



## ABS. NNN DOLLAR GENERAL

807 N ELLIOT AVE, AURORA, MO 65605

ACTUAL STORE

**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.

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## MISSOURI BROKER OF RECORD:

Adam Blue | Area Real Estate Advisors MO

License #2002027677

## INVESTMENT SUMMARY

List Price:	\$1,144,311
Current NOI:	\$77,241.00
Initial Cap Rate:	6.75%
Land Acreage:	+/- 1.0
Year Built	2017
Building Size:	7,500 SF
Price PSF:	\$152.57
Lease Type:	NNN
Lease Term:	15 Years
Average CAP Rate:	6.75%

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 7,500 SF Dollar General store located in Aurora, 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 in August 2017.

This Dollar General is highly visible and is strategically positioned in Aurora. The Five mile population from the site exceeds 14,000 while the one mile average household income exceeds \$46,000 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 6.75% cap rate based on NOI of \$77,241.



**PRICE** \$1,144,311



**CAP RATE** 6.75%



**LEASE TYPE** NNN



**TERM** 15 Years

## INVESTMENT HIGHLIGHTS

- New 15 Year Absolute NNN Lease
- Zero Landlord Responsibilities
- 15 Year Term | Four (5 Year) Options
- 2.34% Population Growth Expected Within One Mile
- Only Dollar Store in the Community
- One Mile Household Income \$46,375
- Five Mile Population Exceeds 14,000
- Dollar General Reported 28 Consecutive Quarter of Same Store Sales Growth

## FINANCIAL SUMMARY

INCOME	DOLLAR GENERA;	PER SF
Rent	\$77,241	\$10.30
<b>Gross Income</b>	<b>\$77,241</b>	<b>\$10.30</b>
EXPENSE	DOLLAR GENERA;	PER SF
Expense	\$0	\$0.00
<b>Gross Expenses</b>	<b>\$0</b>	<b>\$0.00</b>
<b>NET OPERATING INCOME</b>	<b>\$77,241</b>	<b>\$10.30</b>

## PROPERTY SUMMARY

Year Built:	2017
Lot Size:	+/- 1.0 Acres
Building Size:	7,500 SF
Traffic Count:	5,838
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:	\$77,241
Rent PSF:	\$10.30
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Tenant
Lease Start Date:	8/31/2017
Lease Expiration Date:	8/31/2032
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 (\$F)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Dollar General	7,500	8/31/2017	8/31/2032	\$77,241	100.0		\$10.30
				\$84,965		8/31/2032	\$11.32
				\$93,461		8/31/2037	\$12.46
				\$102,807		8/31/2042	\$13.70
				\$113,088		8/31/2047	\$15.07
Totals/Averages	7,500			\$77,241			\$10.30



TOTAL SF  
7,500



TOTAL ANNUAL RENT  
\$77,241



OCCUPANCY RATE  
100%



AVERAGE RENT/SF  
\$10.30



NUMBER OF TENANTS  
1



# DOLLAR GENERAL

807 N ELLIOT AVE, AURORA, MO 65605

 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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 FORTIS NET LEASE™

Decker Creek Cature  
Trail & Park



E HIGH ST



HIGH ST

Windsor AVE



E Hawthome  
ST



N Elliott  
AV



**DOLLAR  
GENERAL**

5,838 Cars Per Day





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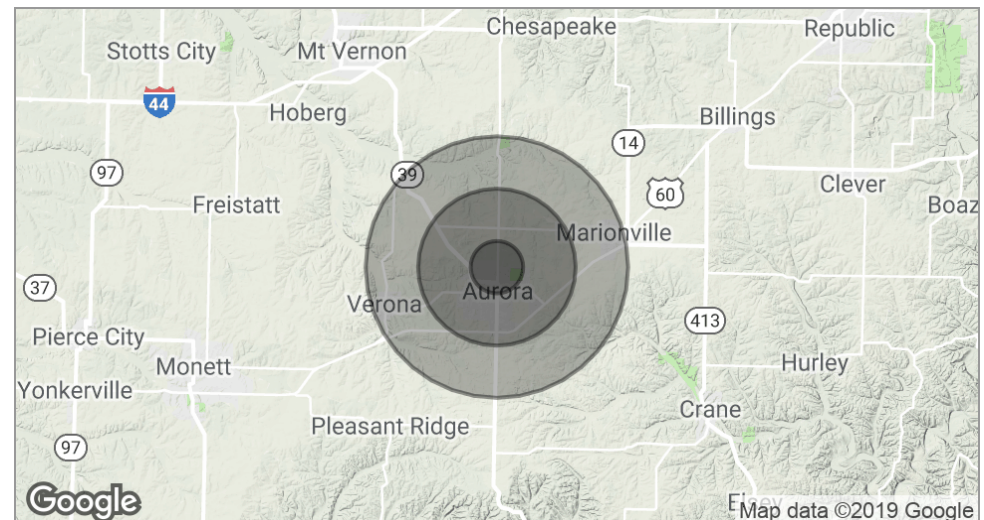




The City of Aurora, Missouri. Located in the heart of Southwest Missouri Aurora is just miles away from Branson, Springfield, Joplin, beautiful area lakes such as Table Rock and Stockton and the Mark Twain National Forest. Aurora is guided by the following vision: The City of Aurora Missouri, through measured growth and development of new economic opportunities and the enhancement of current community events and recreational offerings, will provide the best quality of life for its citizens.

With that, Aurora works under the following Mission statement: The City of Aurora's primary mission is to provide an outstanding quality of life for everyone who lives and/or works in the city. This is to be accomplished by creating a safe, secure, healthy, and visually pleasing environment coupled with a strong economy. To that end, the city will encourage measured, steady growth; will provide for sound economic development; will ensure the revitalization and stabilization of downtown Aurora; will create and maintain opportunities for industrial and residential development; will ensure no substandard housing or commercial structures exist in the city that create a health or safety hazard for the occupants; and will ensure all city services are delivered at the highest level possible.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2018	2,139	9,142	14,048
Total Population 2023	2,189	9,240	14,195
Population Growth Rate	2.34%	1.07%	1.05%
Average Age	38.0	39.0	39.8
# Of Persons Per HH	2.6	2.5	2.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	818	3,592	5,486
Average HH Income	\$46,375	\$49,214	\$49,013
Median House Value	\$71,750	\$84,639	\$88,546
Consumer Spending (Thousands)	\$16,803	\$76,328	\$117,288





TOTAL SALES VOLUME

\$5.5B

PROPERTIES SOLD

2,500+

BROKER & BUYER REACH

345K

STATES SOLD IN

40

*The FNL Team*

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