

# NEW DOLLAR GENERAL

15 YEAR ABSOLUTE NNN LEASE

*RENT INCREASE IN YEAR 11*



257 131ST AVE SE, GWINNER, ND 58040

REPRESENTATIVE STORE - NOT ACTUAL 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	\$1,131,428
CAP RATE	7.00%
CURRENT NOI	\$79,200
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 Gwinner, ND. The property is encumbered with a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The Lease contains a 3% bump in year of 11 of the term. The lease contains Four (5) Yr. Options to renew, each with a 10% rental rate increase. The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of “BBB”, which is classified as Investment Grade. The store is open with rent having commenced on 2/6/2017.

This Dollar General is highly visible and is strategically positioned in Gwinner, ND. The ten mile population from the site exceeds 2,500 while the one mile median household income exceeds \$69,000 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 7.00% cap rate based on NOI of \$79,200.



Representative Store - Not Actual Store

- Brand New Absolute NNN Lease
- Rare 3% Bump in Year 11
- Zero Landlord Responsibilities
- 15 Year Term | Four (5 Year) Options
- One Mile Household Income \$69,025
- Ten Mile Population Exceeds 2,500
- Only Investment Grade Dollar Store



YEAR BUILT	2017
STORE STYLE	PROTOTYPE
ACREAGE	+/- 1.52 ACRES
SQUARE FEET	9,100
FOUNDATION	CONCRETE BLOCK
ROOF	STANDING SEAM ROOF
HVAC	ROOF MOUNTED
PARKING	ASPHALT
ZONING	COMMERCIAL
STORE STATUS	NEW LOCATION
OWNERSHIP TYPE	FEE SIMPLE

TENANT	DOLGENCORP, LLC
GUARANTOR	DOLLAR GENERAL CORPORATION
TRADE NAME	DOLLAR GENERAL
STOCK SYMBOL	DG (NYSE)
ADDRESS	257 131ST AVE SE, GWINNER, ND 58040
LEASE TYPE	ABSOLUTE NNN
PRIMARY TERM	FIFTEEN (15) YEARS
RENT START	2/6/2017
RENT END	2/28/2032
ANNUAL RENT	\$79,200
RENT INCREASES	3% IN YEAR 11 & 10% AT OPTIONS
OPTION PERIODS	FOUR (4) FIVE (5) YEAR OPTIONS
WEBSITE	<a href="http://WWW.DOLLARGENERAL.COM">WWW.DOLLARGENERAL.COM</a>



Representative Store - Not Actual Store

[257 131ST AVE SE, GWINNER, ND 58040](http://257_131st_ave_se_gwinner_nd_58040)

RENT SCHEDULE

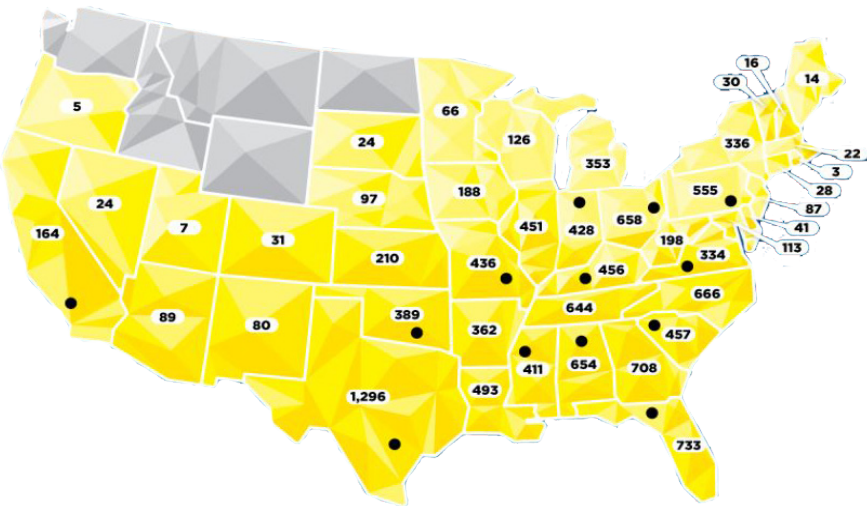
LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP	YIELD
1-10	\$79,200	\$6,600	-	7.00%
11-15	\$81,468	\$6,789	3%	7.20%
16-20 (OPTION 1)	\$89,736	\$7,478	10%	7.93%
21-25 (OPTION 2)	\$98,712	\$8,226	10%	8.72%
26-30 (OPTION 3)	\$108,576	\$9,048	10%	9.59%





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, an 11 spot jump from the previous year ranking.



