

ACTUAL STORE

**DOLLAR GENERAL**

12459 E ROUTE 1-17, GRANT PARK, IL 60940

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Farmington Hills, MI 48334  
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## EXCLUSIVELY LISTED BY:

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## INVESTMENT SUMMARY

List Price:	\$1,296,777
Current NOI:	\$86,884.00
Initial Cap Rate:	6.7%
Land Acreage:	+/- 1.0
Year Built	2017
Building Size:	9,100 SF
Price PSF:	\$142.50
Lease Type:	NNN
Lease Term:	15 Years
Average CAP Rate:	6.7%

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,100 SF Dollar General store located in Grant Park, IL. 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 in July 2017.

This Dollar General is highly visible and is strategically positioned in Grant Park. The Five mile population from the site exceeds 3,800 while the one mile average household income exceeds \$77,000 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 6.70% cap rate based on NOI of \$86,884.



**PRICE** \$1,296,777



**CAP RATE** 6.7%



**LEASE TYPE** NNN



**TERM** 15 Years

## INVESTMENT HIGHLIGHTS

- New 15 Year Absolute NNN Lease
- Zero Landlord Responsibilities
- 15 Year Term | Four (5 Year) Options
- Only Dollar Store in the Community
- Less than an Hour from Downtown Chicago
- One Mile Household Income \$77,129
- Five Mile Population Exceeds 3,800
- Dollar General Reported 28 Consecutive Quarter of Same Store Sales Growth

## FINANCIAL SUMMARY

INCOME	DOLLAR GENERAL	PER SF
Rent	\$86,884	\$9.55
<b>Gross Income</b>	<b>\$86,884</b>	<b>\$9.55</b>
EXPENSE	DOLLAR GENERAL	PER SF
Expense	\$0	\$0.00
<b>Gross Expenses</b>	<b>\$0</b>	<b>\$0.00</b>
<b>NET OPERATING INCOME</b>	<b>\$86,884</b>	<b>\$9.55</b>

## PROPERTY SUMMARY

Year Built:	2017
Lot Size:	+/- 1.0 Acres
Building Size:	9,100 SF
Traffic Count:	4,100
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:	\$86,884
Rent PSF:	\$9.55
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Tenant
Lease Start Date:	7/31/2017
Lease Expiration Date:	7/31/2032
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	ESC DATE	RENT PER SF/YR
Dollar General	9,100	7/31/2017	7/31/2032	\$86,884	100.0		\$9.55
				\$95,572		7/31/2032	\$10.50
				\$105,129		7/31/2037	\$11.55
				\$115,642		7/31/2042	\$12.70
				\$127,206		7/31/2047	\$13.97
Totals/Averages	9,100			\$86,884			\$9.55



