



ACTUAL STORE

DOLLAR GENERAL

7685 N DIXIE HWY, BONNIEVILLE, KY 42713

30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334
248.254.3410
fortisnetlease.com

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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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Broker of Record:

Peter Barr, CCIM, SIOR

Block + Lot Real Estate, LLC

133 W. Short Street

Lexington, KY 40507

859.309.0099

License Number: 65116

INVESTMENT SUMMARY

List Price:	\$1,335,685
Current NOI:	\$93,498.00
Initial Cap Rate:	7.0%
Land Acreage:	1.09
Year Built	2013
Building Size:	9,100 SF
Price PSF:	\$146.78
Lease Type:	NNN
Lease Term:	15 Years
Average CAP Rate:	7.0%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,100 SF. Dollar General store located in Bonnieville, KY. The property is encumbered with a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains 5 (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. The store is open, with rent having commenced on 11/1/2013.

This Dollar General is highly visible as it is strategically positioned on N Dixie Hwy, which sees 3,615 cars per day. The five mile population from the site is 2,680 while the two mile average household income \$38,322 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 7.00% cap rate based on NOI of \$93,498.



PRICE \$1,335,685



CAP RATE 7.0%



LEASE TYPE NNN



TERM 15 Years

INVESTMENT HIGHLIGHTS

- 2013 BTS Dollar General Absolute NNN Lease
- Zero Landlord Responsibilities
- 15 Year Term / 5 (5 Year) Options
- Two Mile Household Income \$38,322
- Five Mile Population 2,680
- Consumer Spending Within Five Years \$22M+
- Investment Grade Dollar Store with "BBB" Credit Rating
- Dollar General Reported 28 Consecutive Quarter of Same Store Sales Growth

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$93,498	\$10.27
Gross Income	\$93,498	\$10.27

EXPENSE		PER SF
Expense	\$0	\$0.00
Gross Expenses	\$0	\$0.00

NET OPERATING INCOME	\$93,498	\$10.27
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PROPERTY SUMMARY

Year Built:	2013
Lot Size:	1.09 Acres
Building Size:	9,100 SF
Traffic Count:	3,615
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
HVAC	Ground Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	NNN
Primary Lease Term:	15 Years
Annual Rent:	\$93,498
Rent PSF:	\$10.27
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Tenant
Lease Start Date:	11/1/2013
Lease Expiration Date:	10/3/2028
Lease Term Remaining:	10 Years
Rent Bumps:	10% At Options
Renewal Options:	Five (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$21.96 BILLION



STORE COUNT:
15,000+



GUARANTOR:
DOLLAR GENERAL



S&P:
BBB

DOLLAR GENERAL

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,100	11/1/2013	10/03/2028	\$93,498	100.0	\$10.27
Totals/Averages	9,100			\$93,498		\$10.27



TOTAL SF
9,100



TOTAL ANNUAL RENT
\$93,498



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$10.27



NUMBER OF TENANTS
1



DOLLAR GENERAL

OVERVIEW

Company:	Dollar General
Founded:	1939
Total Revenue:	\$21.96 Billion
Net Income:	\$1.25 Billion
Net Worth:	\$25.60 Billion
Headquarters:	Goodlettsville, TN
Website:	www.DollarGeneral.com

TENANT HIGHLIGHTS

- Investment Grade "BBB" Rating Tenant Highlight 2
- Ranked #128 on Fortune 500
- \$21.986 Billion Fiscal Year 2017
- 7.94% Increase in Sales from 2016 to 2017
- 7.55% Increase in Gross Profit from 2016 to 2017
- Dollar General - 28 Consecutive Quarter of Same Store Sales Growth

DOLLAR GENERAL

Dollar General is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the company was established in 1939. There are more than 14,000 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 900 stores in 2017, with an expected 1,000 opening for 2018. 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. Most recently the year end 2017 sales rose by 7.94%, in comparison to year end 2016, to \$21.986 Billion. During the same time period, same store sales continued their growth trend. Dollar General's net income and diluted earnings per share (EPS) for year end 2017 was \$1.251 million and \$4.51, respectively. Dollar General is ranked #128 on the Fortune 500, an 11 spot jump from the previous year ranking.

