

NEW DOLLAR GENERAL

15 Year Absolute NNN lease



7753 M-123, Newberry, MI 49868

Representative Store

 **FORTIS NET LEASE**
INVESTMENT REAL ESTATE SERVICES

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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.

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INVESTMENT SUMMARY

Financial Overview

Market Price:	\$1,253,353
Cap Rate:	6.65% Cap
Price Per SqFt	\$138.86
Rent Per SqFt	\$9.23
Current Rent:	\$83,348.04
Expenses:	
<i>Taxes</i>	<i>\$0.00</i>
<i>Insurance</i>	<i>\$0.00</i>
<i>Maintenance</i>	<i>\$0.00</i>
Net Operating Income:	\$83,348.04

Lease Summary

Tenant:	Dolgencorp, LLC
Guarantor:	Dollar General Corporation
Lease Type:	Absolute NNN Lease
Lease Start:	6/15/2016
Lease End:	6/31/2031
Bumps:	None
Options:	Five (5 Yr.) Extensions
Opt. Bumps:	10% At Each Option
Maintenance:	None

Property Overview

Year Built:	2016
Store Status:	New
Acreage:	+/- 1.00 Acres
Square Feet:	9,026
Architecture:	Prototype
Foundation:	Concrete Block
Roof:	Standing Seam Roof
HVAC:	Roof Mounted
Parking:	Ample



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INVESTMENT OVERVIEW

Fortis Net Lease is pleased to present this 9,026 SF Dollar General store located in Newberry, MI. The property is encumbered with a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease 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. Construction is complete, the rent commenced on 6/15/2016.

This Dollar General will be highly visible and as it is strategically positioned M-123, a main thoroughfare in Newberry, MI. The five mile population from the site exceeds 4,500 while the one mile median household income exceeds \$39,000 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 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 6.65% cap rate based on NOI of \$83,348.04.

INVESTMENT & PROPERTY HIGHLIGHTS

ABSOLUTE NNN LEASE (ZERO RESPONSIBILITIES)

15 YEAR TERM □ FIVE (5 YR.) OPTIONS □ 10% BUMPS

HOUSEHOLD INCOME WITHIN 1 MILE OF \$39K

FIVE MILE POPULATION EXCEEDS 4,500

CORPORATE GUARANTEE □ "BBB"



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TENANT

Dollar General commands a chain of more than 12,000 discount stores in 40 states, primarily in the southern and eastern US, the Midwest, and the Southwest. Offering basic household items, such as cleaning supplies, health and beauty aids, as well as some apparel and food, it targets low-, middle-, and fixed-income shoppers. Although it has the word “dollar” in its name, Dollar General is not solely a dollar store. The company offers goods sold at set price points of penny items up to the range of 50 to 60 dollars. Some of its higher end items include over-the-counter medicines, seasonal products, pet supplies and pet food products, prepaid cell phones and accessories, and automotive supplies.

Cal Turner founded J. L. Turner & Son, Inc. in 1939, and opened the first Dollar General store in Scottsville, Kentucky in June 1955. Since then the company has grown into the country's largest small-box discount retailer. Stores are generally located in small towns off the radar of giant discounters. Its big-city stores (about 30% of its total) are situated in lower-income neighborhoods. Some 25% of its merchandise is priced at \$1 or less.

In 2007 Kohlberg Kravis Roberts & Co. (KKR) acquired Dollar General, privatized the company for restructuring, and took the company public again in 2009. The company ranks 175th within the Fortune 500 Companies. Fiscal 2015 revenues exceeded \$20.37 billion (up from 2015) with profits of \$1.17 billion (up from 2015). The company's current market value is estimated to be \$23.95 billion.

12,500+ LOCATIONS

2015 SALES:
\$20.37 BILLION

S & P CREDIT:
BBB INVESTMENT GRADE

COMPANY TYPE:
PUBLIC

RANKED 175th FORTUNE 500 LIST

2015 NET INCOME: \$1.17 BILLION

COMMON STOCK VALUE:
\$23.95 BILLION



PURE MICHIGAN®

10th Most Populated State

Increasing growth by creating 61,100 jobs in 2016 and 64,800 in 2017.

