

NET LEASE INVESTMENT OFFERING



FORTIS NET LEASE
INVESTMENT REAL ESTATE SERVICES

Dollar General

5640 W Cleveland Rd
Middleton, MI 48856

Lease Guarantor: Dollar General Corp (S&P: Investment Grade BBB)
Asking Price: \$1,227,878
Cap Rate: 6.60%
Lot Size: 1.00 +/- SF
Building: 9,100 SF
Lease Term: 15 Years
Options: Four, (5) Year Renewals, 10% Rent Increase at Each
Lease Type: Absolute NNN - Tenant pays Taxes, CAM, Insurance, Roof & Structure.
Rent Start Date: 7/2/2017
Rent End Date: 7/31/2032
Architecture: Prototype
Rent Schedule: Years 1-15 \$81,040

Demographics:	2 Miles	3 Miles	5 Miles
Population	1,144	1,916	3,046
Median Household Income	\$47,656	\$52,845	\$56,922



