



FORTIS NET LEASE
INVESTMENT REAL ESTATE SERVICES



SINGLE TENANT ABSOLUTE NNN DOLLAR GENERAL
2365 MS-15, WOODLAND, MISSISSIPPI 39776

[2365 MS-15, Woodland, Mississippi | Online Map](#)

OFFERING MEMORANDUM

DOLLAR GENERAL | FORTIS NET LEASE

DISCLOSURE :

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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.

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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.

EXCLUSIVELY LISTED BY:

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Dollar General—Woodland, MS

Fortis Agents Cooperate
Click Here To Meet
The Team



INVESTMENT SUMMARY

List Price:	\$1,062,800
Net Operating Income:	\$74,396
Initial Cap Rate:	7.0%
Building Size:	9,100 Square Feet
Rent PSF	\$8.18
Lot Size:	1.37 Acres
Year Built:	2017
Google Aerial Map:	Click HERE
Google Street View:	Click HERE

LEASE SUMMARY

Lease Type:	Absolute NNN
Taxes/CAM/Insurance:	Tenant Responsibility
Roof/Structure:	Tenant Responsibility
Rent Commencement:	March 2017
Rent Expiration:	March 2032
Term Remaining:	14+ Years
Options:	5, 5-Year Options
Rent Increases:	10% at Each Option Period
Lease Guarantor:	Dollar General Corporation

INVESTMENT HIGHLIGHTS

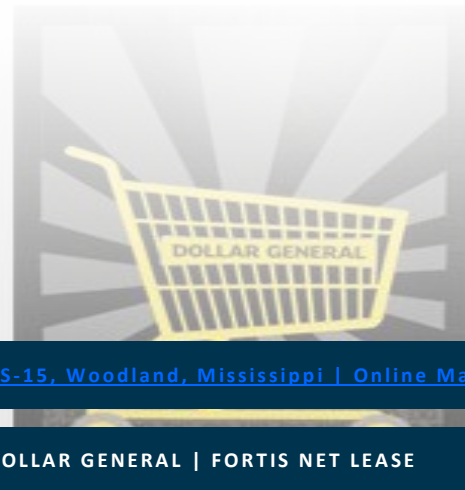
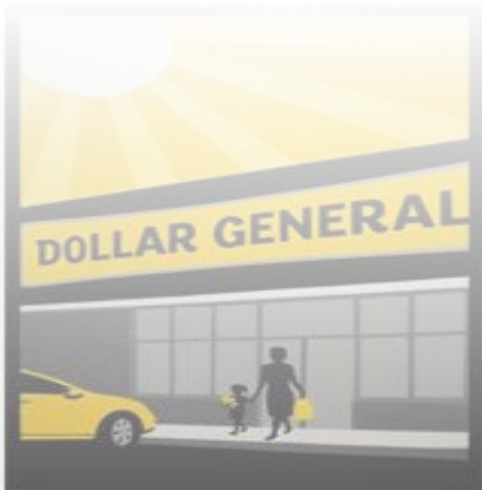
- Absolute NNN Lease | Requires Zero Landlord Responsibility
- Rent Increases 10% at Each of the 5, 5 Year Option Periods
- Corporate Guarantee by Dollar General | S&P Rating: "BBB"
- Brand New 15 Year Lease Commenced in March 2017
- Building was Built-to-Suit DG and was Completed March 2017

LOCATION HIGHLIGHTS

- Population Exceeds 8,100 w/in a 10 Mile Radius of Property
- Average Household Income Exceeds \$49,000 w/in a 5 Mile Radius
- Average Daily Traffic: 2,600+ Cars Per Day

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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 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. 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. 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.



