



DOLLAR GENERAL | 15 YEAR TERM

NOT ACTUAL STORE

22998 MO 64, HERMITAGE, MO 65668

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

BENJAMIN SCHULTZ
SENIOR ADVISOR
D: 248.254.3409
BSCHULTZ@FORTISNETLEASE.COM

BRYAN BENDER
MANAGING DIRECTOR
D: 248.419.3810
BBENDER@FORTISNETLEASE.COM

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.

EXCLUSIVELY LISTED BY:

BENJAMIN SCHULTZ

SENIOR ADVISOR

D: 248.254.3409

BSCHULTZ@FORTISNETLEASE.COM

BRYAN BENDER

MANAGING DIRECTOR

D: 248.419.3810

BBENDER@FORTISNETLEASE.COM

MISSOURI BROKER OF RECORD:

Adam Blue | Area Real Estate Advisors MO

License #2002027677

INVESTMENT SUMMARY

List Price:	\$1,286,385
Current NOI:	\$86,831.16
Initial Cap Rate:	6.75%
Land Acreage:	+/- 1.0
Year Built	2017
Building Size:	9,100 SF
Price PSF:	\$141.36
Lease Type:	NNN
Lease Term:	15 Years
Average CAP Rate:	6.75%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,100 SF Dollar General store located in Hermitage, MO. The property is encumbered with a Fifteen (15) Year Absolute NNN Lease, leaving Zero landlord responsibilities. The lease contains Four (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 10/27/2017.

This Dollar General is highly visible as it is strategically positioned in Hermitage. The ten mile population from the site exceeds 8,000, while the three mile average household income exceeds \$30,700 per year, making this location perfect 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 6.75% cap rate based on NOI of \$86,381.



PRICE \$1,286,385



CAP RATE 6.75%



LEASE TYPE NNN



TERM 15 Years

INVESTMENT HIGHLIGHTS

- New Absolute NNN Lease
- Zero Landlord Responsibilities
- Popular Tourist Destination
- 15 Year Term | Four (5 Year) Options
- Three Mile Household Income \$30,735
- Ten Mile Population Exceeds 8,200
- Dollar General Reported 28 Consecutive Quarter of Same Store Sales Growth

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$86,831	\$9.54
Gross Income	\$86,831	\$9.54
EXPENSE		PER SF
Expense	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$86,831	\$9.54

PROPERTY SUMMARY

Year Built:	2017
Lot Size:	+/- 1.0 Acres
Building Size:	9,100 SF
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Concrete
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	NNN
Primary Lease Term:	15 Years
Annual Rent:	\$86,831
Rent PSF:	\$9.54
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Tenant
Lease Start Date:	10/27/2017
Lease Expiration Date:	10/27/2032
Lease Term Remaining:	14 Years
Rent Bumps:	10% At Options
Renewal Options:	Four (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+

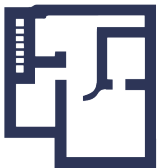


GUARANTOR:
DOLLAR GENERAL



S&P:
BBB

Tenant Name	Unit Size (SF)	Lease Start	Lease End	Annual Rent	% of GLA	Rent per SF/Yr
Dollar General	9,100	10/27/2017	10/27/2032	\$86,831	100.0	\$9.54
			Option 1	\$95,514		\$10.49
			Option 2	\$105,065		\$11.54
			Option 3	\$115,572		\$12.70
			Option 4	\$127,129		\$13.97
Totals/Averages	9,100			\$86,831		\$9.54



