



ABSOLUTE NNN 15 YEAR LEASE | CORPORATE GUARANTEE

37546 S. County Road 530, Eucha, OK 74342

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Property Map



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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.

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The Team



DOLLAR GENERAL

DOLLAR GENERAL

INVESTMENT SUMMARY

List Price: \$1,093,600
Current NOI: \$76,551.96
Initial Cap Rate: 7.0%
Land Acreage: Verify with Seller
Year Built: 2016
Building Size: 9,100 SF
Google Aerial Map: Click [HERE](#)

LEASE SUMMARY

Lease Type: 15 Year Absolute NNN
Taxes, CAM , Insurance: Tenant Responsibility
Structure, Roof & Parking: Tenant Responsibility
Rent Commencement: April 1, 2017
Rent Expiration: March 31, 2032
Term Remaining: 14+ Years
Rent Increases: 10% at Each Option
Option Periods: Five, Five Year Options
Lease Guarantor: Dollar General Corporation

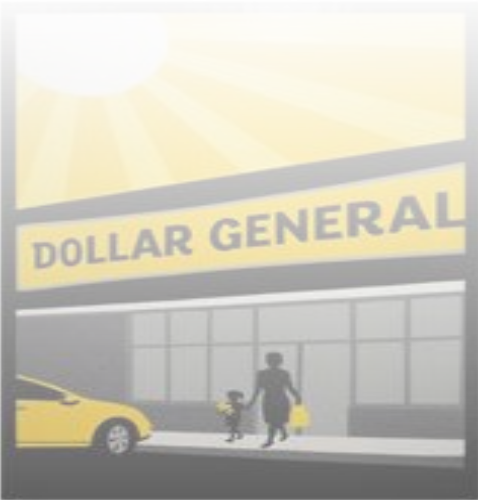
INVESTMENT HIGHLIGHTS

- New 9,100 SF Dollar General | 14+ Years Remaining on Initial Term
- Absolute NNN 15 Year Lease with No Landlord Responsibilities
- Five, Five Year Options | 10% Rent Increases at Each Option
- Corporate Guarantee | “BBB” S&P Rating

LOCATION HIGHLIGHTS

- Located on S. County Road 530 | 1,500+ VPD
- No Competitive Surrounding Retail
- Eucha is on Grand Lake - The Premier Lake in Oklahoma - Popular Tourist Destination for Those Who Enjoy Fishing, Camping and Water Sports
- Population Within 10 Miles Exceeds 16,000 Residents
- Average Household Income Exceeds \$57,000 Within 5 Miles
- Median Home Value Exceeds \$155,000 Within 5 Miles

Year	Monthly Rent	Annual Rent	Rent Increase	% Increase
1-15 Years	\$6,379.33	\$76,551.96	7,656	10.00%
Option 1	\$7,017.33	\$84,207.96	8,421	10.00%
Option 2	\$7,719.08	\$92,628.96	9,262	10.00%
Option 3	\$8,490.92	\$101,891.04	10,189	10.00%
Option 4	\$9,340.00	\$112,080.00	11,208	10.00%
Option 5	\$10,274.00	\$123,288.00		



INVESTMENT OVERVIEW

Fortis Net Lease is pleased to present a Dollar General located at 37546 County Road 530 in Eucha, OK. This Absolute NNN lease has no landlord responsibilities and there are approximately fourteen years remaining in the initial lease term. The lease has a corporate guarantee from Dollar General which has a "BBB" S&P rating.

The population within ten miles exceeds 16,000 residents and the subject property is situated in the popular vacation area of Grand Lake. The median home value within five miles exceeds \$155,000 and the average household income exceeds \$57,000. The subject property has no competitive retail in the surrounding area.

TENANT OVERVIEW

Dollar General is the largest "small box" discount retailer in the United States. Headquartered in Goodlettsville, TN, the company was established in 1939. As of March 16th, 2017, there are more than 13,320 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 837 stores in 2016, with an expected 1,000 opening for 2017. 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.