TOTAL SF  
9,100



TOTAL ANNUAL RENT  
\$86,884



OCCUPANCY RATE  
100%



AVERAGE RENT/SF  
\$9.55



NUMBER OF TENANTS  
1



# DOLLAR GENERAL

12459 E ROUTE 1-17, GRANT PARK, IL 60940

 FORTIS NET LEASE™



**15,000+**  
STORES



**900 STORES**  
OPENING IN 2018



**\$21.96 BIL**  
IN SALES



**79 YEARS**  
IN BUSINESS



**BBB**  
S&P RATING

**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.



**15,000 STORES ACROSS 44 STATES**



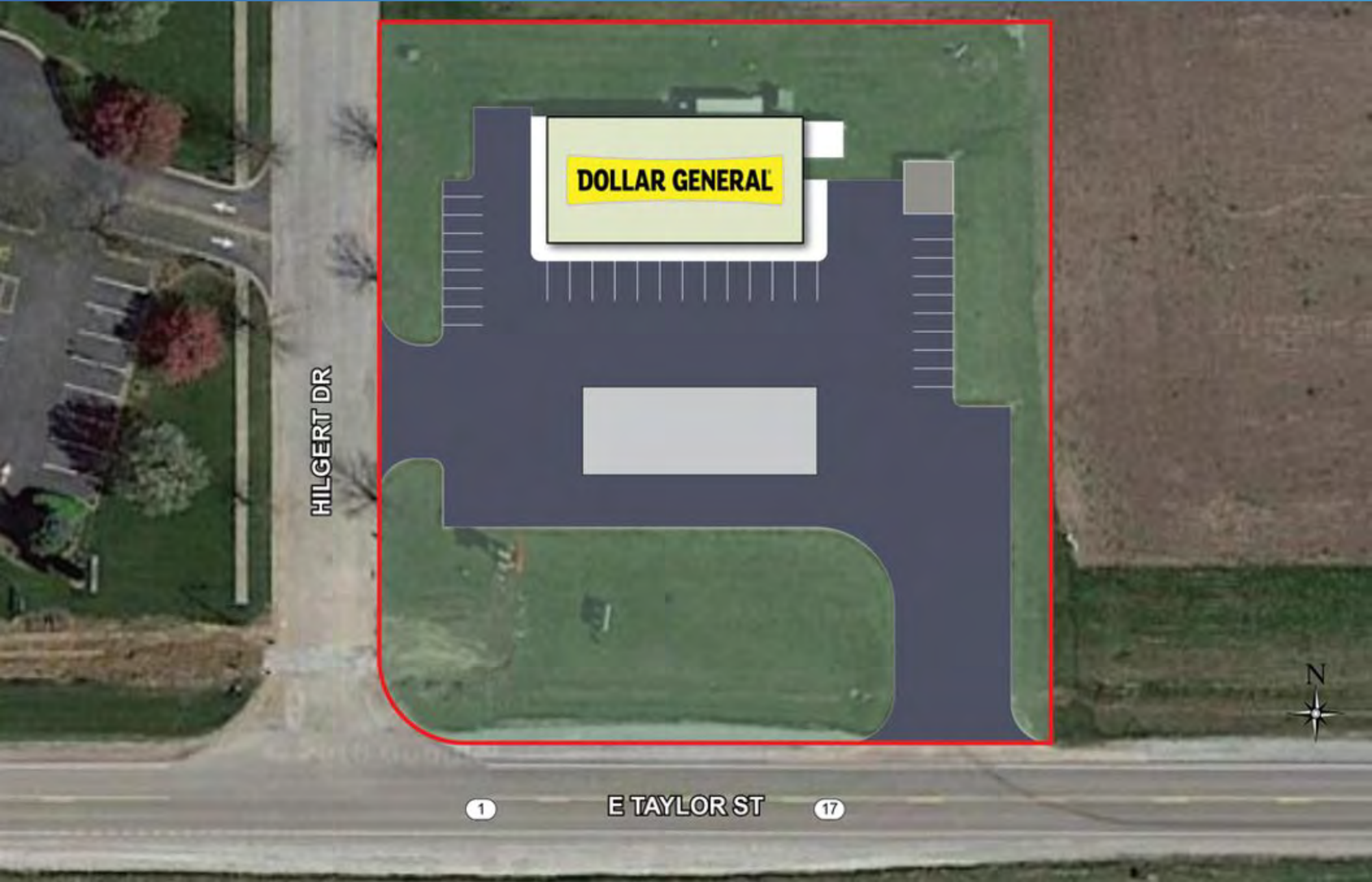
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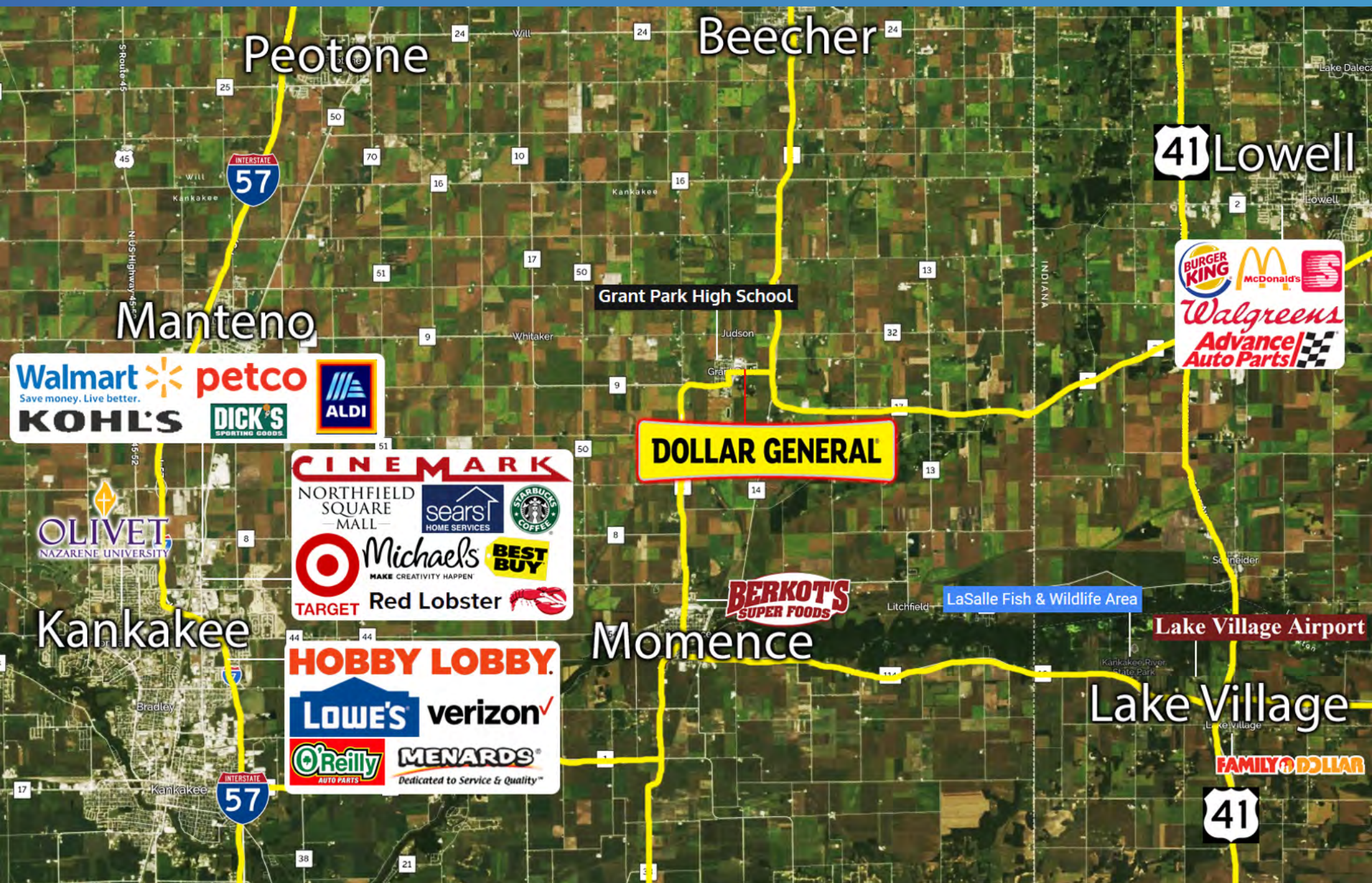




