



DOLLAR GENERAL IN HIGH GROWTH AREA

2855 FORT ARGYLE ROAD, BLOOMINGDALE, GA 31302

REPRESENTATIVE STORE

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

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

BENJAMIN SCHULTZ
SENIOR ADVISOR
D: 248.254.3409
BSCHULTZ@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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Georgia Broker of Record:

Steve Miller | Miller Realty Services

GA License #11102

INVESTMENT SUMMARY

List Price:	\$1,666,363
Current NOI:	\$109,980.00
Initial Cap Rate:	6.6%
Land Acreage:	+/- 1.0
Year Built	2019
Building Size:	9,100 SF
Price PSF:	\$183.12
Lease Type:	NNN
Lease Term:	15 Years
Average CAP Rate:	6.60%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,100 SF Dollar General store located in Bloomingdale, GA. 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 currently under construction with rent commencing in May 2019.

This Dollar General is highly visible as it is strategically positioned on Fort Argyle Road having 3,050 cars per day. The 10 mile population from the site exceeds 73,000 while the three mile average household income exceeds \$109,700 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 6.60% cap rate based on NOI of \$109,980.



PRICE \$1,666,363



CAP RATE 6.6%



LEASE TYPE NNN



TERM 15 Years

INVESTMENT HIGHLIGHTS

- Brand New Absolute NNN Lease
- Zero Landlord Responsibilities
- 15 Year Term / Four (5 Year Options)
- Investment Grade Dollar Store
- Three Mile Household Income \$109,761
- Ten Mile Population Exceeds 73,000
- Dollar General Reported 28 Consecutive Quarter of Same Store Sales Growth
- Five Mile Growth Rate 6.46%
- Only 18.5 Miles from Downtown Savannah, GA
- 5 Miles from New Hampstead High School With 1,400 Students

FINANCIAL SUMMARY

INCOME	DOLLAR GENERAL	PER SF
Rent	\$109,980	\$12.09
Gross Income	\$109,980	\$12.09
EXPENSE	DOLLAR GENERAL	PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$109,980	\$12.09

PROPERTY SUMMARY

Year Built:	2019
Lot Size:	+/- 1.0 Acre
Building Size:	9,100 SF
Traffic Count:	3,050
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	NNN
Primary Lease Term:	15 Years
Annual Rent:	\$109,980
Rent PSF:	\$12.09
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Tenant
Lease Start Date:	5/13/2019
Lease Expiration Date:	5/31/2034
Lease Term Remaining:	15 Years
Rent Bumps:	10% At Options
Renewal Options:	Four (5 Year)
Lease Guarantor:	Dollar General
Lease Guarantor Strength:	BBB
Tenant Website:	www.dollargeneral.com



GROSS SALES:
\$21.96 BILLION



STORE COUNT:
15,000+



GUARANTOR:
DOLLAR GENERAL

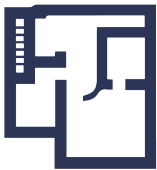


S&P:
BBB

DOLLAR GENERAL

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF BUILDING	RENT PER SF/YR
Dollar General	9,100	5/13/2019	5/31/2034	\$109,980	100.0	\$12.09
			Option 1	\$120,978		\$13.29
			Option 2	\$133,075		\$14.62
			Option 3	\$146,383		\$16.08
			Option 4	\$161,021		\$17.69
Totals/Averages	9,100			\$109,980		\$12.09



TOTAL SF
9,100



TOTAL ANNUAL RENT
\$109,980



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$12.09



NUMBER OF TENANTS
1

DOLLAR GENERAL

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 FORTIS NET LEASE™



15,000+
STORES



975 STORES
OPENING IN 2019



\$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



PROXIMITY TO LOCAL ATTRACTIONS



13 Miles
Savannah/Hilton Head
International
Airport



18 Miles
Savannah, GA



49 Miles
Hilton Head
Island



38 Miles
GA Southern
University

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Bloomingdale is a city in Chatham County, Georgia. It is bordered to the northeast by Port Wentworth, to the east by Pooler, to the south by a western portion of Savannah, and to the northwest by Effingham County. U.S. Route 80 runs east–west through the center of Bloomingdale, and Interstate 16 runs parallel to it through the southern part of the city, with access from Exit 152. Both highways lead east 13 miles to downtown Savannah. The city has great historic interest, pleasant winters and an attractive downtown area. Recent job growth in the area is positive at almost 3%. In the past 10 years, the population has grown about 22%.

Attracting tourists from all around with its historical charm, visitors and residents alike can visit The Combat Zone where they can play paintball and drive a real tank. With a History Museum and Veterans Monument in town, there is plenty to keep you occupied and learning. The five sides on the Veterans Monument are there to honor the five branches of service, ARMY, NAVY, MARINES, AIR FORCE AND COAST GUARD. The City wishes to honor its citizens who serve/served in the Military, this would be citizens that currently live in the City or who previously lived in the City, by placing their name on the Veterans Monument free of charge. Aside from the local attractions, Bloomingdale also has a great community feel by hosting many events throughout the year such as the upcoming Annual Easter Egg Hunt.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2018	1,642	6,811	73,040
Total Population 2023	1,724	7,251	79,242
Population Growth Rate	4.99%	6.46%	8.49%
Average Age	38.6	36.1	35.6
# Of Persons Per HH	2.6	2.7	2.7
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	620	2,511	27,007
Average HH Income	\$109,761	\$105,180	\$85,864
Median House Value	\$173,103	\$186,287	\$182,898
Consumer Spending (Thousands)	\$19,217	\$75,318	\$732,875





TOTAL SALES VOLUME

\$5.5B

PROPERTIES SOLD

2,500+

BROKER & BUYER REACH

345K

STATES SOLD IN

40

The FNL Team

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