



REPRESENTATIVE PHOTO

TRACTOR SUPPLY COMPANY

684 SOUTH MAIN STREET, SWAINSBORO, GA 30401

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

PATRICK HAMMOND

SENIOR DIRECTOR
D: 248.419.3808

PHAMMOND@FORTISNETLEASE.COM

MARVIN DELAURA

SENIOR DIRECTOR
D: 248.419.3811

MDELAURA@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:

PATRICK HAMMOND

SENIOR DIRECTOR

D: 248.419.3808

PHAMMOND@FORTISNETLEASE.COM

MARVIN DELAURA

SENIOR DIRECTOR

D: 248.419.3811

MDELAURA@FORTISNETLEASE.COM

STATE BROKER OF RECORD:

STEVE MILLER

MILLER REALTY SERVICES, INC,

GA #11102

INVESTMENT SUMMARY

List Price:	\$3,064,500
Current NOI:	\$190,000.00
Initial Cap Rate:	6.2%
Land Acreage:	4.7
Year Built	2019
Building Size:	19,097 SF
Price PSF:	\$165.82
Lease Type:	NN
Lease Term:	15 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this brand new Tractor Supply Company store located in Swainsboro, GA. The new 15 year NN lease has minimal landlord responsibilities. There are five percent rent increases every five years including the four, five year options. Construction is underway and the rent is projected to commence March 2019.

The subject property is strategically located on S Main Street/Highway 57 (6,000 VPD) which is the main road through Swainsboro. Situated on a major retail corridor the surrounding retail tenants include Walmart, Harvey's Supermarket, McDonald's, Goody's, Dollar Tree and Fred's Super Dollar.

Maintenance

The Landlord is responsible for the driveway and storm water system, the structure, the roof, drains, the foundation, the sub floors, paved areas with regard to painting and striping and potholes, except the fenced area, exterior utility lines and all other structural portions of the building. The tenant pays taxes, utilities, HVAC, windows, doors, glass, interior, maintaining electrical and plumbing systems, landscaping, clearing, snow and ice from parking lot, etc.



PRICE \$3,064,500



CAP RATE 6.2%



LEASE TYPE NN



TERM 15 Years

INVESTMENT HIGHLIGHTS

- Brand New 19,097 SF Tractor Supply Company Store on 4.70 Acres
- New 15 Year NN Lease | Minimal Landlord Responsibilities
- 20 Year Transferable Rood Warranty
- 5% Rent Increases Every 5 Years | Four, Five Year Options
- March 2019 Projected Commencement
- Swainsboro is approximately 1.5 hours from Savannah, Augusta and Macon, GA
- 10 Mile Population Exceeds 15,000 Residents
- 10 Mile Average Household Income Exceeds \$49,000

FINANCIAL SUMMARY

INCOME		PER SF
Gross Income	\$190,000	\$9.95
EXPENSE		PER SF
Gross Expenses	-	-
NET OPERATING INCOME	\$190,000	\$9.95

PROPERTY SUMMARY

Year Built:	2019
Lot Size:	4.7 Acres
Building Size:	19,097 SF
Zoning:	Commercial
Roof:	20 Year Roof Warranty
Construction Style:	Prototype
Traffic Counts:	6,000 VPD on Main St.

LEASE SUMMARY

Tenant:	Tractor Supply Company
Lease Type:	NN
Primary Lease Term:	15 Years
Annual Rent:	\$190,000
Rent PSF:	\$9.95
Landlord Responsibilities:	Roof, Structure & Parking
Taxes, Insurance & CAM:	Tenant Responsibility
Lease Start Date:	March 1, 2019
Lease Expiration Date:	February 28, 2034
Lease Term Remaining:	15 Years
Renewal Options:	Four, Five Year Options
Rent Increases"	5% Every Five Years
Tenant Website:	www.tractorsupply.com



GROSS SALES:
\$7.26 BILLION



STORE COUNT:
1,700



GUARANTOR:
TSC

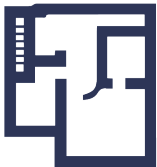


NASDAQ:
TSCO

TRACTOR SUPPLY COMPANY

684 SOUTH MAIN STREET, SWAINSBORO, GA 30401

Tenant Name	Unit Size (SF)	Lease Start	Lease End	Annual Rent	% of GLA	Esc Date	Rent per SF/Yr
Tractor Supply Company	19,097	March 1, 2019	February 28, 2034	\$190,000	100.0	1-5	\$9.95
						6-10	\$10.45
						11-15	\$10.97
						Option 1	\$11.52
						Option 2	\$12.09
						Option 3	\$12.70
						Option 4	\$13.33
Totals/Averages	19,097			\$190,000			\$9.95