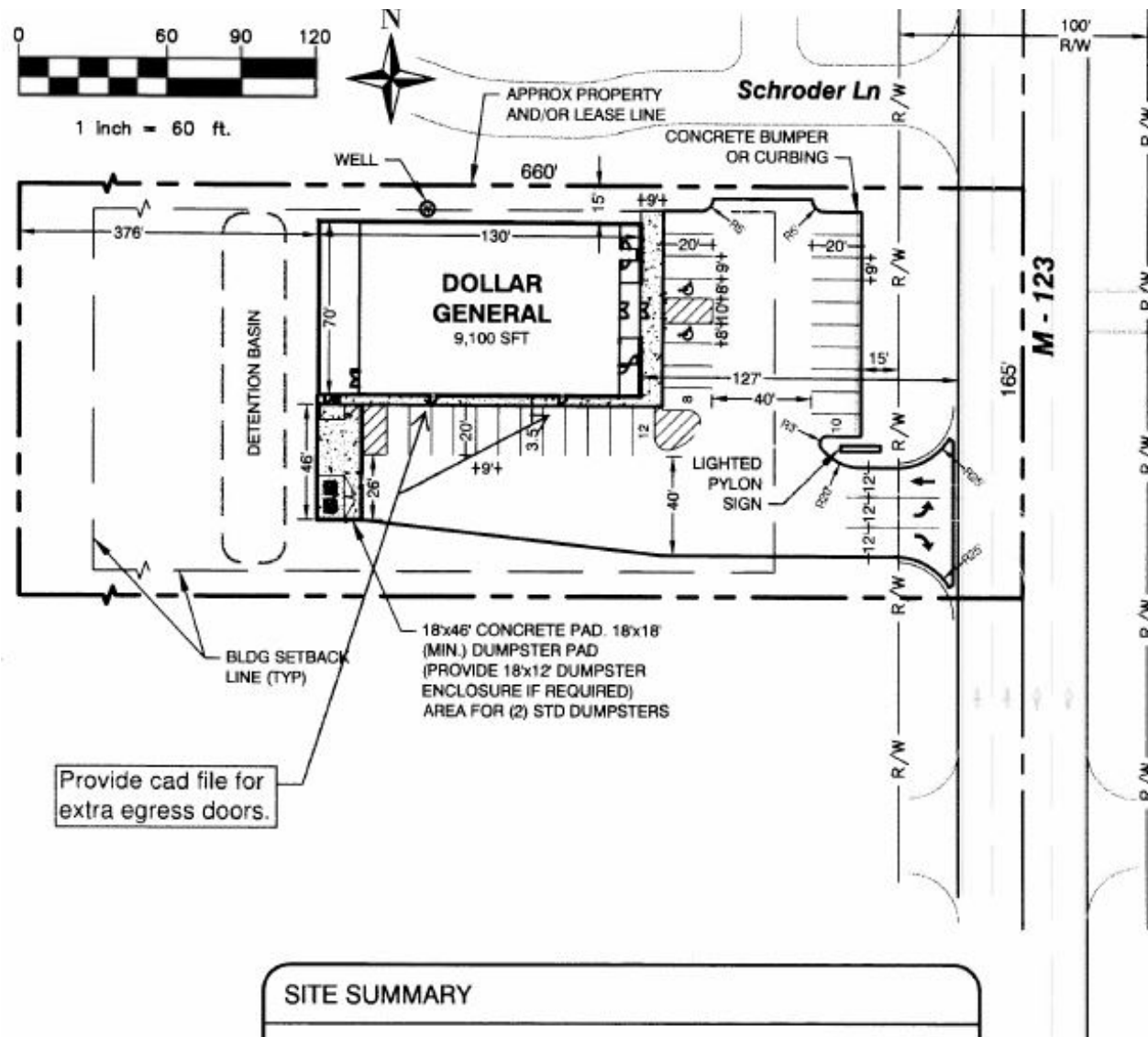
Construction has picked up in recent years and is expected to grow more substantially to 10,000 jobs per year from the end of 2014 through 2017.