TOTAL SF
9,100



TOTAL ANNUAL RENT
\$86,831



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$9.54



NUMBER OF TENANTS
1

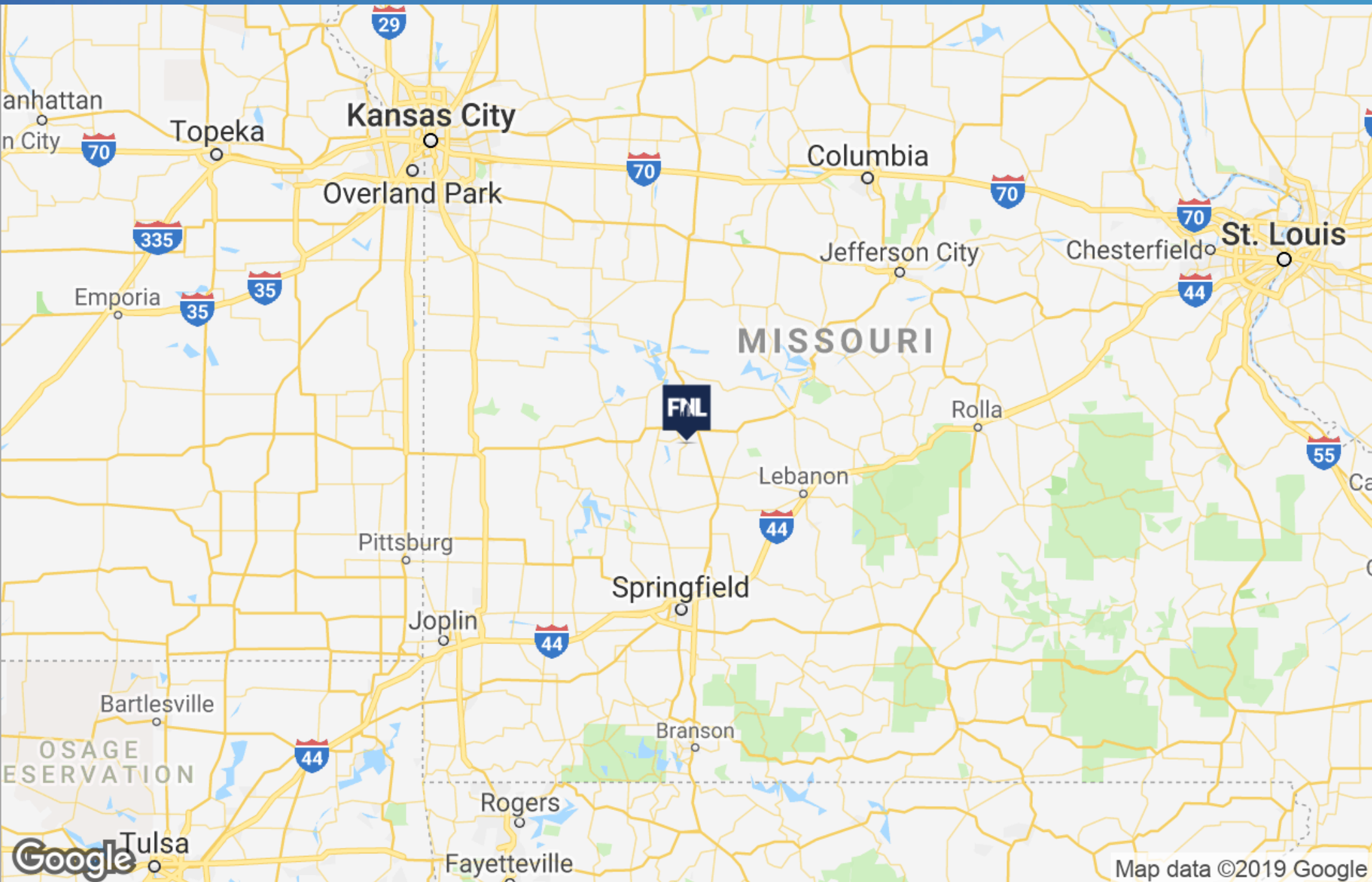


DOLLAR GENERAL

22998 MO 64 , HERMITAGE, MO 65668

 FORTIS NET LEASE™



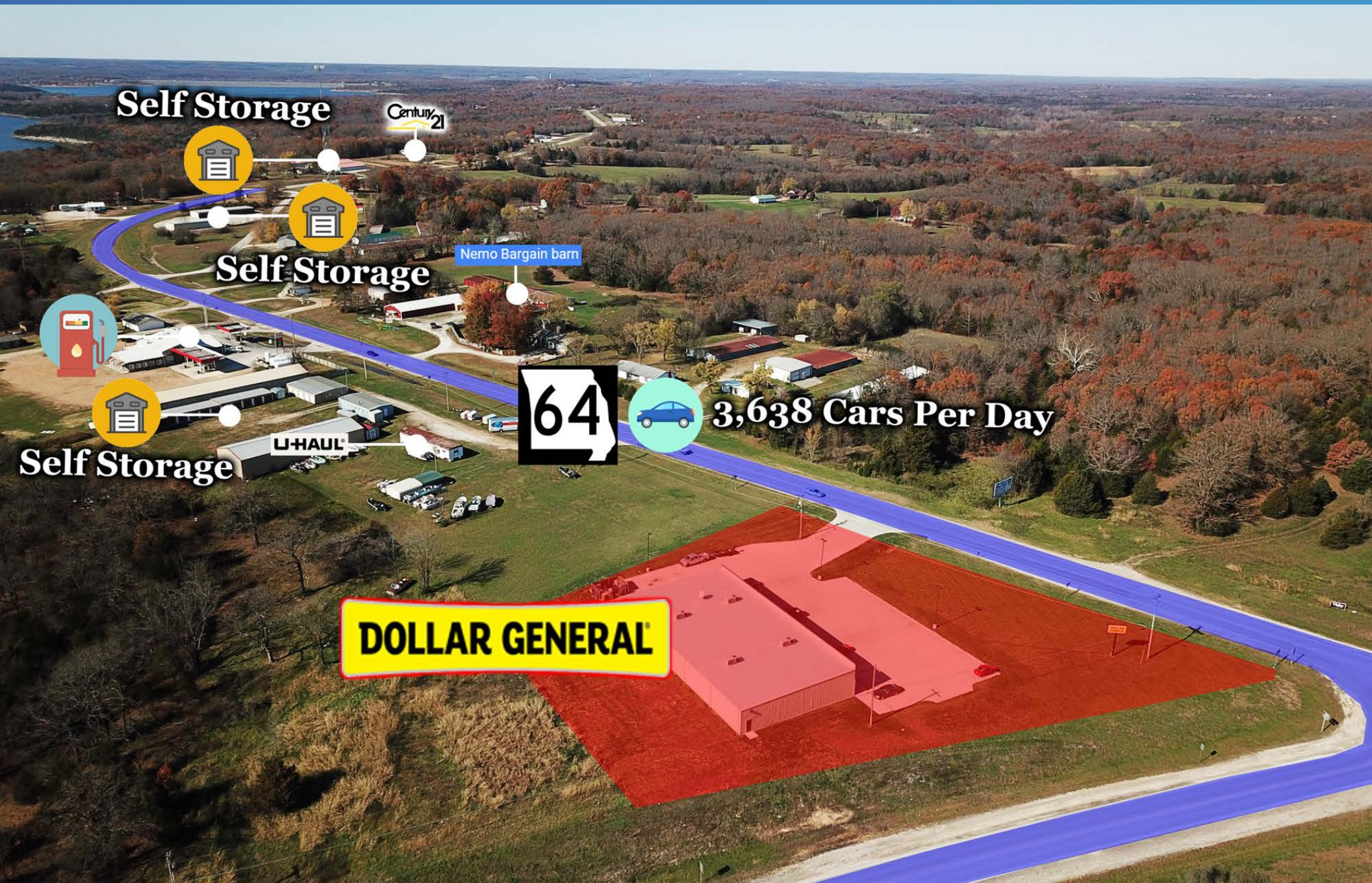


DOLLAR GENERAL

22998 MO 64 , HERMITAGE, MO 65668

 FORTIS NET LEASE™



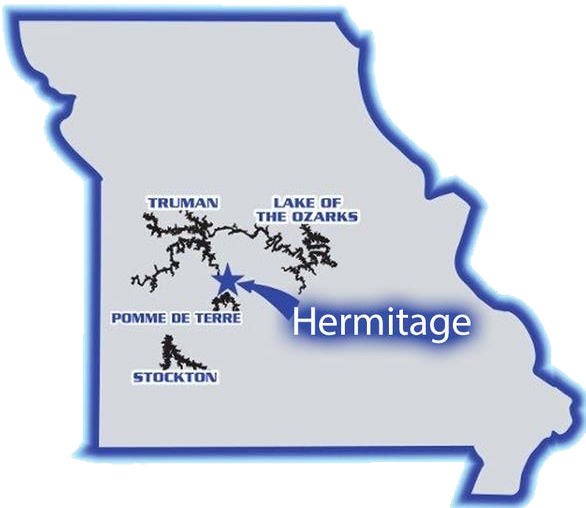




Hermitage is a city in Hickory County, Missouri, on the Pomme de Terre River. Hermitage is the county seat of Hickory County. The Pomme de Terre Dam, a Corps of Engineers facility, is located three miles south of Hermitage and forms Lake Pomme de Terre by damming the Pomme de Terre River and Lindley Creek. The county is also home to Lucas Oil Speedway at Wheatland that includes a major circle dirt racing track, an off-road racing track as well as a large man-made water drag racing facility. Truman Reservoir, also a Corps of Engineers facility, floods the Pomme de Terre Reservoir from the northern border of the county southward to the city limits of Hermitage.

The are is rich for fishing and outdoors enthusiast and sees many visitors each year. The area is also a very popular summer vacation destination.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2018	687	1,701	8,258
Total Population 2023	691	1,710	8,279
Population Growth Rate	.58%	.53%	.25%
Average Age	49.3	50.0	49.0
# Of Persons Per HH	2.1	2.1	2.2
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	322	803	3,733
Average HH Income	\$30,735	\$34,062	\$43,021
Median House Value	\$105,357	\$102,370	\$100,938
Consumer Spending (Thousands)	\$5,830	\$14,946	\$75,947





TOTAL SALES VOLUME

\$5.5B

PROPERTIES SOLD

2,500+

BROKER & BUYER REACH

345K

STATES SOLD IN

40

The FNL Team

30445 Northwestern Highway, Suite 275

Farmington Hills, MI 48334

248.254.3410

fortisnetlease.com

EXCLUSIVELY LISTED BY:

BENJAMIN SCHULTZ

BRYAN BENDER

SENIOR ADVISOR

D: 248.254.3409

BSCHULTZ@FORTISNETLEASE.COM

MANAGING DIRECTOR

D: 248.419.3810

BBENDER@FORTISNETLEASE.COM