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DOLLAR GENERAL

2365 Mississippi 15

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Topashaw Farms
Potato Shed

389

15

341

15

DOLLAR GENERAL®

2365 Mississippi 15

Sparta

340

341

15

46

Mantee

Hohenlinden

389

Montpelier

46

389

46

389

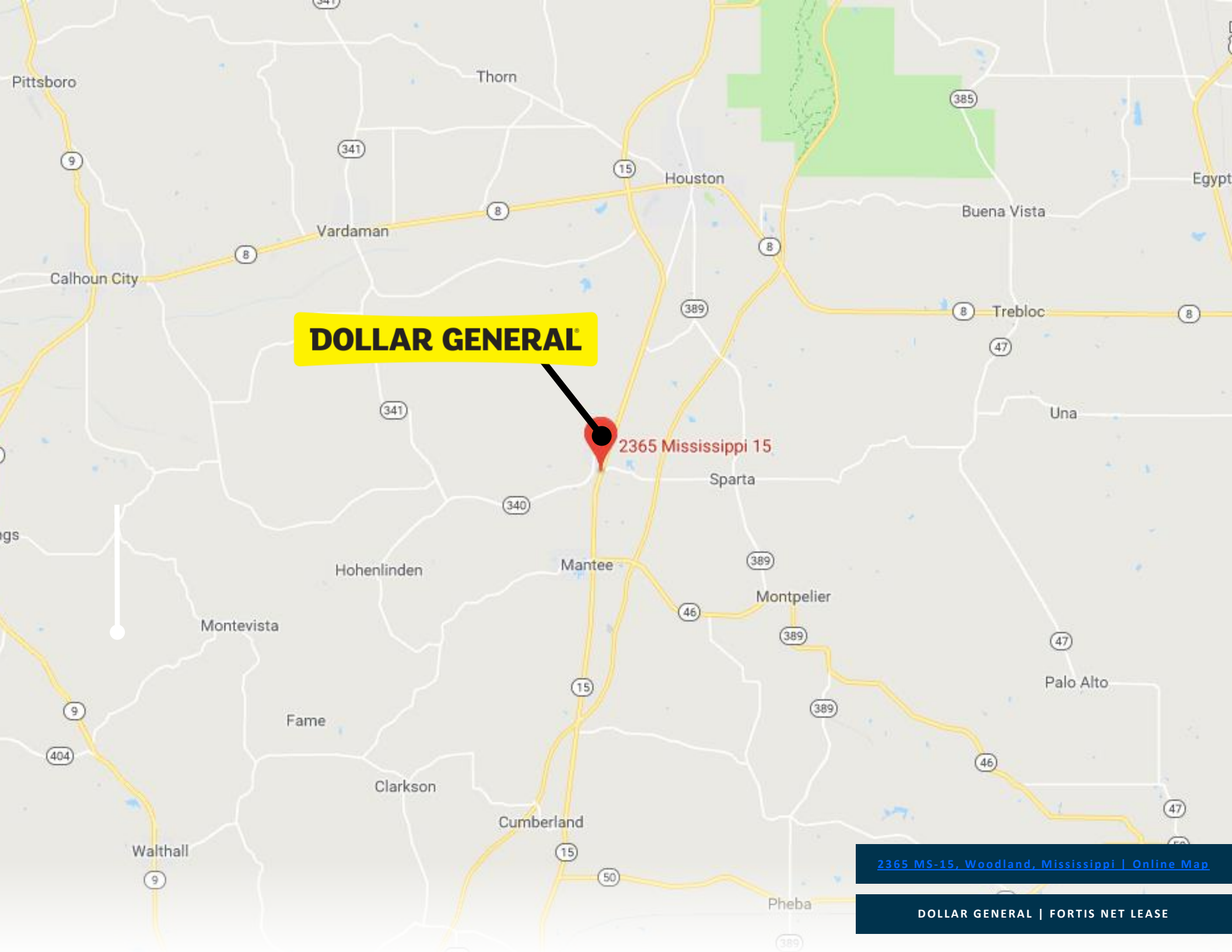
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8,100 People Live
Within 10 Miles



Average
Household
Income
Exceeds
\$49,000
Within 5
Miles

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2365 Mississippi 15

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DEMOGRAPHICS

Radius	3 Mile	5 Mile	10 Mile
Population:			
2022 Projection	875	1,922	8,023
2017 Estimate	892	1,961	8,112
2010 Census	948	2,096	8,339
2017 Population Hispanic Origin	16	49	325
2017 Population by Race:			
White	544	1,205	5,307
Black	335	731	2,651
Am. Indian & Alaskan	1	4	26
Asian	3	6	45
Hawaiian & Pacific Island	0	0	5
Other	8	15	76
U.S. Armed Forces:	0	0	1
Households:			
2022 Projection	332	730	3,028
2017 Estimate	338	744	3,062
2010 Census	360	797	3,184
Owner Occupied	276	609	2,359
Renter Occupied	61	135	703
2017 Avg Household Income	\$49,072	\$49,282	\$49,422



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