TOTAL SF
19,097



TOTAL ANNUAL RENT
\$190,000



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$9.95



NUMBER OF TENANTS
1



OVERVIEW

Company:	Tractor Supply Company
Founded:	1938
Total Revenue:	\$7.26 Billion
Net Income:	\$422.6 Million
Net Worth:	4.288 Billion
Headquarters:	Brentwood, TN
Website:	www.tractorsupply.com

TENANT HIGHLIGHTS

- 28,000 Employees in 2017
- Company Equity of \$1.42 Billion
- 1,700 Stores in 49 States
- Long Term Projected Goal of 2,500 Stores
- Livestock & Pet Products Compose 47% of the Company's Revenue

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	\$ INCREASE	% INCREASE
1-5	\$190,000.00	\$15,833.33		
6-10	\$199,500.00	\$16,625.00	\$9,500	5.00%
11-15	\$209,475.00	\$17,456.25	\$9,975	5.00%
Option 1	\$219,948.75	\$18,329.06	\$10,474	5.00%
Option 2	\$230,946.19	\$19,245.52	\$10,997	5.00%
Option 3	\$242,493.50	\$20,207.79	\$11,547	5.00%
Option 4	\$254,618.17	\$21,218.18	\$12,125	5.00%

COMPANY BACKGROUND

Tractor Supply Company is the largest operator of rural lifestyle stores in the United States. Headquartered in Brentwood, TN the company was established in 1938. There are more than 1700 retail stores across 49 states and employing more than 29,300.

As per their slogan "The Stuff You Need Out Here" Tractor Supply is generally located on the outlying major metropolitan areas. They have plans to open another 80 stores in 2018 in a bid to achieve it's long term domestic store growth of 2500 stores.

Tractor Supply Company continues it's growth and success from their five major product categories. The live stock and pet products account for 47 percent of the company's sales in 2017. The other categories are hardware, tools, trucks, and towing products.

TRACTOR SUPPLY COMPANY

684 SOUTH MAIN STREET, SWAINSBORO, GA 30401

 FORTIS NET LEASE™





684 SOUTH MAIN STREET, SWAINSBORO, GA 30401



TRACTOR SUPPLY COMPANY

SWAINSBORO
GEORGIA[illegible]

All measurements and items portrayed on this sheet are deemed to be accurate by architect. However all bidding General Contractors should verify the actual conditions. Any changes to the price of work, and thus potential change orders, should be identified and communicated in your bid submitted to GC.

This drawing and the design shown is the property of the artist. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