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 FORTIS NET LEASE™



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Bonnieville Elementary
329 Students



3,615 Cars Per Day

Bacon Creek Rd



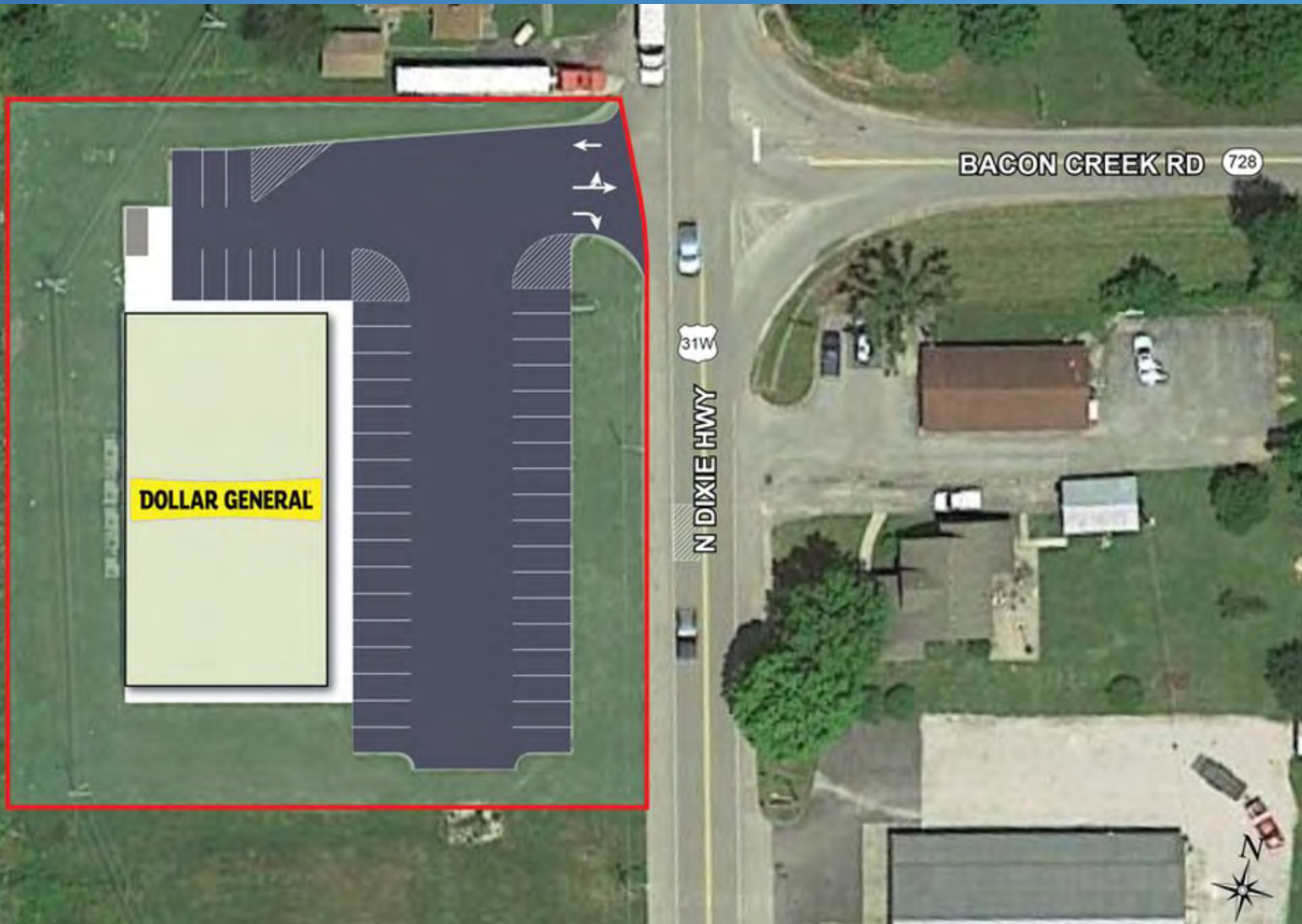
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N Dixie Hwy

