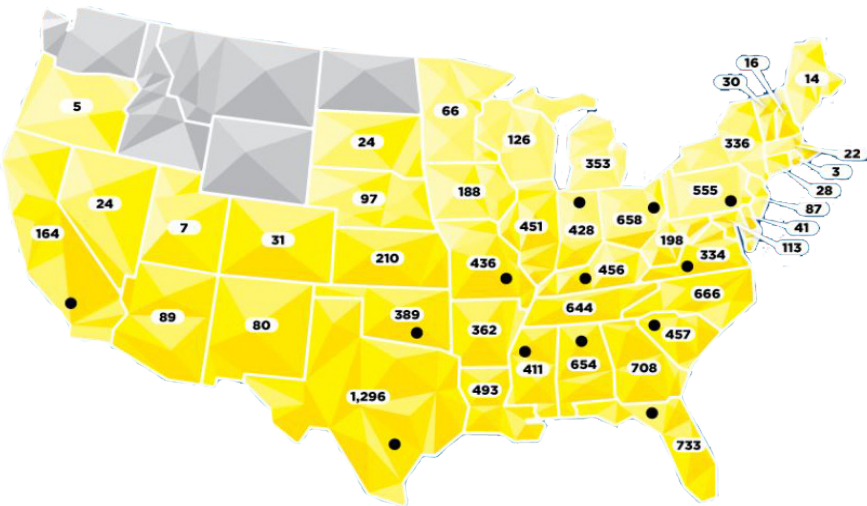
RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP	YIELD
1-15	\$73,725	\$6,144	-	6.85%
16-20 (OPTION 1)	\$81,098	\$6,758	10%	7.53%
21-25 (OPTION 2)	\$89,207	\$7,434	10%	8.28%
26-30 (OPTION 3)	\$98,128	\$8,177	10%	9.11%
31-35 (OPTION 4)	\$107,940	\$8,995	10%	10.02%



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 January 29, 2016, there are more than 12,500 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 650 stores in 2013. 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 records 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.