Job Number: 1111111111

Page	Ch. 14, 2010
------	--------------

Erasmus

Quitting _____

Referring: _____

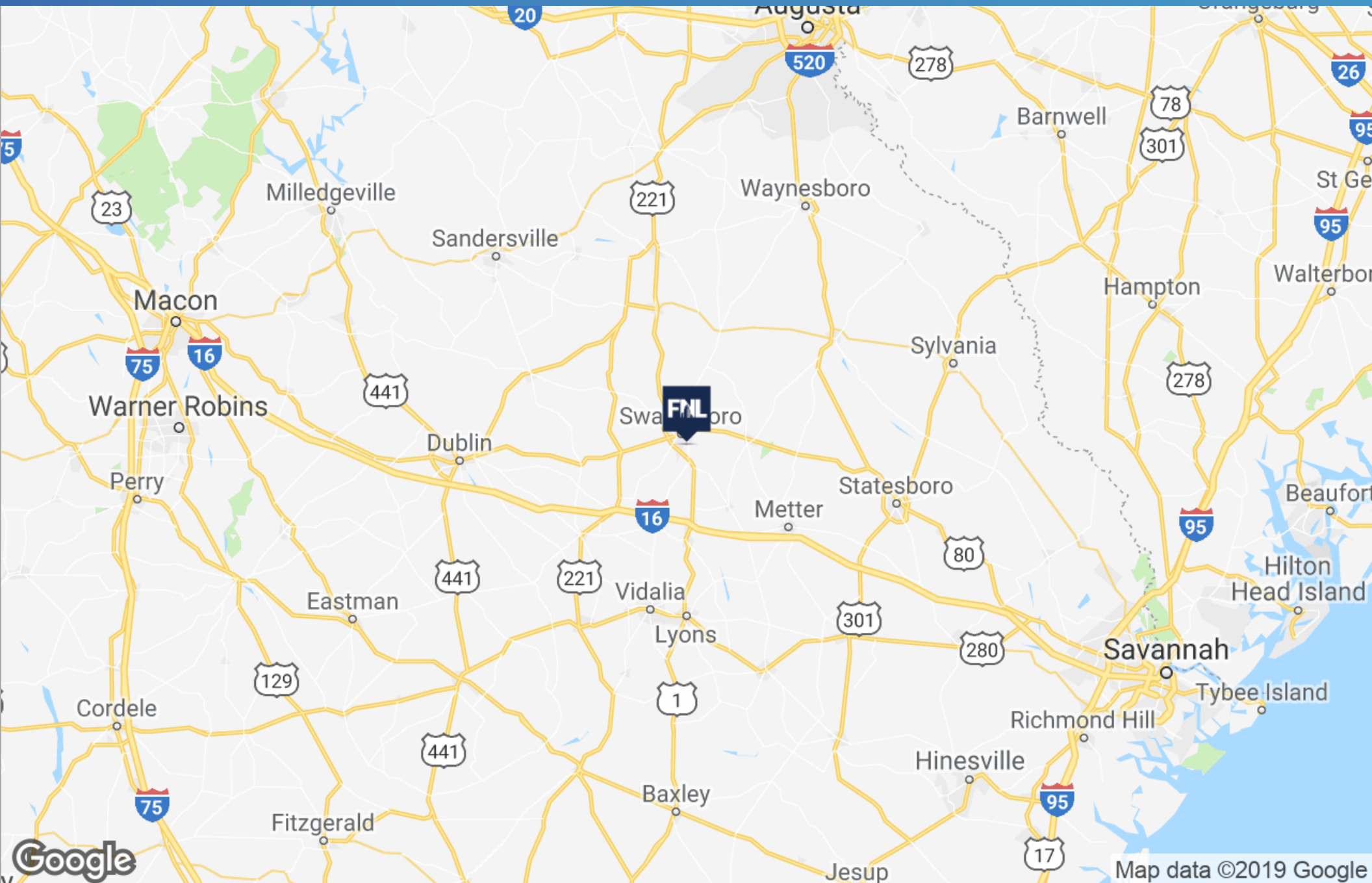
675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411,