The company launched a successful IPO in 2009 (NYSE: DG). In March, 2014 Dollar General reported record sales, operating profit and net income. Most recently the first quarter 2017 sales rose by 6.50%, in comparison to Q1 2016. During the same time period, same store sales continued their growth trend, with an increase of 0.70% Dollar General's net income and diluted earnings per share (EPS) for Q1 2017 was \$279 million and \$1.02, respectively. The Company's earnings, adjusted for non-recurring costs totaled \$1.03 per share, topped Wall Street's expectations of \$0.99 per share.. Dollar General is ranked #128 on the Fortune 500, a 11spot jump from the previous year ranking.

Representative Photo



Eucha, OK

Eucha, pronounced "oochee", is a small rural community located in Delaware County, Oklahoma, north of Lake Eucha. The Eucha Post Office was established November 20, 1900, in District 5 of the old Indian Territory. The community was named for Oochelata, a principal chief of the Cherokees.

The center of Eucha is located at the western edge of the New Eucha census-designated place, a statistical area that extends north as far as Oklahoma State Highway 20, east to U.S. Route 59, and south to Rattlesnake Creek.

Eucha Lake, named for the town, is noted for its lake which has the Delaware County Gigging Tournament every year in April. Gigging is an old-fashioned method of fishing that utilizes gigs, a long pole that has been tipped with a multi-pronged spear. Fishermen use these trident-like gigs to spear fish while on flat boats. The use of gigging spears reflects the area's Cherokee heritage and keeps the fishing tradition alive.



