



FORTIS NET LEASE
INVESTMENT REAL ESTATE SERVICES



DENSELY POPULATED AREA | NEW 7 YEAR CORPORATE LEASE

14686 Telegraph Road, Taylor, MI 48180

OFFERING MEMORANDUM

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Property Map



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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. FNL makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. FNL does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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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Fortis Agents Cooperate
Click Here To Meet
The Team



DOLLAR GENERAL

INVESTMENT SUMMARY

List Price:	\$1,382,500
Current NOI:	\$110,600
Initial Cap Rate:	8.0%
Land Acreage:	1.43 Acres
Year Built:	1997
Building Size:	11,060 SF
Google Aerial Map:	Click HERE
Google Street View:	Click HERE

LEASE SUMMARY

Lease Type:	NN
Taxes, CAM , Insurance:	Tenant Responsibility
Parking Lot Maintenance:	Tenant Responsibility
Roof, Structure & Lot Replacement:	Landlord Responsibility
Lease Term:	7 Years
Rent Commencement:	July 1, 2018
Rent Expiration:	June 30, 2025
Term Remaining:	7+ Years
Option Periods:	Three, Five Year Options
Lease Guarantor:	Corporate

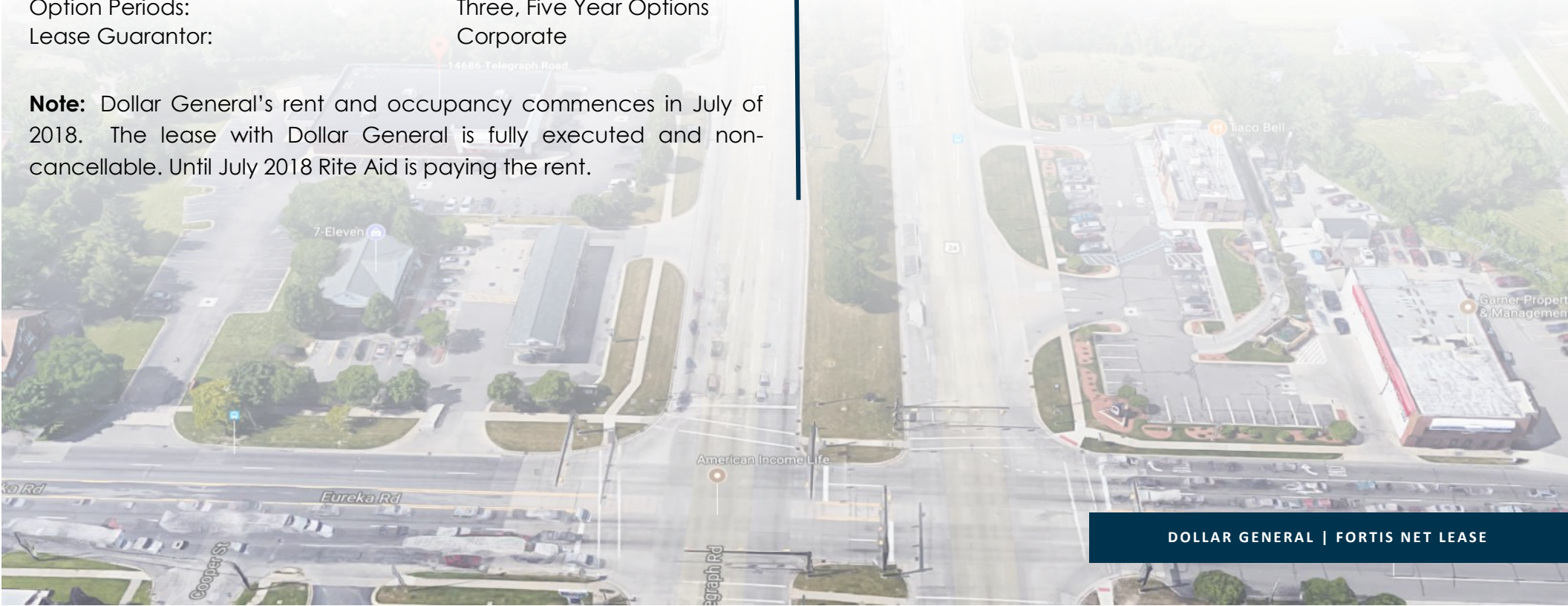
Note: Dollar General's rent and occupancy commences in July of 2018. The lease with Dollar General is fully executed and non-cancellable. Until July 2018 Rite Aid is paying the rent.