AS-1

TRACTOR SUPPLY COMPANY

684 SOUTH MAIN STREET, SWAINSBORO, GA 30401

 **FORTIS** NET LEASE™



TRACTOR SUPPLY COMPANY

684 SOUTH MAIN STREET, SWAINSBORO, GA 30401

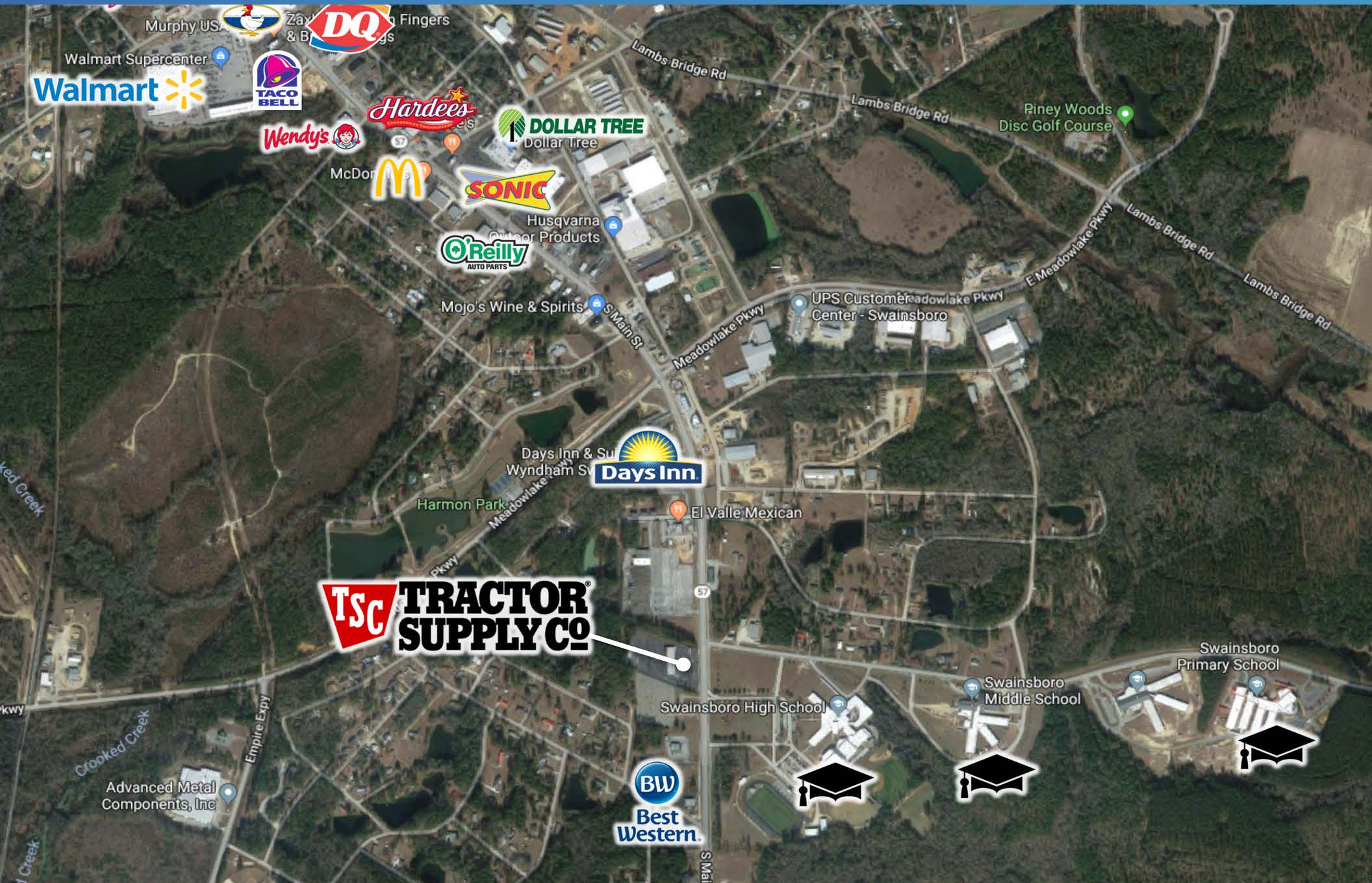
 FORTIS NET LEASE™



TRACTOR SUPPLY COMPANY

684 SOUTH MAIN STREET, SWAINSBORO, GA 30401

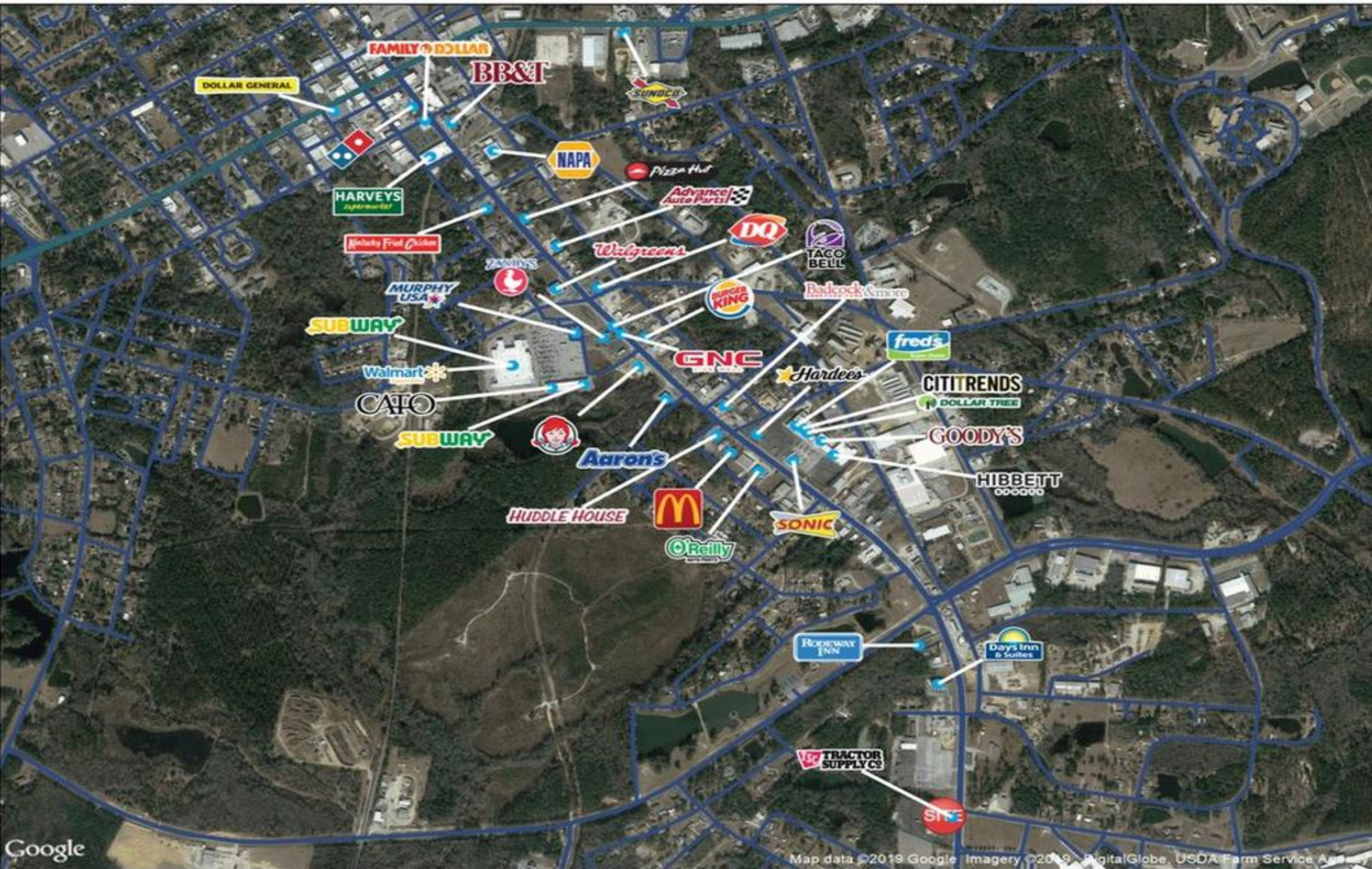
 FORTIS NET LEASE™



TRACTOR SUPPLY COMPANY

684 SOUTH MAIN STREET, SWAINSBORO, GA 30401

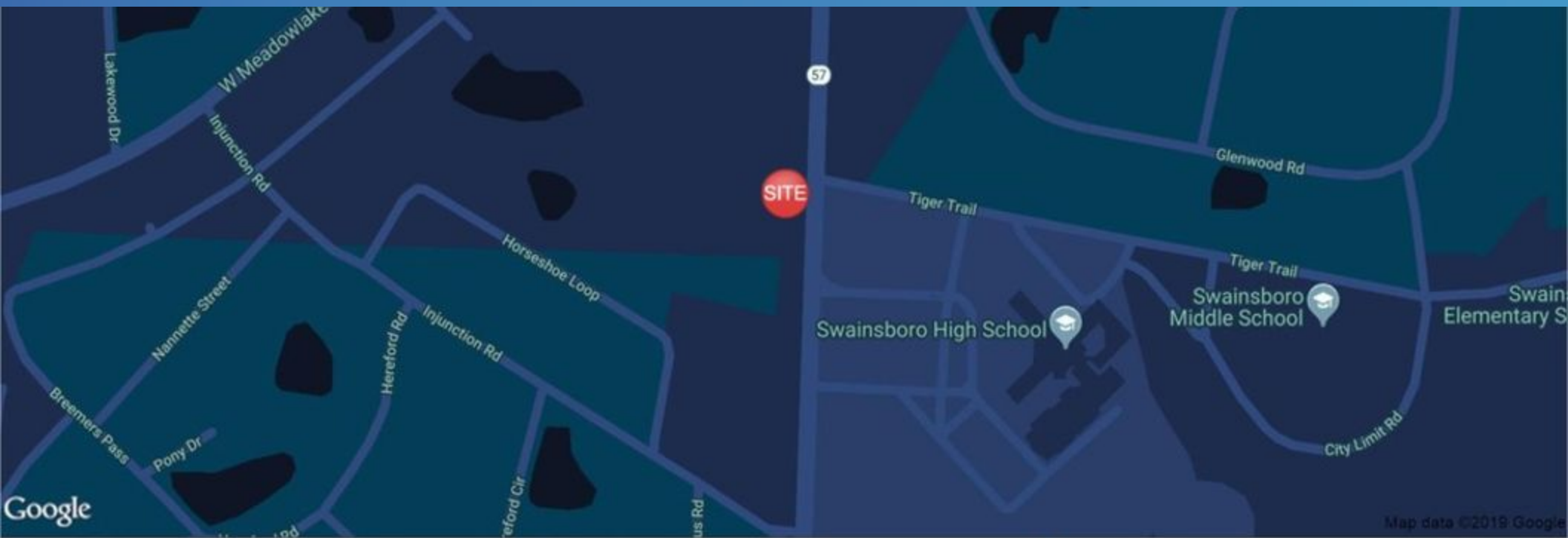
 FORTIS NET LEASE™



TRACTOR SUPPLY COMPANY

684 SOUTH MAIN STREET, SWAINSBORO, GA 30401

 FORTIS NET LEASE™



Aerial View



Demographics

