



BRAND NEW DOLLAR GENERAL

NOT ACTUAL STORE

1990 MCTAGGART RD., UBLY, MI 48475

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EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY

List Price:	\$1,303,362
Current NOI:	\$87,977
Initial Cap Rate:	6.75%
Land Acreage:	+/- 1.21 Acres
Year Built	2019
Building Size:	9,002 SF
Price PSF:	\$144.79
Lease Type:	NNN
Lease Term:	15 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,002 SF. Dollar General store located in Ubyly, MI. The property is encumbered with a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains 5 (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 opening soon, with rent scheduled to commence in August 2019.

This Dollar General is highly visible as it is strategically positioned on the corner of N Ubyly (2,762 cars per day) & E McTaggart Rd. The five mile population from the site is 2,134 while the two mile average household income \$57,079 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 \$87,976.



PRICE \$1,303,362



CAP RATE 6.75%



LEASE TYPE NNN



TERM 15 Years

INVESTMENT HIGHLIGHTS

- Brand New Absolute NNN Lease
- Zero Landlord Responsibilities
- 15 Year Term / 5 (5 Year) Options
- Two Mile Household Income \$57,079
- Five Mile Population 2,134
- 2,762 Cars Per Day on N Ubyly Road
- Investment Grade Dollar Store
- Dollar General Reported 29 Consecutive Quarter of Same Store Sales Growth
- Only Dollar Store within a 5 Mile Radius

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$87,977	\$9.77
Gross Income	\$87,977	\$9.77
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$87,977	\$9.77

PROPERTY SUMMARY

Year Built:	2019
Lot Size:	+/- 1.21 Acres
Building Size:	9,002 SF
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:	\$87,976
Rent PSF:	\$9.77
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Tenant
Lease Start Date:	8/1/2019
Lease Expiration Date:	8/31/2034
Lease Term Remaining:	15 Years
Rent Bumps:	10% at Options
Renewal Options:	Five (5 years)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$25.6 BILLION



STORE COUNT:
15,000 +

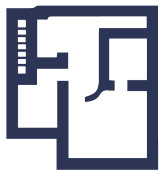


GUARANTOR:
DOLLAR GENERAL



S&P:
BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,002	8/1/2019	8/31/2034	\$87,976	100.0	\$9.77
			Option 1	\$96,773		\$10.75
			Option 2	\$106,451		\$11.82
			Option 3	\$117,096		\$13.00
			Option 4	\$128,805		\$14.31
			Option 5	\$141,686		\$15.74
Totals/Averages	9,002			\$87,976		\$9.77



TOTAL SF
9,002



TOTAL ANNUAL RENT
\$87,976



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$9.77



NUMBER OF TENANTS
1



DOLLAR GENERAL

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 FORTIS NET LEASE™



15,000+
STORES



975 STORES
OPENING IN 2019



\$25.6 BIL
IN SALES

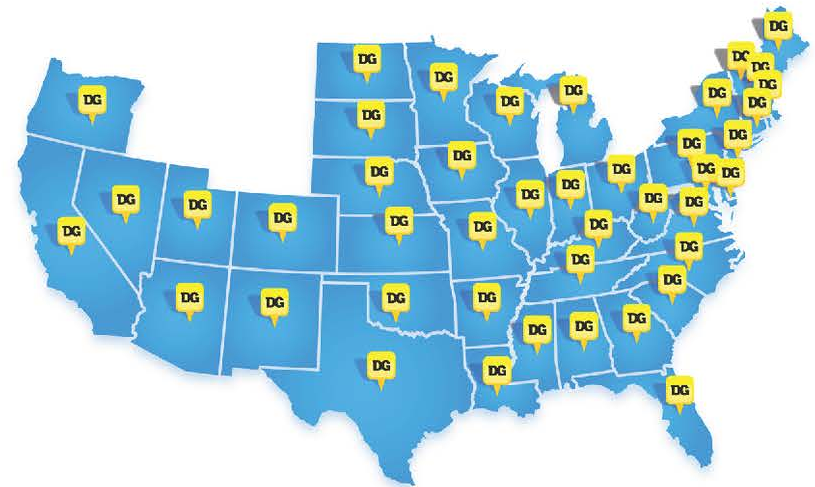


80 YEARS
IN BUSINESS



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 15,000+ stores with more than 130,000 employees, located across 44 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 2018, with an expected 975 opening for 2019. Same store sales growth from 2018 was 3.2%, with 29 consecutive years of same store sales growth. 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



