



DOLLAR GENERAL | ABSOLUTE NNN LEASE

104 HALL ST, GARFIELD, GA 30425

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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EXCLUSIVELY LISTED BY:

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Georgia Broker of Record:

Steve Miller | Miller Realty Services

GA License #11102

INVESTMENT SUMMARY

List Price:	\$1,238,577
Current NOI:	\$83,604.00
Initial Cap Rate:	6.75%
Land Acreage:	+/- 1.0
Year Built	2019
Building Size:	9,100 SF
Price PSF:	\$136.11
Lease Type:	NNN
Lease Term:	15 Years
Average CAP Rate:	6.75%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,100 SF Dollar General store located in Garfield, GA. The property is encumbered with a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains Four (5 Year) 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 under construction, with rent scheduled to commence in July 2019.

This Dollar General is highly visible as it is strategically positioned at the corner of Georgia Hwy 23 and Hall St. The ten mile population from the site exceeds 6,500, while the three mile average household income exceeds \$61,500 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 brand new 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 \$83,604.



PRICE \$1,238,577



CAP RATE 6.75%



LEASE TYPE NNN



TERM 15 Years

INVESTMENT HIGHLIGHTS

- Brand New Absolute NNN Lease | Zero Landlord Responsibilities
- Corner Location
- 15 Year Term | Five (5 Year) Options
- Three Mile Household Income \$61,950
- Ten Mile Population Exceeds 6,836
- Investment Grade Dollar Store
- Dollar General Reported 29 Consecutive Quarter of Same Store Sales Growth

FINANCIAL SUMMARY

INCOME	DOLLAR GENERAL	PER SF
Rent	\$83,604	\$9.19
Gross Income	\$83,604	\$9.19
EXPENSE	DOLLAR GENERAL	PER SF
Expense	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$83,604	\$9.19

PROPERTY SUMMARY

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

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	NNN
Primary Lease Term:	15 Years
Annual Rent:	\$83,604
Rent PSF:	\$9.19
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Tenant
Lease Start Date:	7/1/2019
Lease Expiration Date:	7/31/2034
Lease Term Remaining:	15 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:
\$25.6 BILLION



STORE COUNT:
15,000+

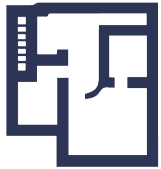


GUARANTOR:
DG CORP



S&P:
BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,100	7/1/2019	7/31/2034	\$83,604	100.0	\$9.19
			Option 1	\$91,964		\$10.10
			Option 2	\$101,160		\$11.11
			Option 3	\$111,276		\$12.22
			Option 4	\$122,404		\$13.45
Totals/Averages	9,100			\$83,604		\$9.19



TOTAL SF
9,100



TOTAL ANNUAL RENT
\$83,604



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$9.19



NUMBER OF TENANTS
1



DOLLAR GENERAL

104 HALL ST, GARFIELD, GA 30425

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



58 Miles
Augusta Regional
Airport



85 Miles
Savannah, GA



65 Miles
Augusta, GA



9 Miles
George L. Smith
State Park

DOLLAR GENERAL®



Garfield, GA







*Ohoopsee River

Garfield is a city in Emanuel County, Georgia. Rich in History, Natural Beauty, Culture and Education, Recreation and Leisure, Progressive Development, and Much More. These are a few traits that make Emanuel County “The Place to Grow.”

East Georgia State College has a campus in Swainsboro, GA, not far from from Garfield. Emanuel County is home to many attractions for outdoor enthusiast such as kayaking, hiking, exploring the Ohoopsee Dunes Wildlife Management area. The Ohoopsee Dunes Wildlife Management area is unique to Georgia. The dunes are large oval structures believed to have been formed by wind deposits of sand on the eastern and northern banks of the Ohoopsee River. The Ohoopsee Dunes offer opportunities for hunting deer, turkey, squirrel, and waterfowl. Accommodations include a boat ramp, canoe access and nature trails. Additional actives include geocaching, river fishing and wildlife viewing.

POPULATION	3 MILE	5 MILES	10 MILES
Total Population 2018	565	1,210	6,836
Average Age	39.2	39.6	39.3
# Of Persons Per HH	2.7	2.6	2.6
HOUSEHOLDS & INCOME	3 MILE	5 MILES	10 MILES
Total Households	210	458	2,422
Average HH Income	\$61,950	\$55,219	\$46,018
Median House Value	\$88,020	\$82,578	\$78,528
Consumer Spending (Thousands)	\$5,277	\$10,632	\$51,588





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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