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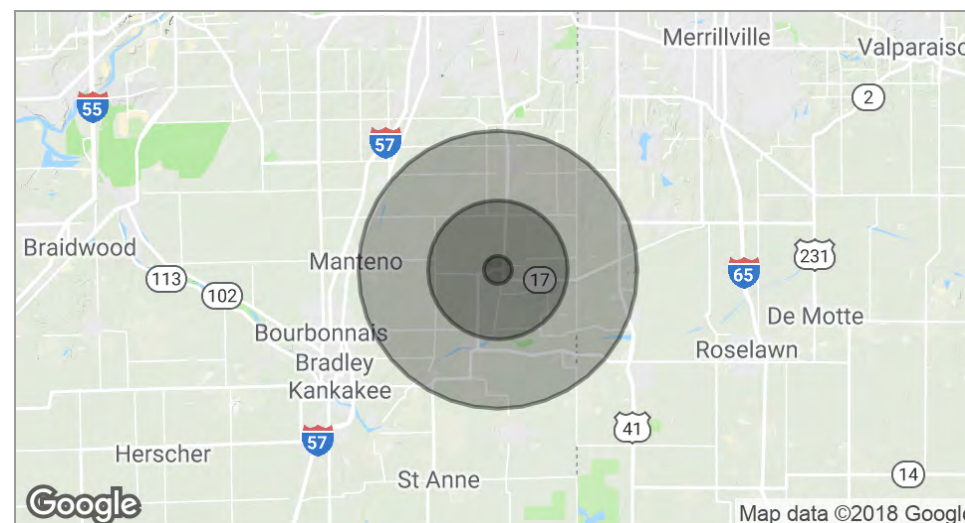




The Village of Grant Park is located in northeastern Kankakee County in the state of Illinois. The Village was incorporated in 1883. Here you'll find a farm community with an excellent school system and community services. Various businesses and community events give plenty of reasons to visit this piece of the world.

Grant Park is less than an hour south of Chicago, giving residences easy access to the third largest city in the US. Chicago was the second most visited city in the United States with 55 million domestic and international visitors, not far behind the 62 million visitors to New York City. The city ranked first place in the 2018 Time Out City Life Index, a global quality of life survey of 15,000 people in 32 cities. Landmarks in the city include Millennium Park, Navy Pier, the Magnificent Mile, the Art Institute of Chicago, Museum Campus, the Willis (Sears) Tower, the Museum of Science and Industry, and Lincoln Park Zoo. Chicago's culture includes the visual arts, literature, film, theater, comedy (especially improvisational comedy), food, and music, particularly jazz, blues, soul, hip-hop, gospel, and electronic dance music including house music. Of the area's many colleges and universities, the University of Chicago, Northwestern University, and the University of Illinois at Chicago are classified as "highest research" doctoral universities.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2018	1,318	2,193	3,855
Average Age	40.5	41.0	41.6
# Of Persons Per HH	2.6	2.7	2.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	506	812	1,412
Average HH Income	\$77,129	\$82,774	\$86,341
Median House Value	\$155,038	\$167,196	\$175,791
Consumer Spending (Thousands)	\$12,898	\$21,930	\$39,251





TOTAL SALES VOLUME

\$5.0B

PROPERTIES SOLD

2,200

BROKER & BUYER REACH

250K

STATES SOLD IN

40

*The FNL Team*

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