



FORTIS NET LEASE
INVESTMENT REAL ESTATE SERVICES

SINGLE TENANT RETAIL INVESTMENT

Brand New 15 Year NNN Lease | Dollar General "PLUS" Location
Red Street & North Main Street Hattiesburg, MS



Similar Store



Exclusively Listed By:

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**DOLLAR
GENERAL®**

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INVESTMENT SUMMARY

List Price:	\$1,549,694
Current NOI:	\$103,054
Rent PSF:	\$9.78 PSF
Cap Rate:	6.65%
Square Footage:	10,542 PSF
Land Acreage:	2.00
Year Built:	2017

LEASE SUMMARY

Lease Type:	NNN
Taxes/ CAM/ Insurance:	Tenant Responsibility
Roof/ Structure/ Parking:	Tenant Responsibility
Lease Term:	15 Years
Lease Commencement:	June 10th, 2017
Current Term Expiration:	June 2032
Rent Increases:	10% in Each Option
Renewal Options:	5, 5-Year Options
Lease Guarantor:	Corporate

TENANT SUMMARY

Tenant Website:	www.DollarGeneral.com
Number of Locations:	12,500+ Locations
Tenant Information:	Standard & Poor's Credit Rating BBB
Tenant Financials:	CLICK HERE
2015 Sales:	\$20.37 Billion
2015 Net Income:	\$1.17 Billion

INVESTMENT HIGHLIGHTS

- ◆ Absolute NNN Lease | Requires Minimal Landlord Responsibility
- ◆ Brand New 15 Year NNN Lease | 2017 Rent Commencement
- ◆ Rent Increases 10% in Each Option Period
- ◆ Four (4), Five (5) Year Options With Rent Increases
- ◆ Corporate Guarantee by DG which Carries a "BBB" Rating
- ◆ Dollar General "PLUS" Location

INVESTMENT HIGHLIGHTS

- ◆ Population Exceeds 66,171 w/in a 5 Mile Radius of Property
- ◆ Average Household Income Exceeds \$48,917 w/in a 5 Mile Radius
- ◆ Located in Downtown Hattiesburg Near U of Southern Mississippi

SATELLITE PROPERTY IMAGES

Click [HERE](#) for Overhead Satellite Images of Subject Property

Click [HERE](#) for Street View of Subject Property

RENT ROLL

Period	Annual Rent	Increase
Years 1-15	\$103,054.00	-
Option 1	\$113,360.16	10%
Option 2	\$124,696.08	10%
Option 3	\$137,165.76	10%
Option 4	\$150,882.24	10%
Option 5	\$165,970.56	10%

TENANT INFORMATION

Dollar General commands a chain of more than 12,000 discount stores in 40 states, primarily in the southern and eastern US, the Midwest, and the Southwest. Offering basic household items, such as cleaning supplies, health and beauty aids, as well as some apparel and food, it targets low-, middle-, and fixed-income shoppers. Although it has the word "dollar" in its name, Dollar General is not solely a dollar store. The company offers goods sold at set price points of penny items up to the range of 50 to 60 dollars. Some of its higher end items include over-the-counter medicines, seasonal products, pet supplies and pet food products, prepaid cell phones and accessories, and automotive supplies.

Cal Turner founded J. L. Turner & Son, Inc. in 1939, and opened the first Dollar General store in Scottsville, Kentucky in June 1955. Since then the company has grown into the country's largest small-box discount retailer. Stores are generally located in small towns off the radar of giant discounters. Its big-city stores (about 30% of its total) are situated in lower-income neighborhoods. Some 25% of its merchandise is priced at \$1 or less.

In 2007 Kohlberg Kravis Roberts & Co. (KKR) acquired Dollar General, privatized the company for restructuring, and took the company public again in 2009. The company ranks 175th within the Fortune 500 Companies. Fiscal 2015 revenues exceeded \$20.37 billion (up from 2015) with profits of \$1.17 billion (up from 2015). The company's current market value is estimated to be \$23.95 billion.