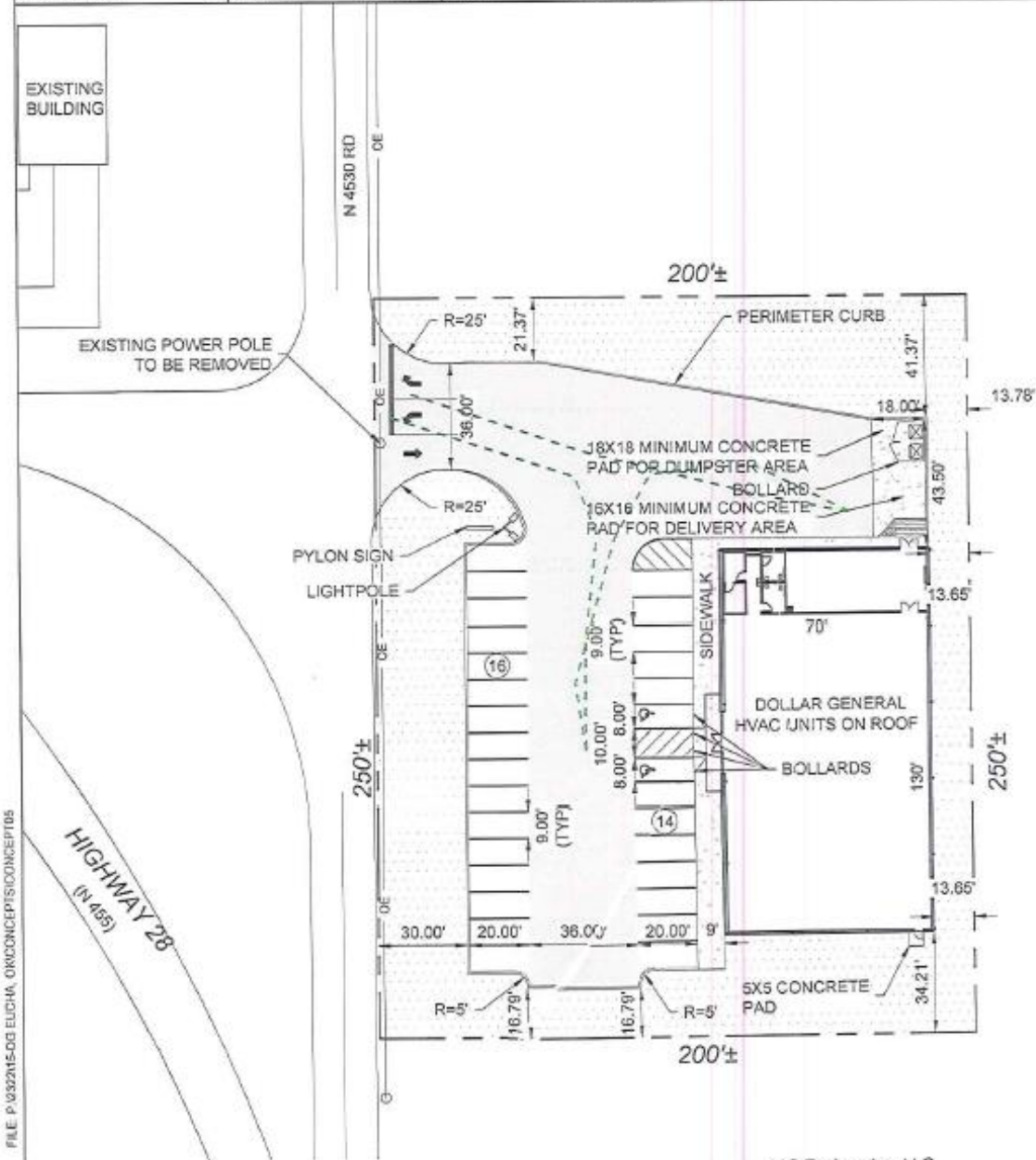
PRELIMINARY SITE PLAN

Eucha, OK (Highway 28 @ N 4530 Rd)

REVIEWED

By Baron Bentley at 8:06 am, Mar 30, 2016

PROTOTYPE:	G	DEVELOPER	DESIGNER	DATE:
BLDG SALES SF:	9,100/7,380	COMPANY: The Petrus Group	COMPANY: AAB Engineering, LLC	2/15/2016
ACREAGE:	1.15	NAME: Mark Helmer	NAME: Alan Ritchie	
PARKING SPACES:	30	PHONE #: 918-749-5789	PHONE #: 918-514-4282	



FILE: P:\332\15-03 EUCHA, OK\CONCEPTS\CONCEPT05

PLOT DATE: Tue, 22 Mar 2016



- LANDSCAPE AREA
- CONCRETE PAVEMENT
- STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT

AAB Engineering, LLC



Engineering • Surveying •
 100 E. 2136 East Street
 OK 73105
 918-514-4282 Fax: 918-514-4283