“Investment Grade” S&P Rating of BBB



\$20.4 Billion in Sales in Fiscal 2015



1st Quarter 2016 Net Sales Increased 7%



Same-Store Sales Increased 2.20%

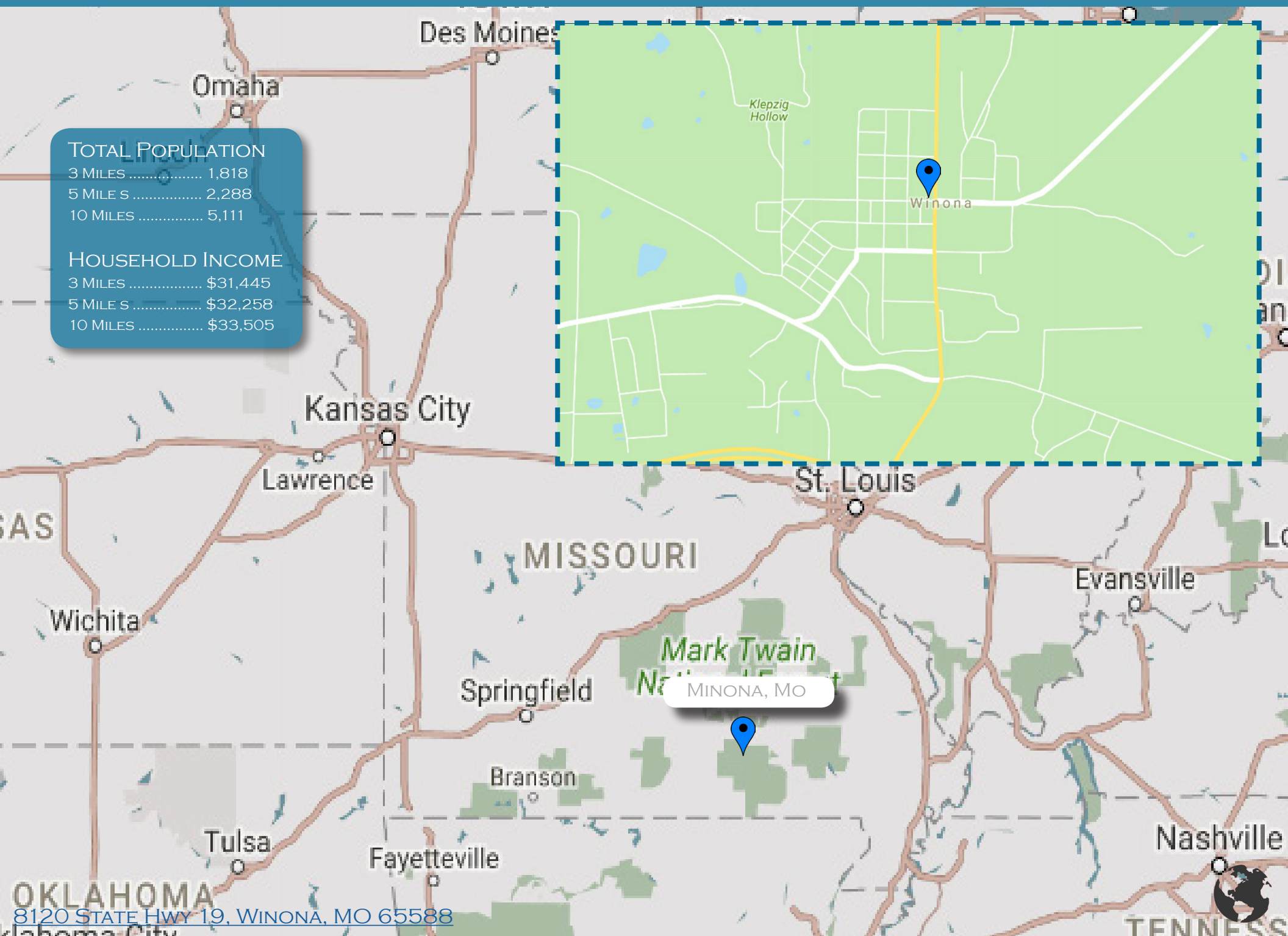


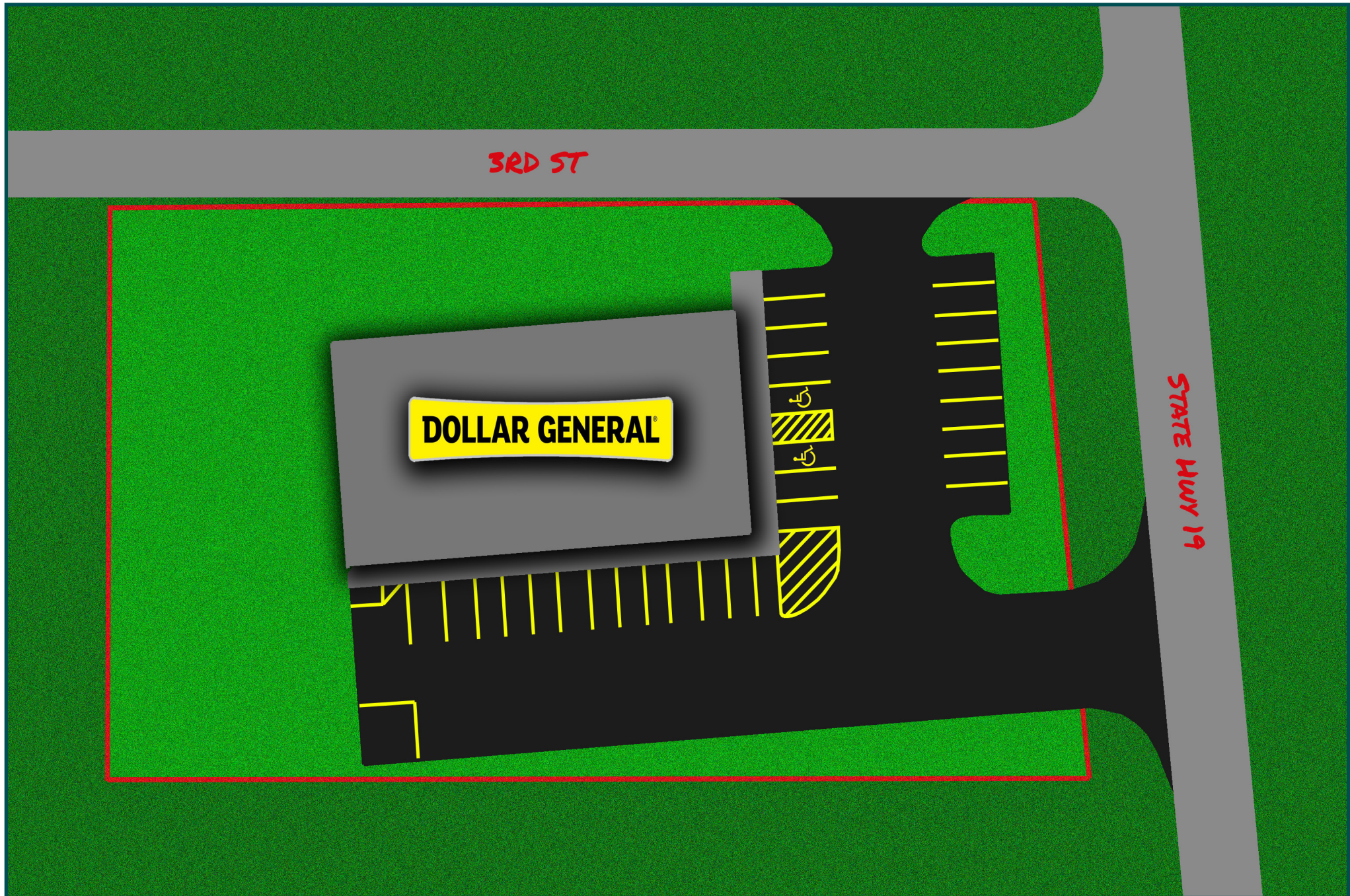
Gross Profit Rate was 30.6% in Q1 2016

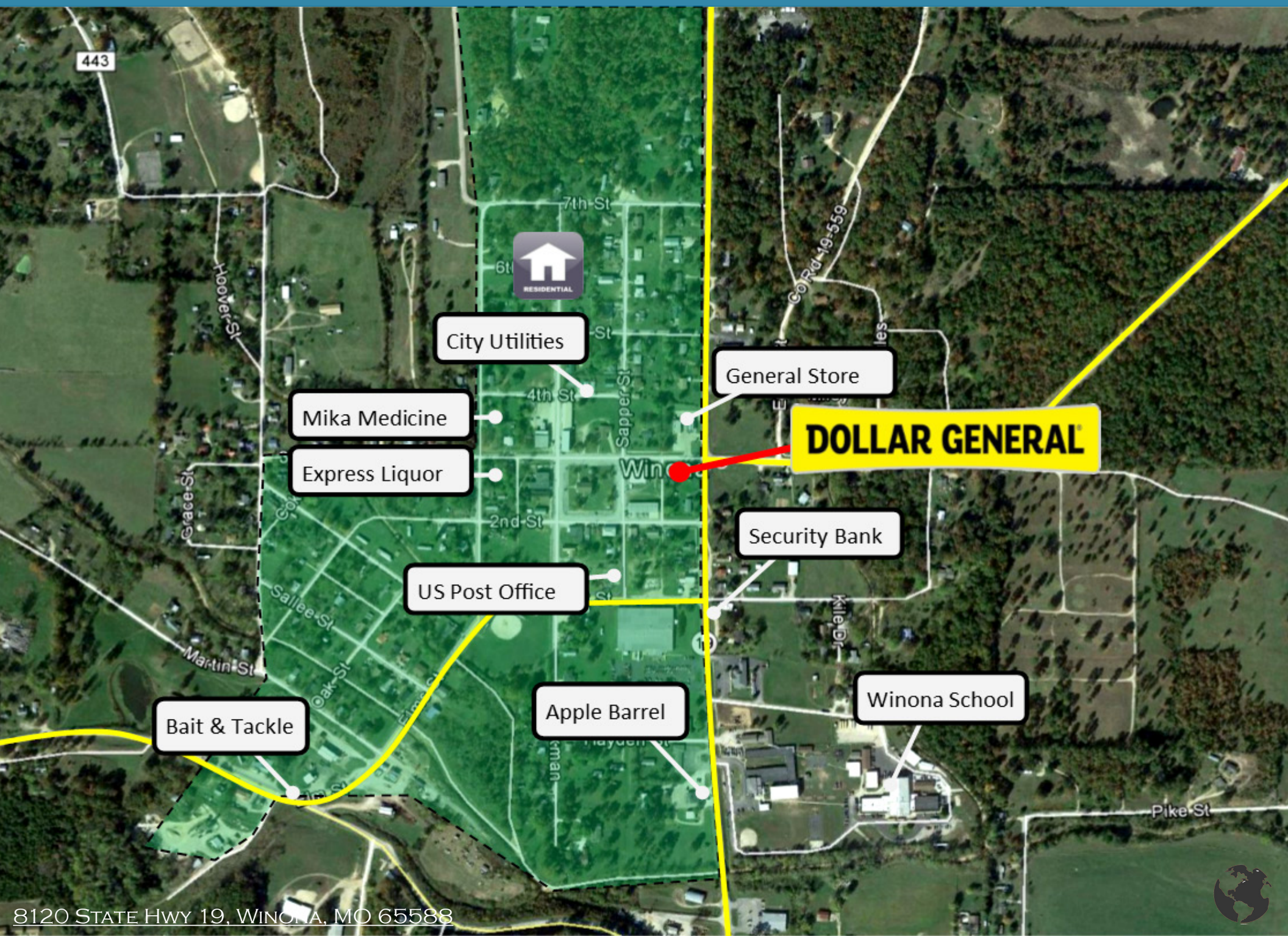


Ranked #139 on Fortune 500









Winona, MO

Winona is a city in Shannon County, Missouri. The population was 1,335 at the 2010 census. A post office called Winona has been in operation since 1888. The community was named after Winona, Minnesota, the native home of an area lumberman.