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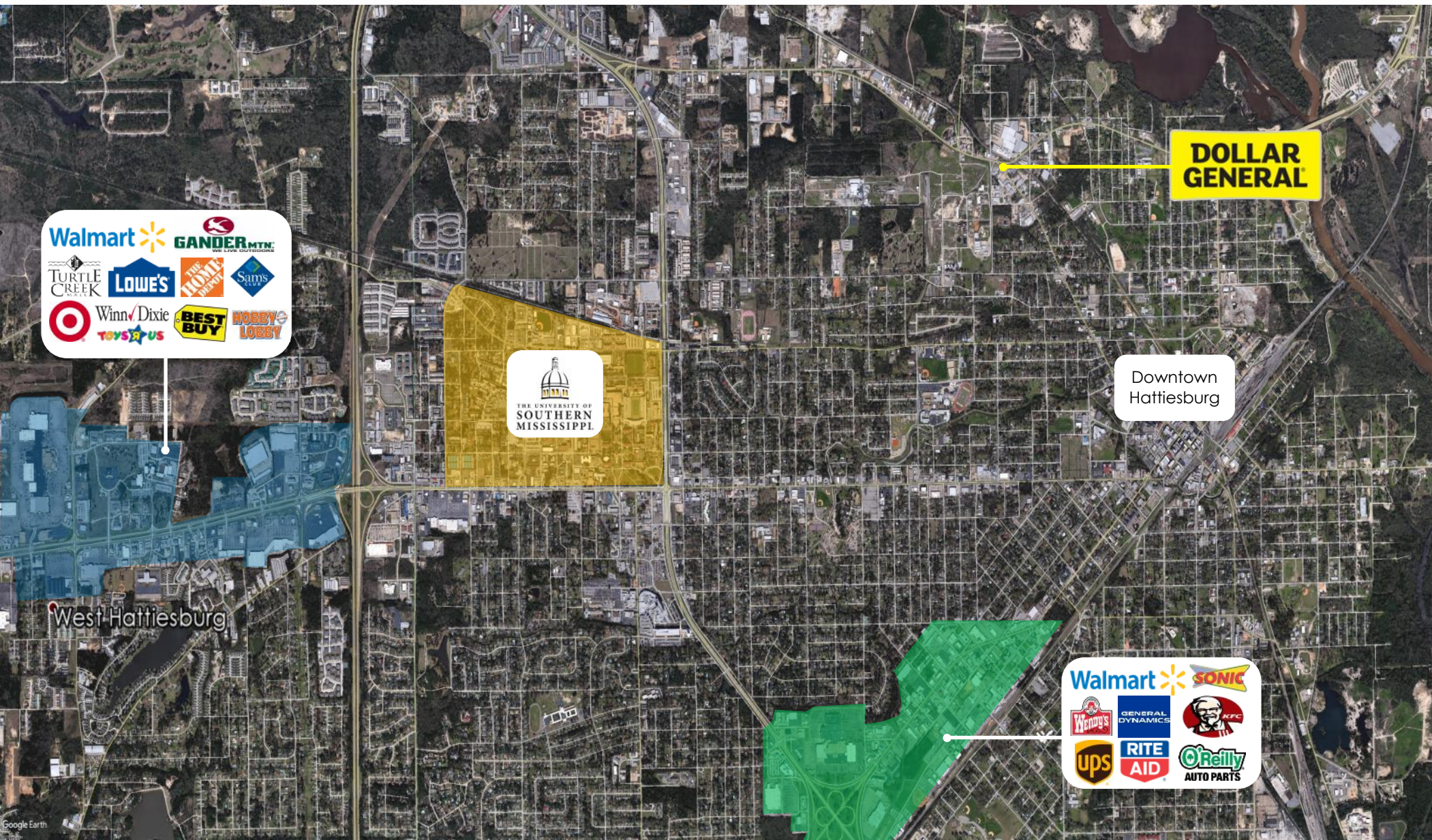
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DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population:			
2020 Projection	3,796	42,301	67,464
2015 Estimate	3,767	41,821	66,171
2010 Census	3,737	41,086	64,828
2015 Population Hispanic Origin	184	1,738	2,599
2015 Population by Race:			
White	787	18,632	32,735
Black	2,883	21,775	31,205
Am. Indian & Alaskan	19	173	239
Asian	21	550	929
Hawaiian & Pacific Island	5	41	60
Other	52	650	1,002
U.S. Armed Forces	0	0	37
Households:			
2020 Projection	1,451	16,663	26,865
2015 Estimate	1,439	16,471	26,316
2010 Census	1,425	16,222	25,772
Growth 2016 - 2021	0.83%	1.17%	2.09%
Growth 2010 - 2016	0.98%	1.53%	2.11%
Owner Occupied	640	6,608	12,070
Renter Occupied	799	9,863	14,245
2015 Avg Household Income	\$37,330	\$42,590	\$48,917



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FORTIS NET LEASE
INVESTMENT REAL ESTATE SERVICES

MORE THAN \$4.7 BILLION IN SALES

Fortis Net Lease is a national investment real estate brokerage firm specializing in the acquisition and disposition of investment real estate. We help developers, franchisees, private investors and institutional funds accomplish their short and long term investment goals. The principals of Fortis Net Lease have successfully sold hundreds of properties in over three dozen states with a total transaction volume topping \$4.7 billion.

Fortis Net Lease specializes in the acquisition and disposition of the following:

- Net leased single tenant properties (Pharmacies, Auto Parts, Dollar Stores, Banks, QSR, Office/Industrial, Medical, Junior/Big Box, etc.)
- Portfolios & Corporate Sale-Leaseback Transactions (Burger King, Arby's, Tutor Time, Taco Bell, Wendy's, etc.)
- Multi-Tenant Retail Centers & Medical Office (Anchored or Unanchored - 5,000 - 1,000,000 SF)

The advisors at Fortis Net Lease create long term relationships with our investors by delivering superior services and unparalleled results. When you hire Fortis Net Lease as your exclusive representative you will experience the individual attention and professionalism that you will not receive at other large brokerage firms.

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