

- RARE 3% BUMP IN PRIMARY TERM
- FIVE MILE POPULATION OF 50K+
- CONCRETE PARKING LOT



Actual Photo

15 YEAR LEASE DOUBLE NET (NN) | CORPORATE GUARANTEE
37 Nandina Dr. Sumter, SC 29153

Click Image For Online
Property Map



DISCLOSURE :

All materials and information received or derived from Fortis Net Lease (hereinafter collectively referred to as "FNL"), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by FNL its directors, officers, agents, advisors, or affiliates as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither FNL its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. FNL will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. FNL makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. FNL does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

ANDREW BENDER

Investment Advisor

248.419.3657

Abender@fnlre.com

COREY BUNCH

Investment Advisor

248.419.3627

Cbunch@fnlre.com

BEN SCHULTZ

Senior Director

248.254.3409

BSchultz@fnlre.com

BRYAN BENDER

Managing Director

248.419.3810

Bbender@fnlre.com

Fortis Agents Cooperate
Click Here To Meet



DOLLAR GENERAL

INVESTMENT SUMMARY

List Price: \$944,305
Current NOI: \$72,711.48
Initial Cap Rate: 7.69%
Land Acreage: 1.41
Year Built: 2010
Building Size: 9,014 SF
Google Aerial Map: Click [HERE](#)
Google Street View: Click [HERE](#)

LEASE SUMMARY

Lease Type: 15 Year NN
Taxes, CAM*, Insurance: Tenant Responsibility
Structure, Roof & Parking: Landlord Responsibility
Rent Commencement: May 26th, 2010
Rent Expiration: May 31st, 2025
Term Remaining: 7.66 Years
Rent Increases: 3% in year 11, 10% at Each Option
Option Periods: Five, Five Year Options
Lease Guarantor: Dollar General Corporation

*CAM reimbursement of \$400/p month.
*CAM is fully reconciled with DG at end of year.

INVESTMENT HIGHLIGHTS

- Built to Suit 9,014 SF Dollar General Store
- NN 15 Year Lease with Minimal Landlord Responsibilities
- Five, Five Year Options | 10% Rent Increases at Each Option
- Corporate Guarantee | “BBB” S&P Rating
- 3% bump in year 11 of base primary term
- Concrete Parking Lot

LOCATION HIGHLIGHTS

- Located at the Intersection of Nandina & Main St. | 8,400+ VPD
- Population Within 5 Miles Exceeds 57,000 Residents
- Average Household Income Exceeds \$53,000 Within 5 Miles
- Median Home Value Exceeds \$108,000 Within 5 Mile
- Located 30 Miles east of Columbia, SC

Year	Monthly Rent	Annual Rent	% Increase
1-10 Years	\$6,059.29	\$72,711.48	
11-15 Years	\$6,241.07	\$74,892.04	3%
Option 1	\$6,865.18	\$82,381.24	10%
Option 2	\$7,551.70	\$90,619.37	10%
Option 3	\$8,306.86	\$99,682.32	10%
Option 4	\$9,137.55	\$109,650.60	10%



INVESTMENT OVERVIEW

Fortis Net Lease is pleased to present this 9,014 SF Dollar General store located in Sumter, SC. The property is encumbered with a Fifteen (15) Year NN Lease, leaving minimal landlord responsibilities. The lease has a 3% bump in year 11 of the primary term, The lease also contains Five (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. This Dollar General is highly visible as it is strategically positioned on the corner of Nandina & N Main St. The landlord is responsible for the capital repair and replacement to the roof, structure, and parking lot.

The five mile population from the site exceeds 50,000 while the one mile median household income exceeds \$31,000 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 brand new 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 7.70% cap rate based on NOI of \$72,711.

TENANT OVERVIEW

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. 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.

