

NET LEASE INVESTMENT OFFERING



FORTIS NET LEASE
INVESTMENT REAL ESTATE SERVICES

Dollar General

5455 W Isabella Rd
Shepherd, MI 48883

Lease Guarantor: Dollar General Corp (S&P: Investment Grade BBB)
Asking Price: \$1,353,818
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 \$89,352

Demographics:	3 Miles	5 Miles	10 Miles
Population	2,186	4,717	44,416
Median Household Income	\$51,931	\$52,319	\$38,922