“Investment Grade” S&P Rating of BBB



\$20.4 Billion in Sales in Fiscal 2016



1st Quarter 2017 Net Sales Increased 6.50%



Same-Store Sales Increased 0.7% Q1 16-17

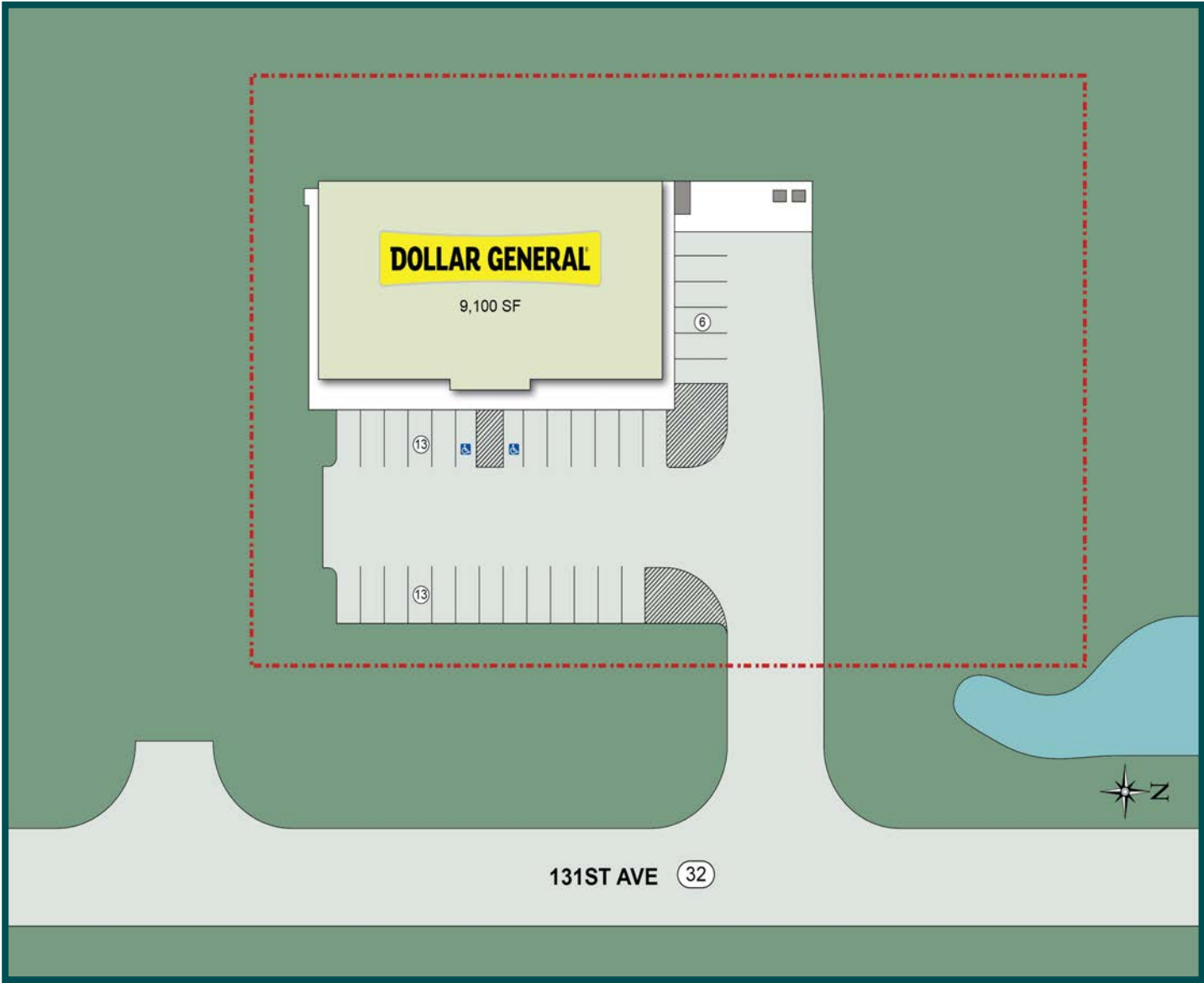


Gross Profit Rate was 30.3% in Q1 2017



Ranked #128 on Fortune 500





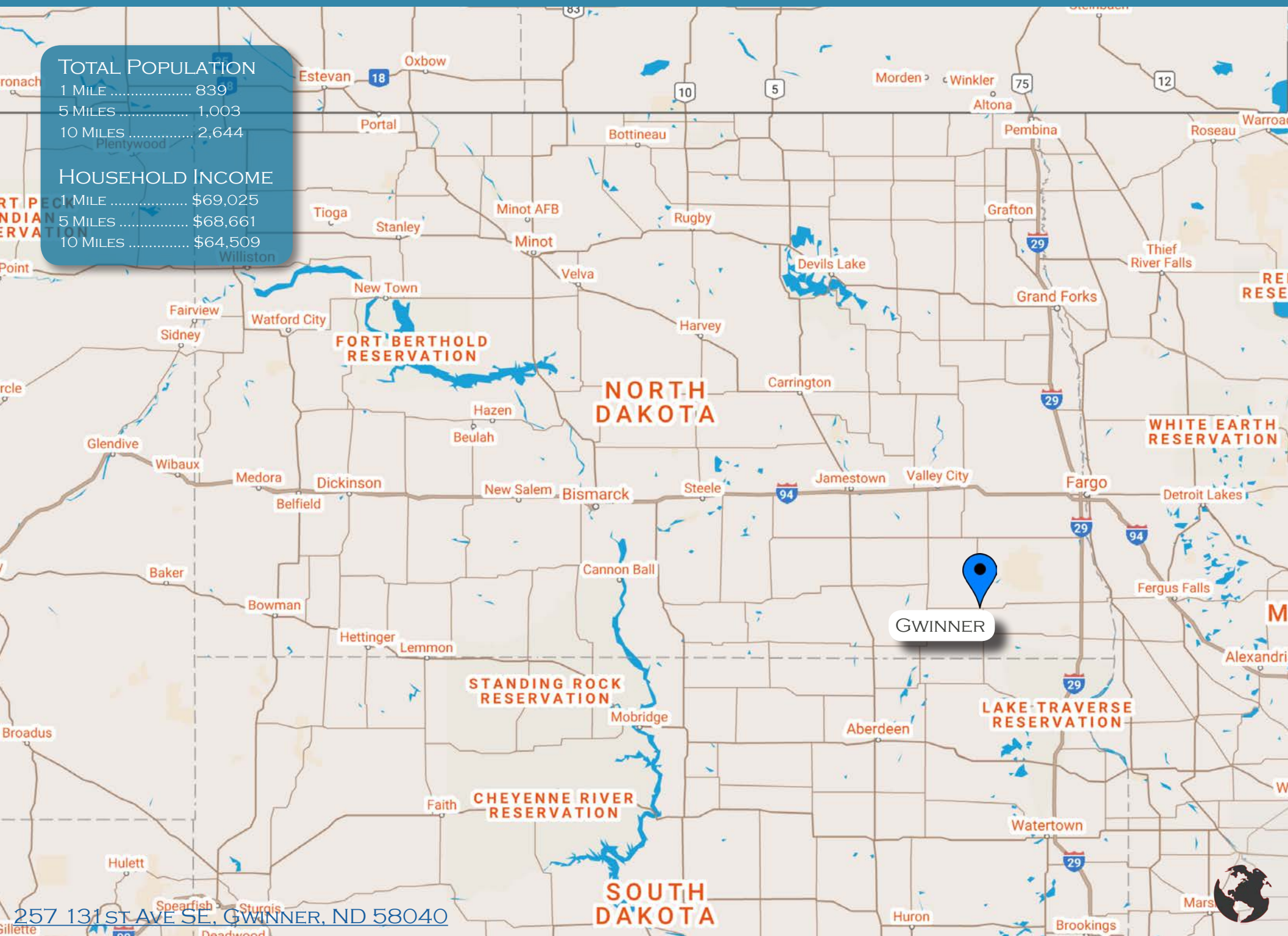


TOTAL POPULATION

1 MILE .....	839
5 MILES .....	1,003
10 MILES .....	2,644

HOUSEHOLD INCOME

1 MILE .....	\$69,025
5 MILES .....	\$68,661
10 MILES .....	\$64,509









1,145 CARS PER DAY

**DOLLAR GENERAL**

CROSS ROADS MOTEL

AW DIESEL SERVICE

1,618 CARS PER DAY

TEALS MARKET

HANSEN LUMBER

**Bobcat**

GWINNER AIRFIELD

NORTH SARENT SCHOOL

257 131ST AVE SE, GWINNER, ND 58040





# Gwinner, ND

The City of Gwinner is a progressive community located in Southeastern North Dakota. Gwinner is the largest city in Sargent County with a population of over 850 citizens. Gwinner has an active business community with manufacturing and agriculture being the backbone of our local economy. Gwinner is proud to be the home of Bobcat Company. Bobcat is one of the largest employers in North Dakota and provides a wealth of economic stability to Gwinner and the entire region.

The residents of Gwinner enjoy a lively small town atmosphere with many services and plenty of activities for people of all ages. With several up-to-date parks, 9-hole golf course, summer youth programs, a swimming pool, fitness center, and bike paths; there's plenty to keep the active person busy. There are many civic, church, and social group activities to keep the calendar full! The City of Gwinner is proud of the many recent changes made around the community. Striving to make Gwinner not only a place with great employment opportunities, but a GREAT place to call HOME!

There are over 181 businesses within 10 miles of the site, with three top industries being Agriculture, Retail and Public Administration. Residents living within a 10 mile radius are expected to spend over \$30 Million on consumer products this year. 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	1 MILE	5 MILE	10 MILE
2017 TOTAL POPULATION	839	1,003	2,644
TOTAL BUSINESSES	33	70	181
AVERAGE AGE	39.50	40.20	41.50
HOUSEHOLDS			
2017 TOTAL HOUSEHOLDS	351	422	1,120
HOUSHOLD INCOME	\$69,025	\$68,661	\$64,509
AVERAGE HH VEHICLES	2.00	2.00	2.00
AVERAGE HH SIZE	2.40	2.40	2.30
HOUSING			
MEDIAN HOME VALUE	\$90,356	\$95,369	\$103,160

