

NET LEASE INVESTMENT OFFERING



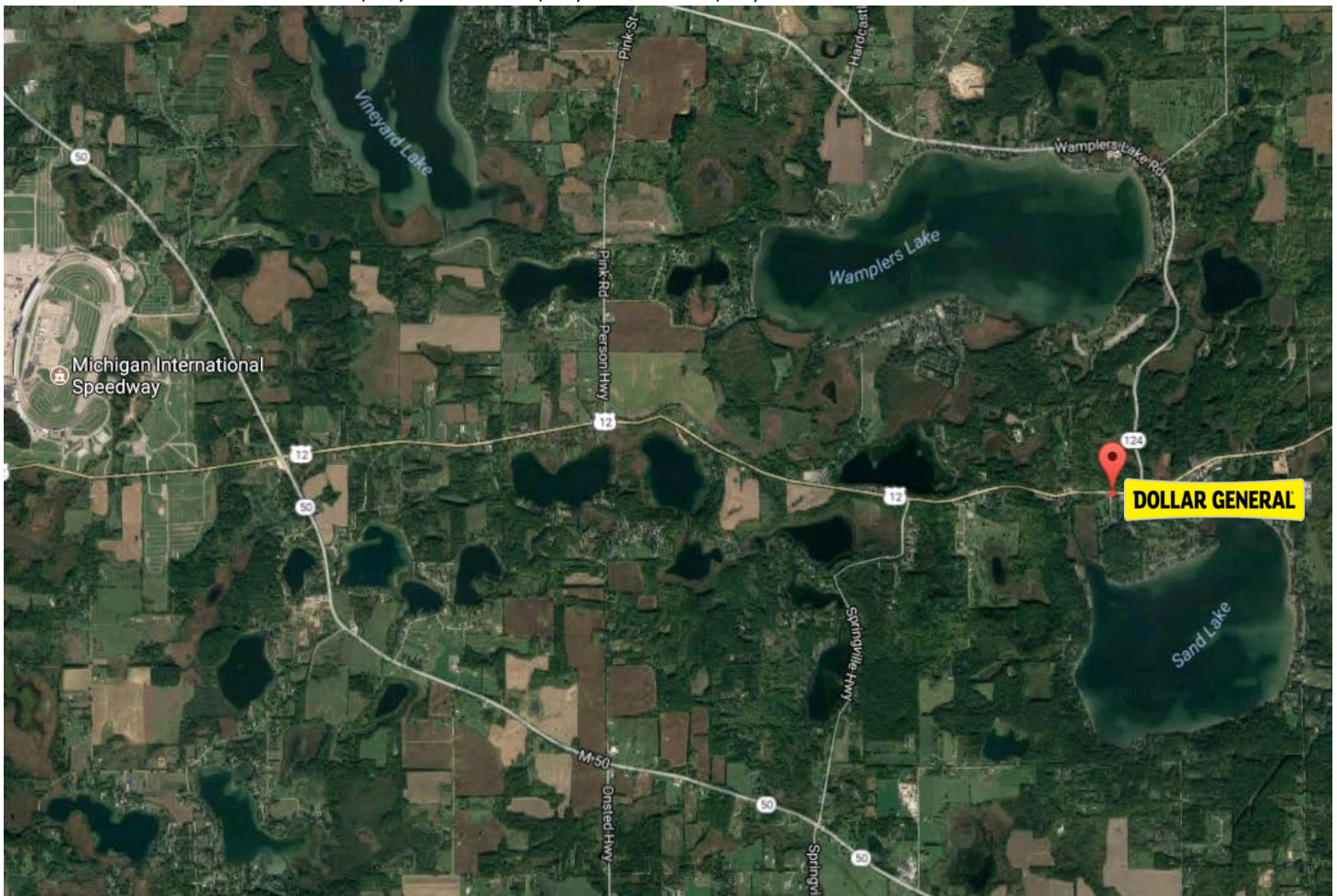
FORTIS NET LEASE
INVESTMENT REAL ESTATE SERVICES

Dollar General

7741 W US-12
Onsted, MI 49265

Lease Guarantor: Dollar General Corp (S&P: Investment Grade BBB)
Asking Price: \$1,314,712
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: 9/16/2017
Rent End Date: 9/30/2032
Architecture: Prototype
Rent Schedule: Years 1-15 \$86,771

Demographics:	2 Miles	3 Miles	5 Miles
Population	2,554	5,140	11,337
Median Household Income	\$53,427	\$58,579	\$54,229



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