The state's unemployment rate fell to 5.1% from 6.5%, as of November 2015. More progress is expected in 2016 when the rate is expected to drop to 4.8%.

| EXAMPLE PROPERTY PHOTOS |



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SITE SUMMARY

SITE AREA: 108,900 SF (2.50 AC)

SITE DIMENSIONS: 165' x 660'

ZONING: "C" COMMERCIAL

BUILDING SETBACKS:

FRONT: 50' FROM R/W

SIDE: 10'

REAR: 25'

BUILDING AREA: 9,100 SF

BUILDING COVERAGE: 8%

PARKING:

REQUIRED: 48 SPACES*

PROVIDED: 30 SPACES

* VARIANCE REQUIRED

IMPERVIOUS COVERAGE: 28%

LANDSCAPING:

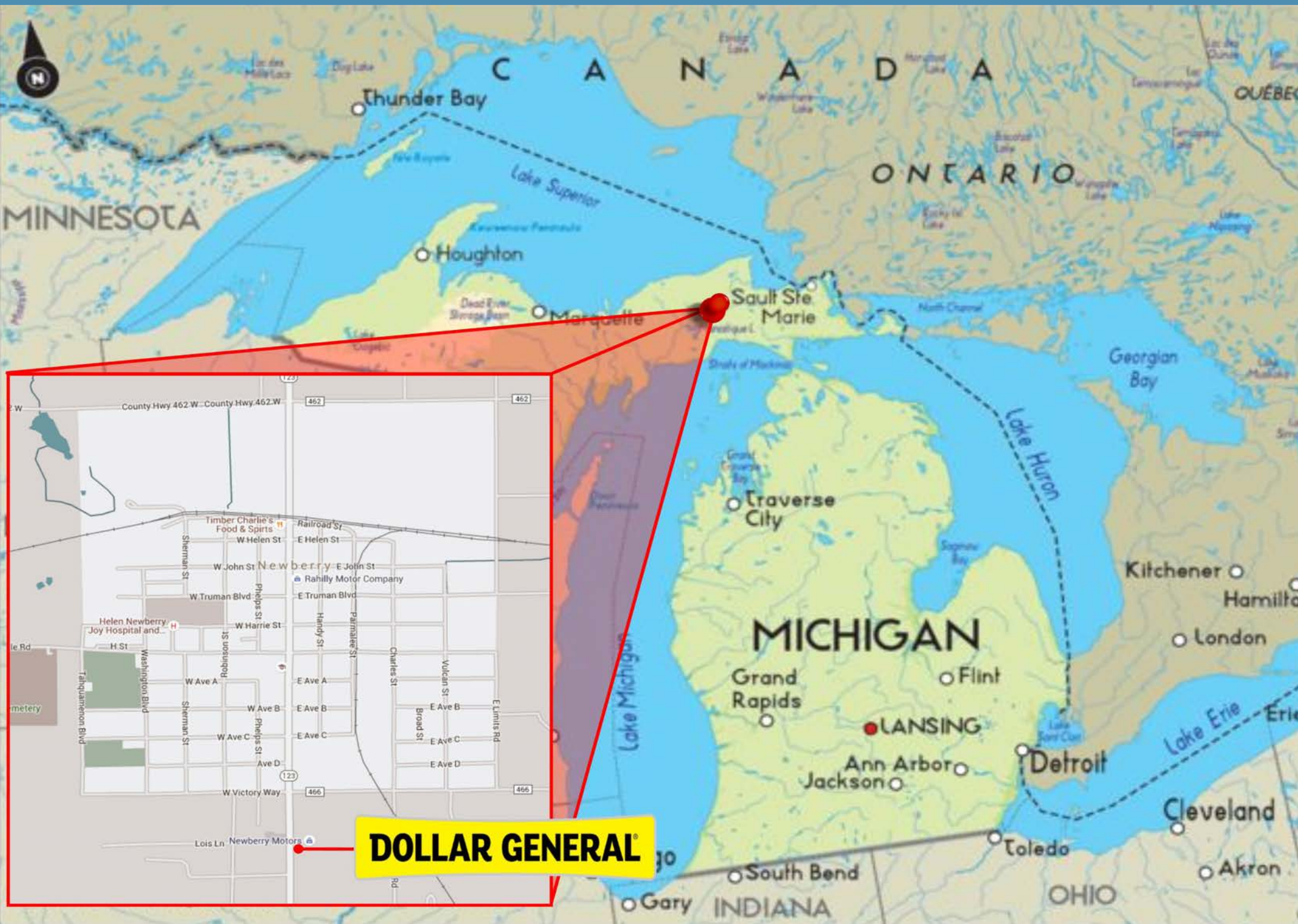