Representative Photo

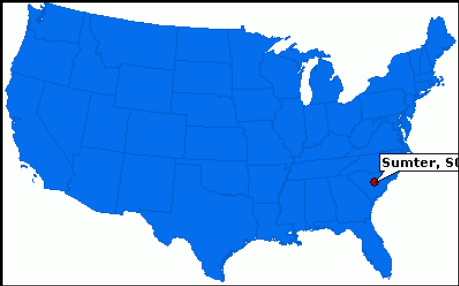


Sumter, SC

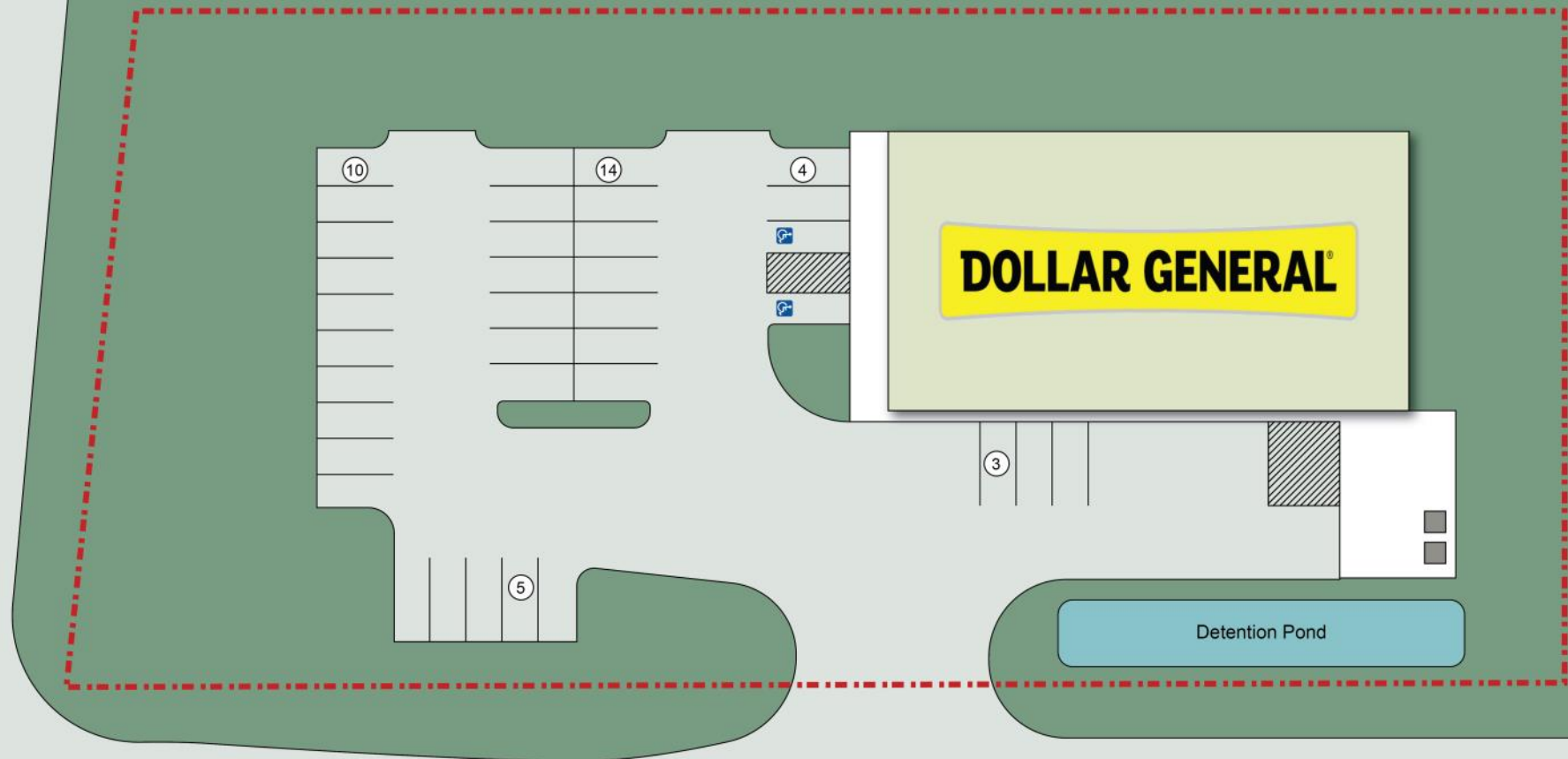
Sumter was born of backcountry settlements where early patriots fought for our nation's freedom. We were named from Thomas Sumter, the fighting Gamecock of the American Revolution. Even today the heroes of the Sumter community stand and ready to defend our country. We embrace our friends and neighbors of the Air Force and Army who work every day to make America safe.

Sumter is a community of connections where deep family roots combine with a welcoming spirit. They are the perfect combination of small town warmth and city amenities. Sumpter celebrates the simple beauty of a stunning rural landscape, of a swan gliding across our storied gardens, of a clock tower standing sentinel over our historic and revitalizing downtown.

Sumpter has a proud past and play an important role on the world stage. Yet, they look to the future with ambitious goals to provide the best for their children, to constantly improve their community, and to foster ongoing success. Sumter, South Carolina. Uncommon Patriotism, Progressive Spirit.