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 FORTIS NET LEASE™





1 Hour

Lexington

1.75 Hour

Lexington
1.75 Hour

Owensboro
1.5 Hour

1.5 Hour

Elizabethtown

Bardonia

Newfield

Newburgh

30 Minutes

30 Minutes

DOLLAR GENERAL®

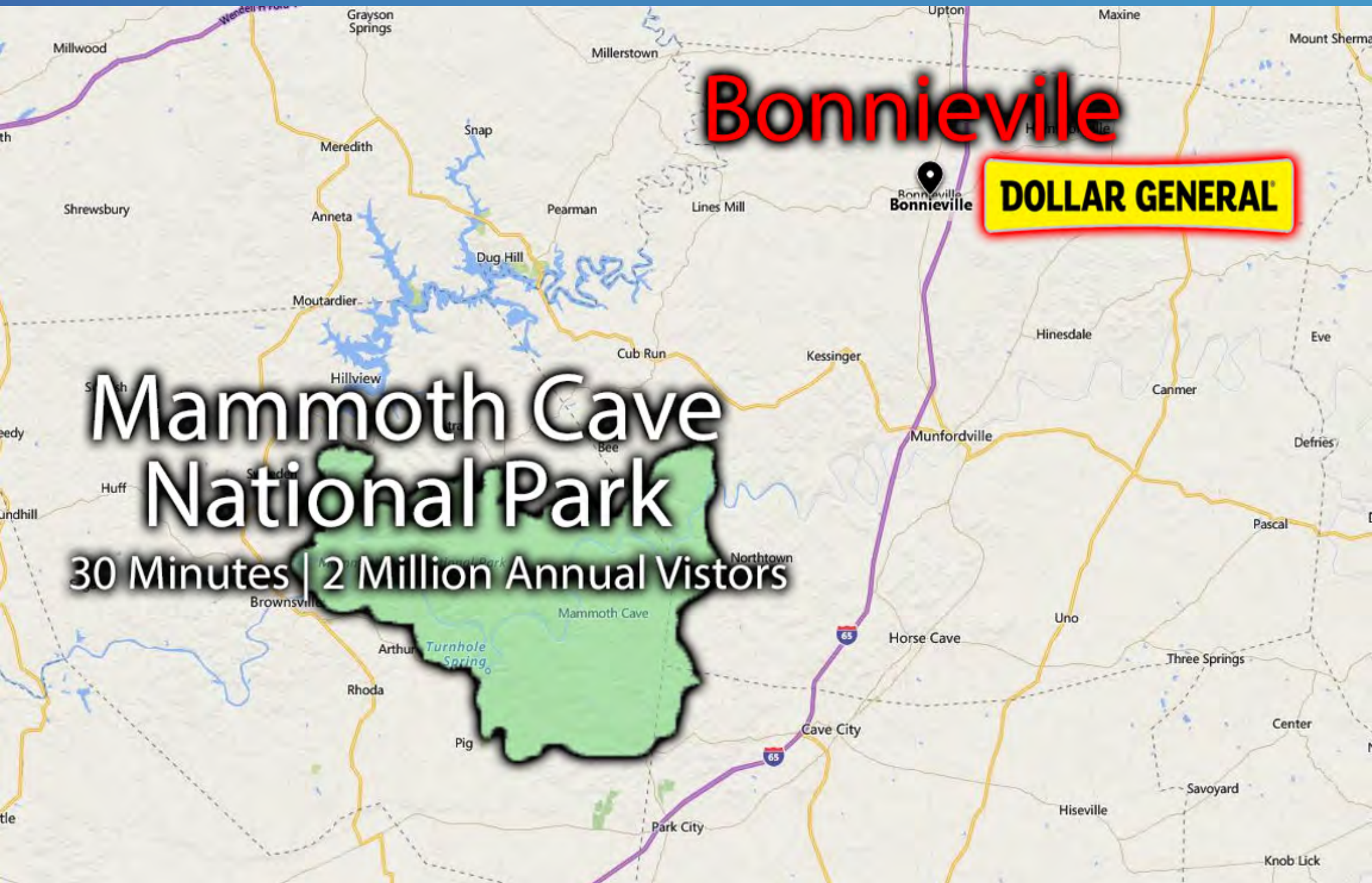
Bonnieville

Bowling Green

Russellville

45 Minutes

45 Minutes





Bonnieville is a home rule-class city in Hart County, Kentucky.

Less than a 30 minute drive north to Elizabethtown, KY and 45 minutes to Bowling Green, KY, residents are positioned to live in a local community with many larger cities surrounding them. Approximately 60 miles south of Louisville, KY and only 30 minutes from Mammoth Cave National Park, which boasts the world's largest can system, drawing 2 million annual visitors.

This Dollar General is open and operational. The location is expected to be a profitable location for Dollar General, given that there is zero local dollar store competition and consumer spending is expected to be greater than \$22M within five miles. The largest business sectors in the area is retail and construction. The area is expecting a nearly 2.5% growth in population over the next five years.

POPULATION	2 MILES	3 MILES	5 MILES
Total Population 2018	946	1,295	2,680
Total Population 2023	967	1,322	2,720
Population Growth Rate	2.22%	2.08%	1.49%
Average Age	40.4	40.4	40.1
# Of Persons Per HH	2.5	2.5	2.5
HOUSEHOLDS & INCOME	2 MILES	3 MILES	5 MILES
Total Households	374	512	1,048
Average HH Income	\$38,322	\$38,505	\$43,793
Median House Value	\$89,570	\$88,273	\$89,614
Consumer Spending (Thousands)	\$7,445	\$10,215	\$22,346





TOTAL SALES VOLUME

\$5.0B

PROPERTIES SOLD

2,200

BROKER & BUYER REACH

250K

STATES SOLD IN

40

The FNL Team

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