N/A

STORMWATER DETENTION REQUIRED:

COMPLY WITH MDOT / COUNTY

STORM WATER ORDINANCE

DIMENSIONS SHOWN ALONG PROPERTY,
RIGHT-OF-WAY AND/OR LEASE LINES ARE
PRELIMINARY AND SHOWN FOR
INFORMATIONAL PURPOSES ONLY

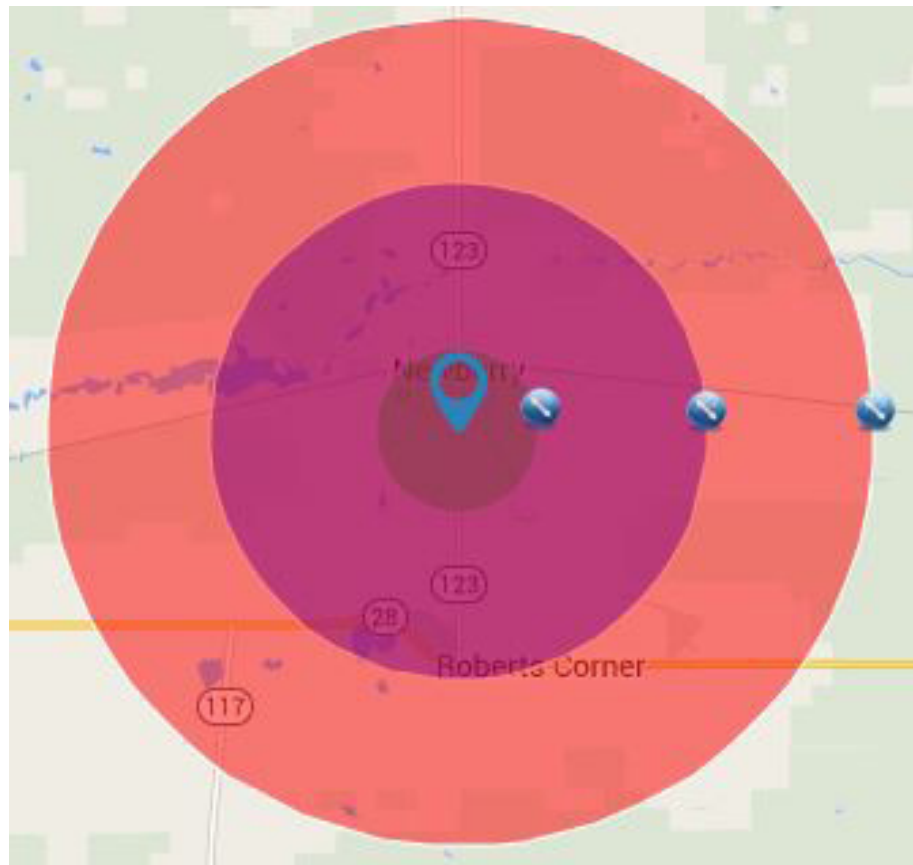






| DEMOGRAPHICS |

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
TOTAL POPULATION	3,089	3,995	4,518
TOTAL NUMBER OF HOUSEHOLDS	864	1,266	1,487
PERSONS PER HOUSEHOLD	2.20	2.20	2.20
MEDIAN HOUSE VALUE	\$58,662	\$61,103	\$63,888
MEDIAN HOUSEHOLD INCOME	\$39,073	\$36,894	\$39,604



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