15
N MAIN ST



NANDINA DR



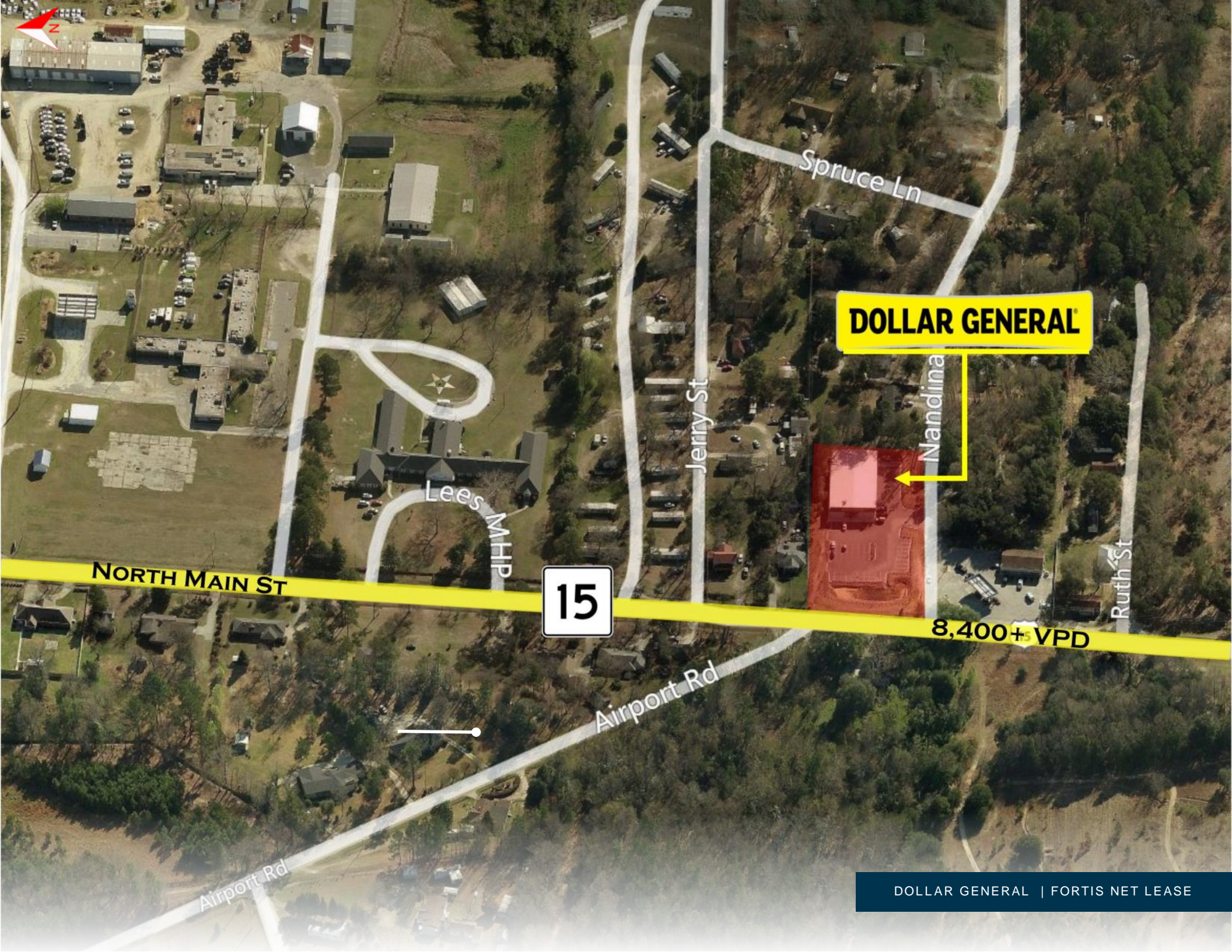
DOLLAR GENERAL

Sumter County
Sheriff's Office

Northwoods
Senior Living

Dollar General

BP
Young's Food Stores



DOLLAR GENERAL

NORTH MAIN ST

15

8,400+ VPD

Spruce Ln

Jerry St

Lees MHP

Nandina

Ruth St

Airport Rd

Airport Rd



57,000 People Live
Within 5 Miles



Average
Household
Income
Exceeds
\$53,000
Within 5
Miles

Mulberry



East Sumter

Sumter

Millwood

South Sumter



CRYSTAL LAKE
GOLF COURSE

DOLLAR GENERAL®

SUMTER MALL



76

521

MORRIS COLLEGE

15

CROSSWELL DRIVE ELEMENTARY SCHOOL

UNIVERSITY OF SOUTH CAROLINA-SUMTER



SUMTER

76



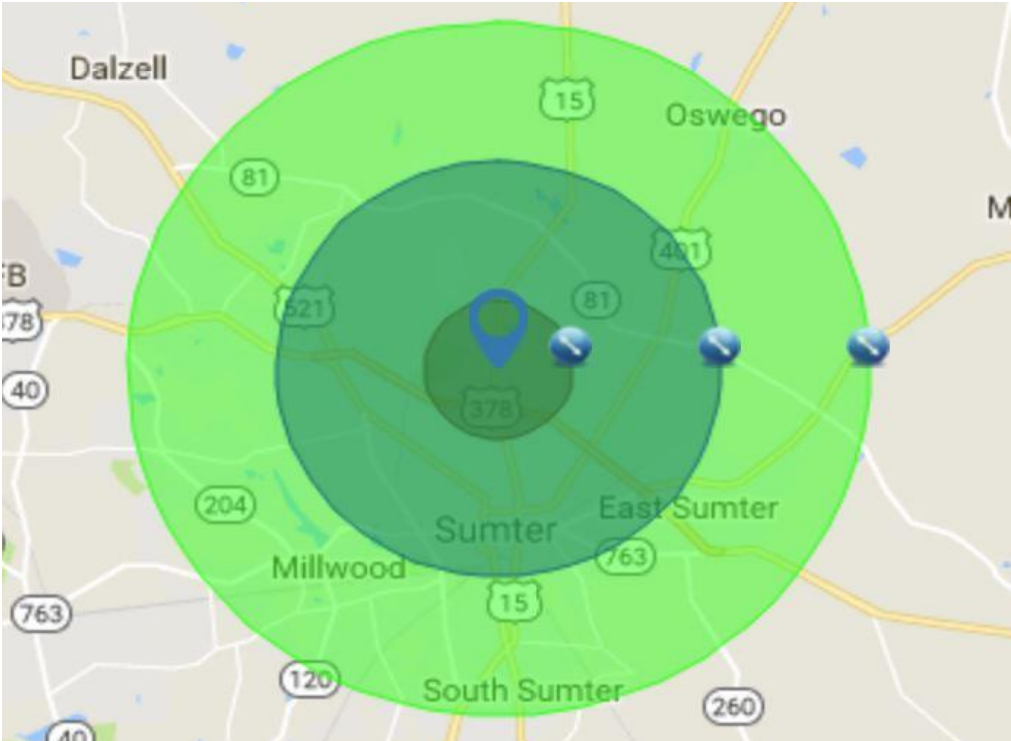
HUNTINGTON PLACE APARTMENTS

521

BATES MIDDLE SCHOOL

DOLLAR GENERAL | FORTIS NET LEASE

Population	1 Mile	5 Mile	10 Mile
2017 Total Population:	3,115	50,250	91,445
2022 Population:	3,109	50,011	91,190
Average Age:	34.40	38.10	37.50
Households			
2017 Total Households:	963	19,573	34,636
Median Household Inc:	\$31,821	\$39,787	\$42,497
Avg Household Size:	2.60	2.50	2.60
2017 Avg HH Vehicles:	1.00	2.00	2.00
Housing			
Median Home Value:	\$60,519	\$108,326	\$110,059
Median Year Built:	1966	1975	1980



Population:	1 Mile	5 Mile	10 Mile