	1 mi radius	3 mi radius	5 mi radius
Population	899	7,695	10,727
Households	357	3,098	4,179
Population Median Age	41.1	34.7	35.0
5 Yr Pop Growth (Total%)	-0.7%	1.4%	1.4%

5 Mile Information



Photo

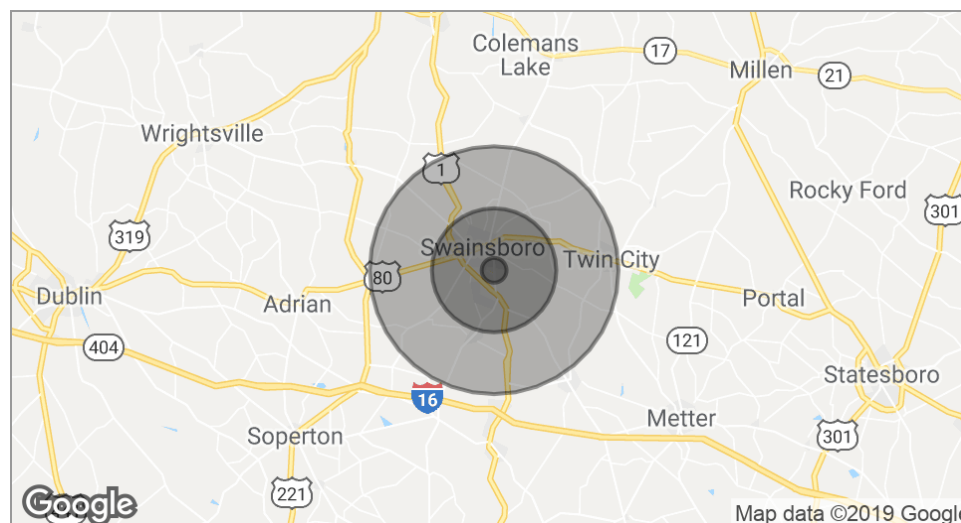




Swainsboro is a city in Emanuel County, Georgia, United States. As of the 2010 census, the city had a population of 7,277. The city is the county seat of Emanuel County. In 1822, the Georgia state legislature established "Swainsborough" as the seat of Emanuel County. The town was named in recognition of Stephen Swain, the state senator who introduced the bill for the county's creation in 1812. The town's name was changed to "Paris" at its incorporation on February 18, 1854, but three years later reverted to its current name, Swainsboro.

Swainsboro has been known for years as the "Crossroads of the Great South." This crossroads is more than just the intersection of North/South Main Street and East/West Main Street, it is the crossroads of two of the most historically relevant cross-country routes in America. U.S. Route 80 intersects with U.S. Route 1 in the heart of Downtown, making Swainsboro the only place in America where these two U.S. Highways meet.