68 Miles
MBS International
Airport



54 Miles
Bay City, MI



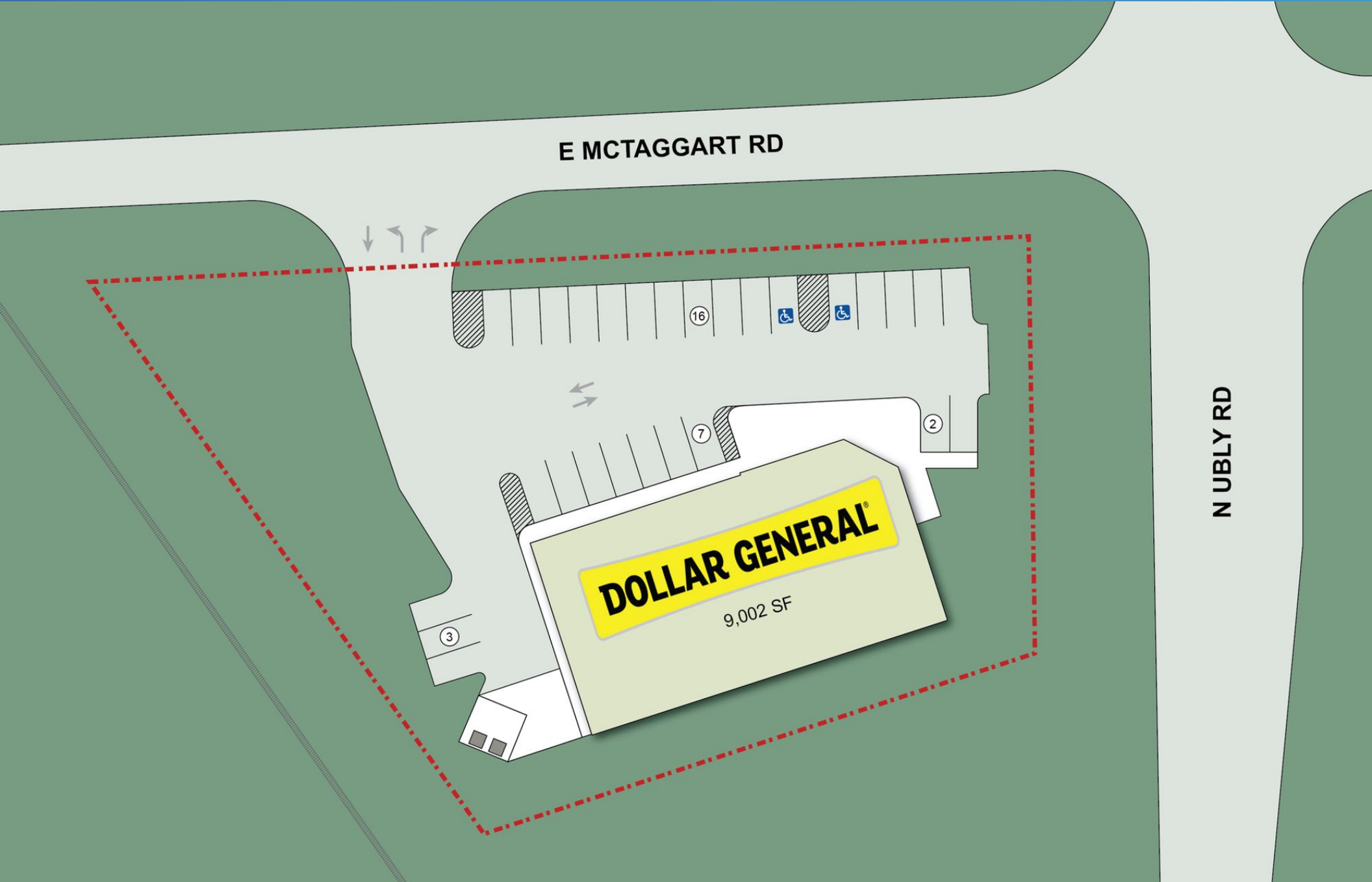
26 Miles
Port Austin, MI



61 Miles
Saginaw Valley
State University

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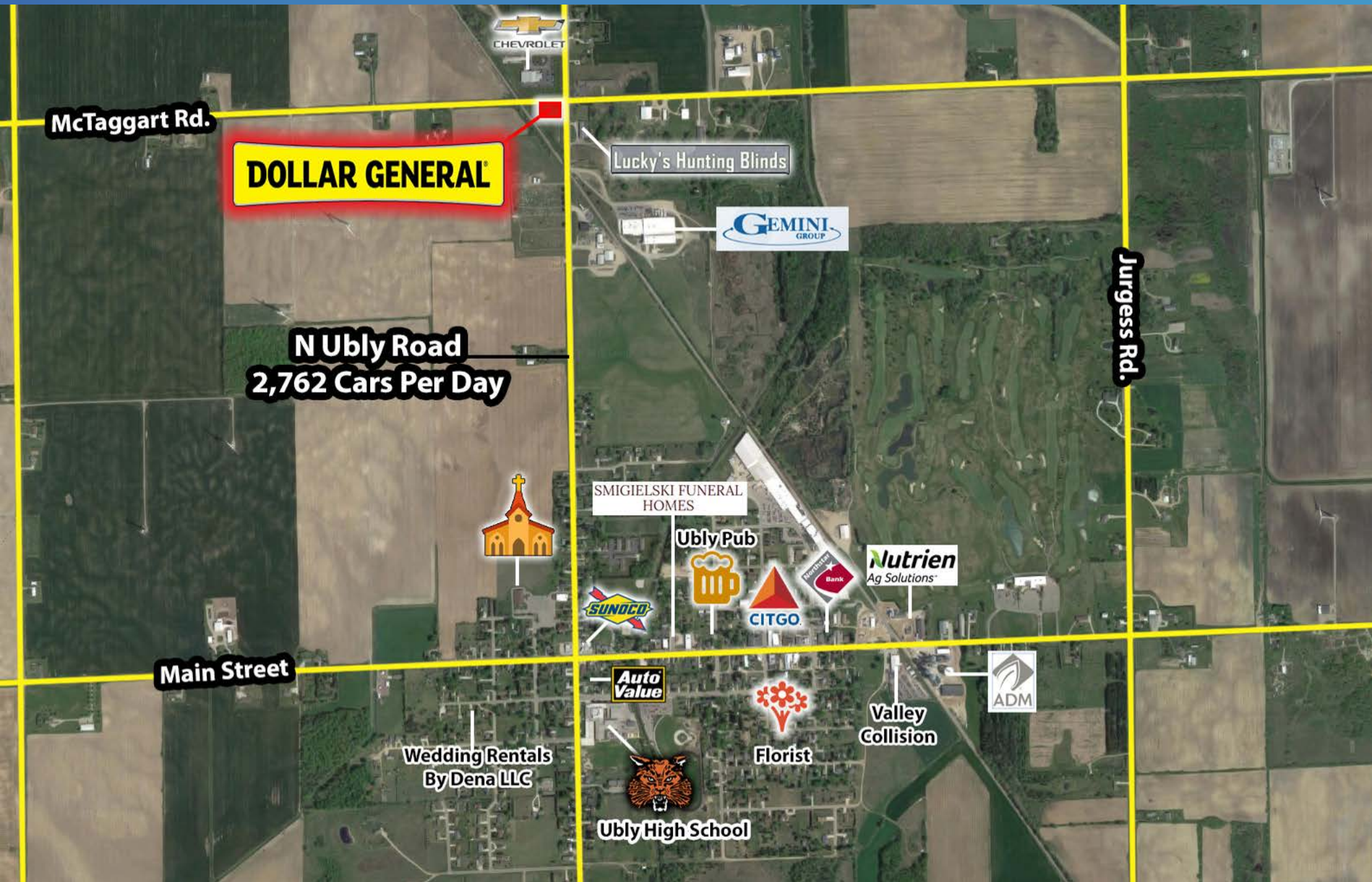
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Ubly is a village in Huron County, Michigan. For over 50 years, 54 to be exact, the Michigan Sugar Festival has been drawing people from near and far to celebrate agriculture, family fun, and of course, sugar! The Sugar Festival is a four-day festival jam packed with activities for kids and adults. Other events in the county are: Caseville country Ribstock, Port Austin Art Fair, Maritime Festival, Pigeon Summer Fest & Wig Fling and Fish Sandwich Festival. Each summer, the Village of Ubly shows movies in the Park by the Pavilion, June through August. Various businesses and individuals sponsor the movies, which in turns helps to pay for the free popcorn and water that is provided at each showing.

Nicole Franzel, winner of the \$500,000 grand prize on Big Brother 18 Lives in Ubly. She also competed on Big Brother 16, finishing in 7th place.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2018	1,444	2,134	9,711
Average Age	40.7	41.0	41.8
# Of Persons Per HH	2.4	2.5	2.4

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	595	851	3,876
Average HH Income	\$58,721	\$60,220	\$58,148
Median Home Value	\$99,159	\$106,277	\$105,882
Consumer Spending (Thousands)	\$13,432	\$19,853	\$88,013





TOTAL SALES VOLUME

\$5.5B

PROPERTIES SOLD

2,500+

BROKER & BUYER REACH

345K

STATES SOLD IN

40

Click to Meet Team Fortis

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