DOLLAR GENERAL | FORTIS NET LEASE



Dream Catcher Resorts
- Point Property

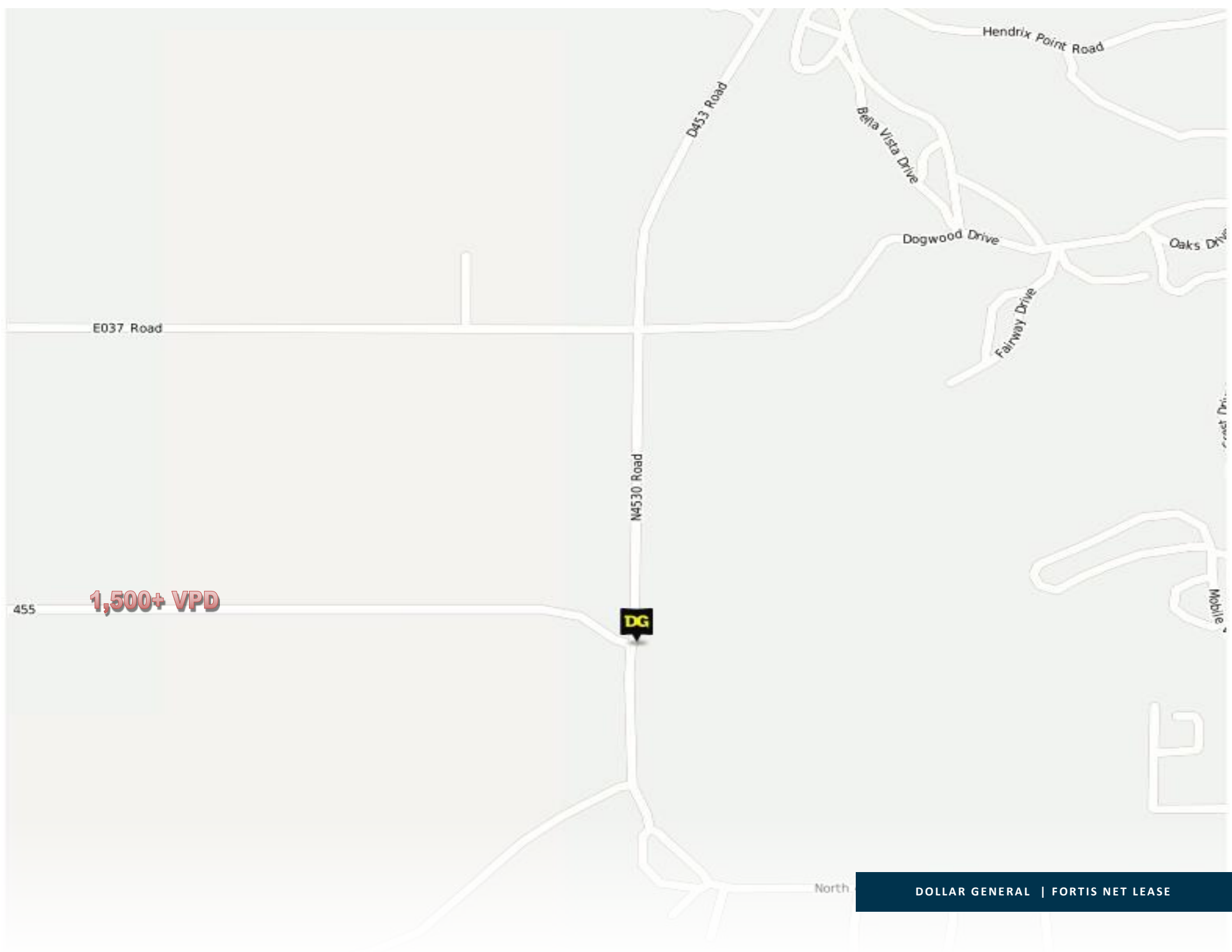
Dripping Springs
Yacht Club

Dream Catcher Resorts
- Grand Property

Y Knot
Stop

Cosby's Catfish

DOLLAR GENERAL



1,500+ VPD

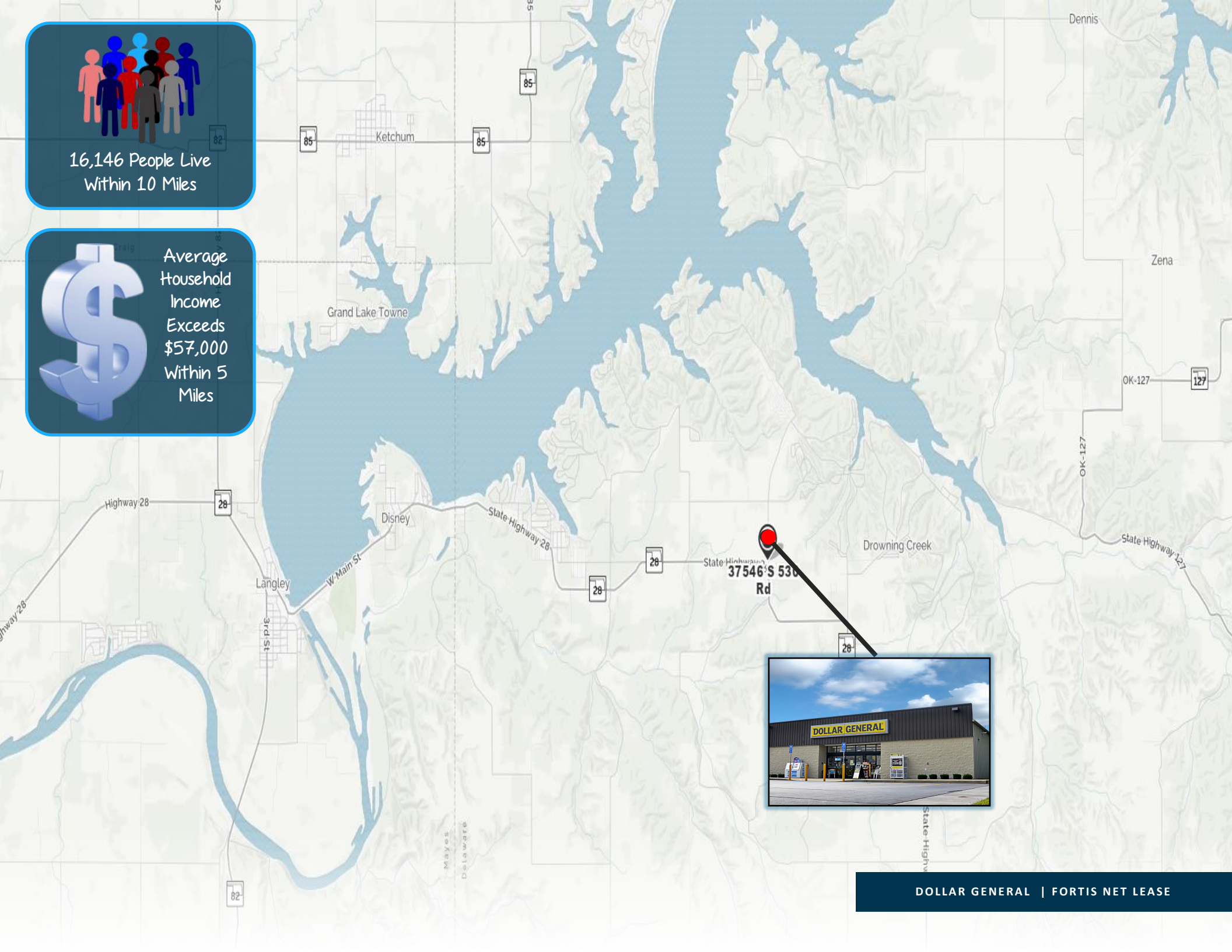
DG



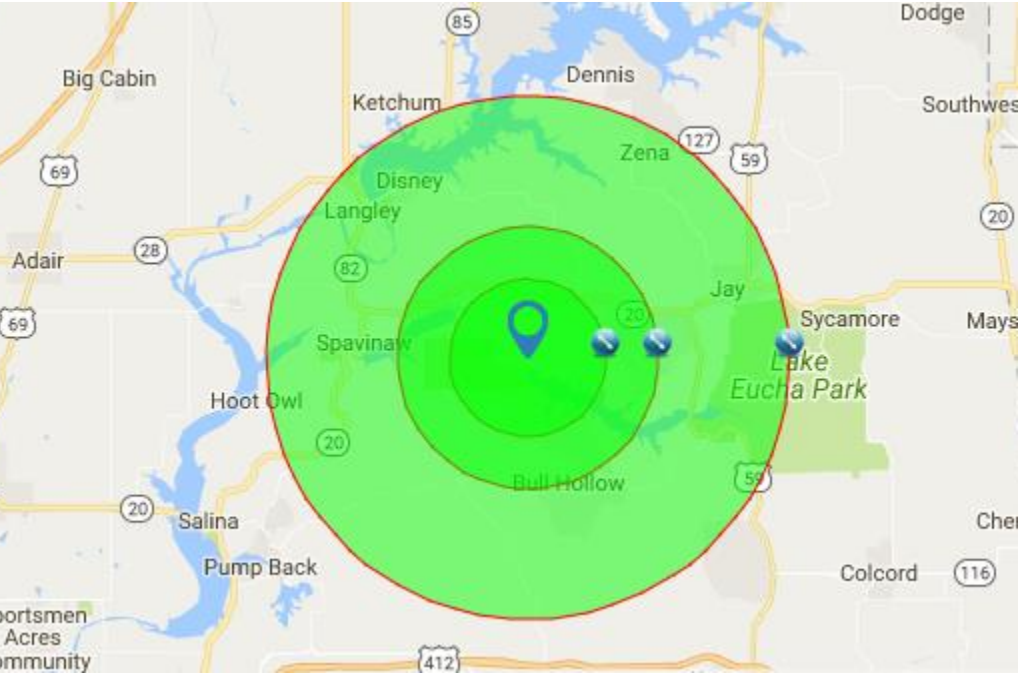
16,146 People Live
Within 10 Miles



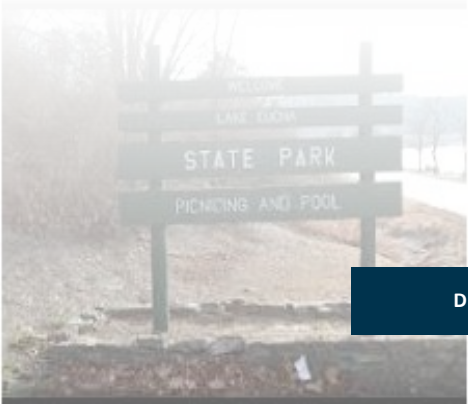
Average
Household
Income
Exceeds
\$57,000
Within 5
Miles



Population	3 Mile	5 Mile	10 Mile
2017 Total Population:	1,856	3,096	16,146
2022 Population:	1,793	3,014	16,123
Average Age:	44.80	45.90	44.90
Households			