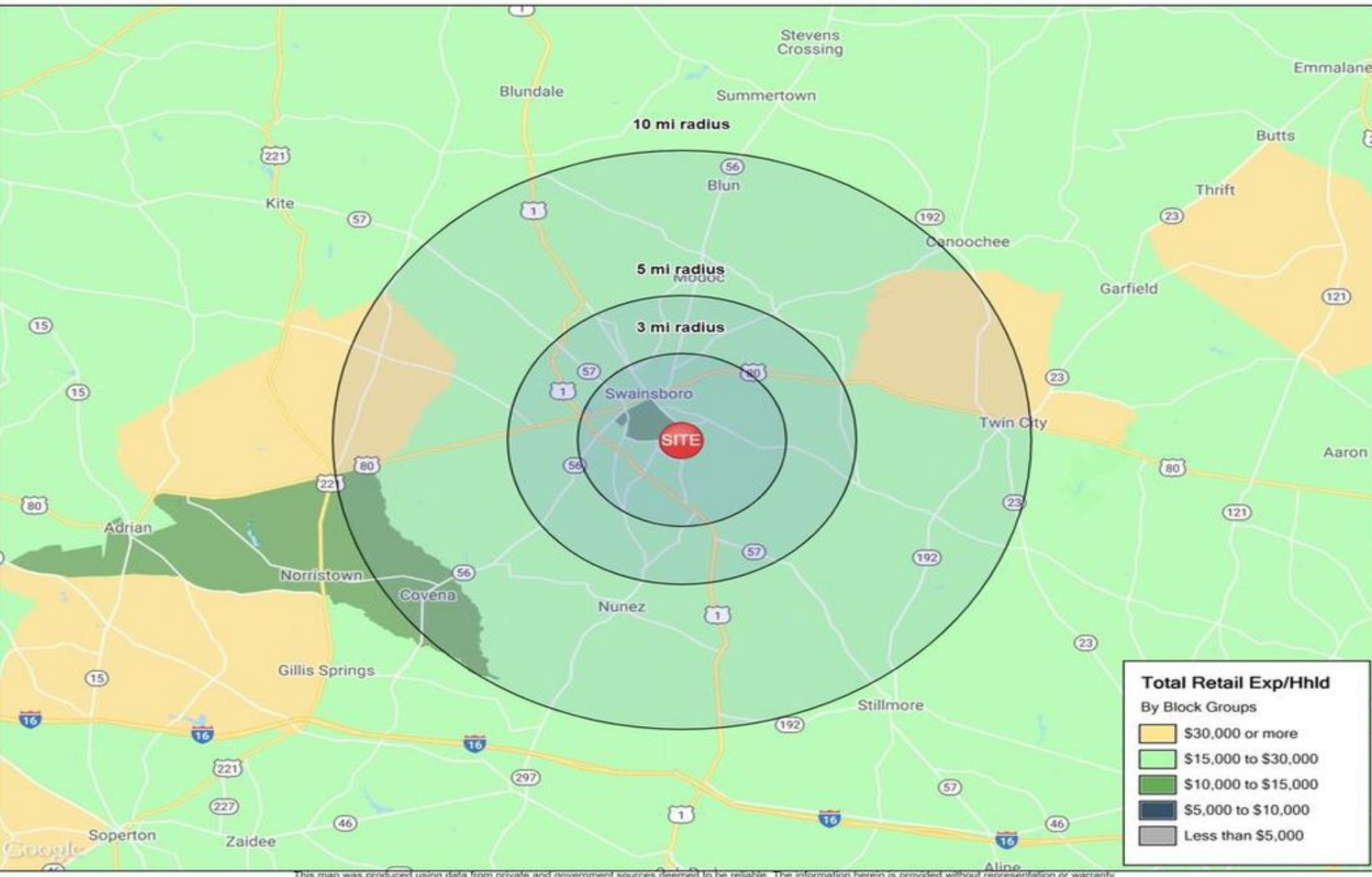
POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2018	7,907	10,613	15,937
Average Age	37.30	37.60	38.20
Average Household Size	2.50	2.50	2.60
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,049	4,004	5,893
Average HH Income	\$44,666	\$47,561	\$49,404
Median Home Value	\$76,610	\$77,695	\$79,714