2022 Projection	3,109	50,011	91,190
2017 Estimate	3,115	50,250	91,445
2010 Census	3,077	50,332	90,680
2017 Population Hispanic Origin	112	2,098	3,825
2017 Population by Race:			
White	620	22,375	45,060
Black	2,437	26,081	42,693
Am. Indian & Alaskan	8	224	449
Asian	10	751	1,369
Hawaiian & Pacific Island	2	62	128
Other	37	757	1,746
U.S. Armed Forces:	13	693	2,415
Households:			
2022 Projection	961	19,474	34,530
2017 Estimate	963	19,573	34,636
2010 Census	950	19,618	34,360
Owner Occupied	512	11,910	22,841
Renter Occupied	451	7,663	11,795
2017 Avg Household Income	\$38,012	\$53,076	\$54,216
2017 Med Household Income	\$31,821	\$39,787	\$42,497
2017 Households by Household			
<\$25,000	324	5,493	8,721
\$25,000 - \$50,000	433	6,435	11,047
\$50,000 - \$75,000	112	3,394	6,814
\$75,000 - \$100,000	51	2,277	4,581
\$100,000 - \$125,000	24	847	1,652
\$125,000 - \$150,000	9	430	809
\$150,000 - \$200,000	6	338	561
\$200,000+	3	360	451





FORTIS NET LEASE

INVESTMENT REAL ESTATE SERVICES



ANDREW BENDER
Investment Advisor

248.419.3657
Abender@fnlre.com

COREY BUNCH
Investment Advisor

248.419.3627
Cbunch@fnlre.com

BEN SCHULTZ
Senior Director

248.254.3409
BSchultz@fnlre.com

BRYAN BENDER
Managing Director

248.419.3810
Bbender@fnlre.com