2017 Total Households:	804	1,352	6,831
HH Growth 2017-2022:	(3.61%)	(2.81%)	(0.25%)
Median Household Inc:	\$37,599	\$39,550	\$39,639
Avg Household Size:	2.30	2.30	2.30
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$131,185	\$155,457	\$141,133
Median Year Built:	1976	1977	1978



Population:	3 Mile	5 Mile	10 Mile
2022 Projection	1,793	3,014	16,123
2017 Estimate	1,856	3,096	16,146
2010 Census	2,193	3,547	16,432
2017 Population Hispanic Origin	72	98	534
2017 Population by Race:			
White	1,161	2,047	10,813
Black	8	15	103
Am. Indian & Alaskan	491	740	3,814
Asian	34	46	141
Hawaiian & Pacific Island	1	1	8
Other	161	247	1,268
U.S. Armed Forces:	0	0	0
Households:			
2022 Projection	775	1,314	6,814
2017 Estimate	804	1,352	6,831
2010 Census	957	1,558	6,976
Owner Occupied	682	1,158	5,414
Renter Occupied	122	195	1,417
2017 Avg Household Income	\$53,302	\$57,845	\$56,000
2017 Med Household Income	\$37,599	\$39,550	\$39,639
2017 Households by Household Inc:			
<\$25,000	267	453	2,327
\$25,000 - \$50,000	216	363	1,795
\$50,000 - \$75,000	124	198	1,168
\$75,000 - \$100,000	62	98	558
\$100,000 - \$125,000	101	132	429
\$125,000 - \$150,000	8	20	175
\$150,000 - \$200,000	14	51	205
\$200,000+	12	36	175





FORTIS NET LEASE
INVESTMENT REAL ESTATE SERVICES



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