As of the census of 2000, there were 1,290 people, 525 households, and 343 families residing in the city. The population density was 342.4 people per square mile. There were 587 housing units at an average density of 155.8 per square mile. In the city the population was spread out with 30.4% under the age of 18, 8.2% from 18 to 24, 26.1% from 25 to 44, 21.3% from 45 to 64, and 14.0% who were 65 years of age or older. The median age was 34 years. For every 100 females there were 87.2 males. For every 100 females age 18 and over, there were 81.4 males.

There are over 110 businesses within ten miles of the site, with three top industries being Retail, Sales & Service. Residents living within a 3 mile radius are expected to spend over \$15.5 Million on consumer products in the calendar year of 2017. Given that this Dollar General has very little competition, the site is expected to continue to be a very profitable location for Dollar General.



POPULATION	3 MILE	5 MILE	10 MILE
2016 TOTAL POPULATION	1,818	2,288	5,111
2021 POPULATION	1,801	2,226	5,064
AVERAGE AGE	38.00	39.00	40.70
HOUSEHOLDS			
2016 TOTAL HOUSEHOLDS	717	907	2,069
HOUSEHOLD INCOME	\$31,455	\$32,258	\$33,505
AVERAGE HH VEHICLES	2.00	2.00	2.00
AVERAGE HH SIZE	2.50	2.50	2.40
HOUSING			
MEDIAN HOME VALUE	\$71,919	\$72,598	\$78,735