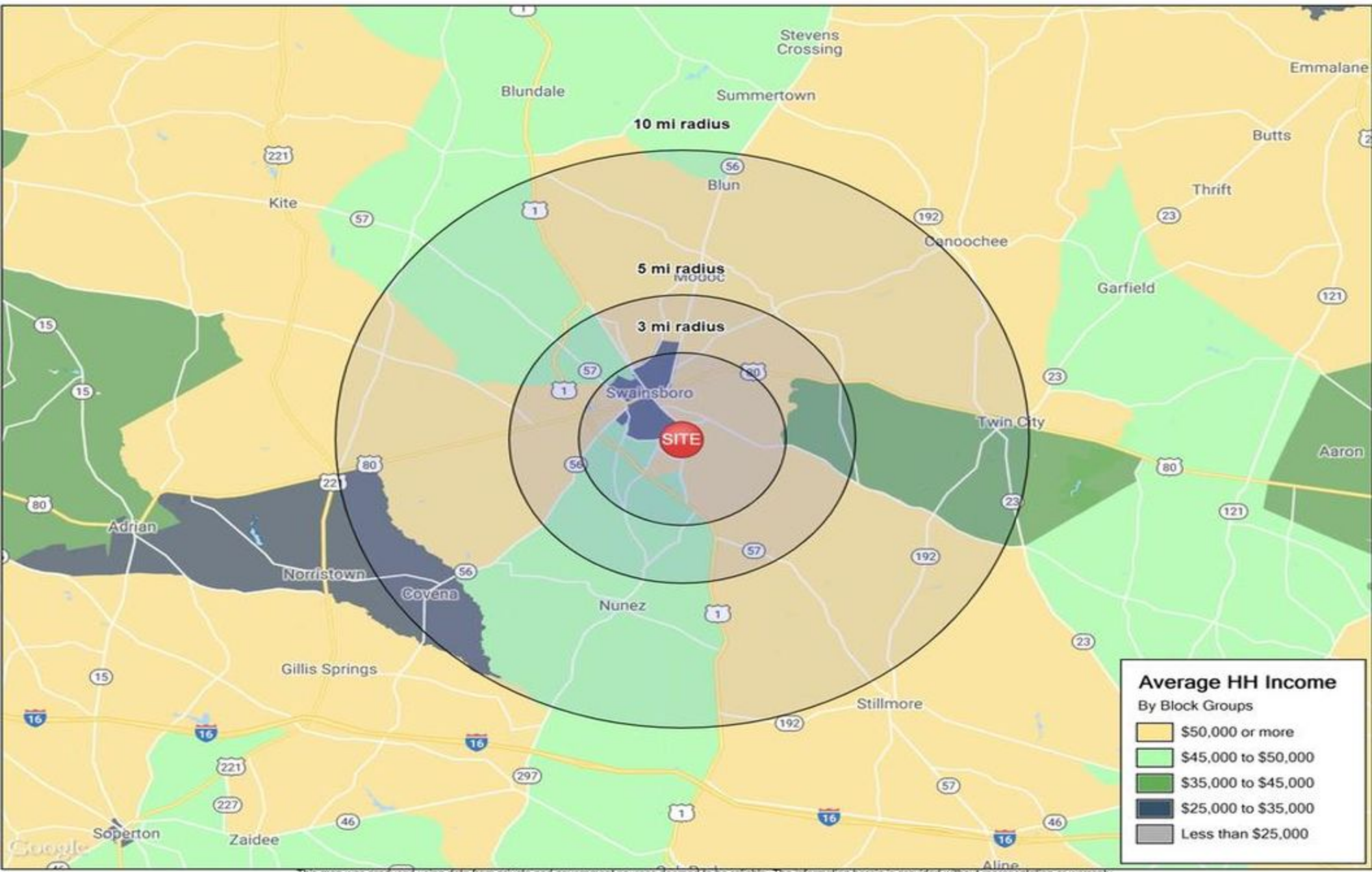
TRACTOR SUPPLY COMPANY

684 SOUTH MAIN STREET, SWAINSBORO, GA 30401

 FORTIS NET LEASE™



This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.





TOTAL SALES VOLUME

\$5.5B

PROPERTIES SOLD

2,500

BROKER & BUYER REACH

345K

STATES SOLD IN

40

Click to Meet Team Fortis

30445 Northwestern Highway, Suite 275

Farmington Hills, MI 48334

248.254.3410

fortisnetlease.com

EXCLUSIVELY LISTED BY:

PATRICK HAMMOND

MARVIN DELAURA

SENIOR DIRECTOR

D: 248.419.3808

PHAMMOND@FORTISNETLEASE.COM

SENIOR DIRECTOR

D: 248.419.3811

MDELAURA@FORTISNETLEASE.COM