INVESTMENT HIGHLIGHTS

- 11,060 SF Building on Large 1.43 Acre Parcel
- New 7 Year NN Lease with Dollar General Commences July 2018
- Rite Aid Pays Rent Through June of 2018
- Minimal Landlord Responsibilities
- Corporate Guaranteed Lease | S&P Rating BBB-
- 10% Rent Bumps at Option Renewals

LOCATION HIGHLIGHTS

- Telegraph Rd (47,400+ VPD) & Eureka Rd (44,800+ VPD)
- 1 Mile From [Southland Center](#) (Click for Tenant Directory)
- More Than 175,000 Residents Within 5 Miles
- Average Household Income Exceeds \$63,000 Within 5 Miles
- Median Home Value Exceeds \$103,000 Within 3 Miles
- Located Near Retail Tenants Including Meijer, Dick's Sporting Goods, Kohl's, Target, Bed, Bath & Beyond, Dollar Tree, Hobby Lobby and More



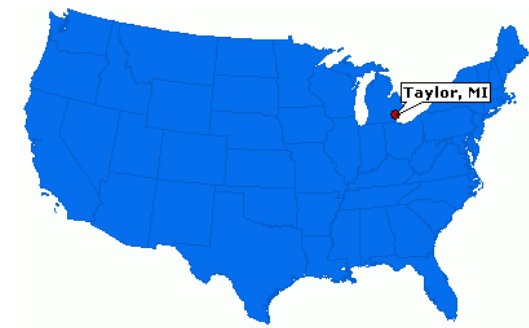
Taylor, Michigan

Taylor is a city in Wayne County in the state of Michigan. The population was 63,131 at the 2010 census. Taylor was originally known as Taylor Township and residents of the township voted to incorporate as the City of Taylor in May 1968. Taylor is the 17th most populous city in Michigan and the 543rd largest city in the United States.

Taylor Township was named in honor of Zachary Taylor, a national military hero in the 1840s, who would go on to be elected the twelfth President of the United States in 1849. Taylor Township was organized on March 16, 1847 from 24 square miles that were originally part of Ecorse Township, Michigan. It is also 18 miles southwest of Detroit.

Taylor is a member of the Downriver Community. It is home to Southland Shopping Center, Wallside Windows Factory, Taylor Sportsplex, Taylor Meadows Golf Course, Lakes of Taylor Golf Course, Oakwood Heritage Hospital, the Michigan State Police Metro South Post and Wayne County Community College Downriver Campus. Taylor is the birthplace of Hungry Howie's Pizza. Taylor has a large park named Heritage Park that features: ball diamonds, soccer fields, pavilions, grills, picnic tables, restrooms, playground, historic buildings, shops, catch and release fishing pond, 1/3 mile walking path, path system, old growth nature area, park benches, picnic area, playground, plus a petting farm. The park is home to the Taylor South Little League, the Junior League World Series and the Taylor Soccer Club.

In addition to its schools, Taylor also has commercial and industrial sectors, restaurants, and shopping. Southland Shopping Center, a regional shopping mall with over 100 stores, was opened in 1970. The city also features a Walmart superstore, Target superstore, Meijer superstore, Kohl's, Burlington Coat Factory, Dick's Sporting Goods, Jo-Ann, Bed, Bath, and Beyond, Kmart, Kroger, and two Home Depot locations. In 2014, it was announced that the 80 acre property located at Eureka Road and I-75 which previously held the Gibraltar Trade Center would be redeveloped into a Menards as well as six other retail big box stores.



DOLLAR GENERAL

14686 Telegraph Rd



Eureka Road

47,400+ VPD



44,800+ VPD



Telegraph Road

Walgreens

LA Insurance



24

Telegraph Rd



DOLLAR GENERAL

**NOW
HIRING**

**Largest Employers
in Wayne County**

- ◆ Ford Motor Company
- ◆ Oakwood Healthcare
- ◆ Henry Ford Health System
- ◆ Johnson Controls
- ◆ US Steel
- ◆ Dearborn Public Schools
- ◆ US Government
- ◆ Severstal Dearborn LLC

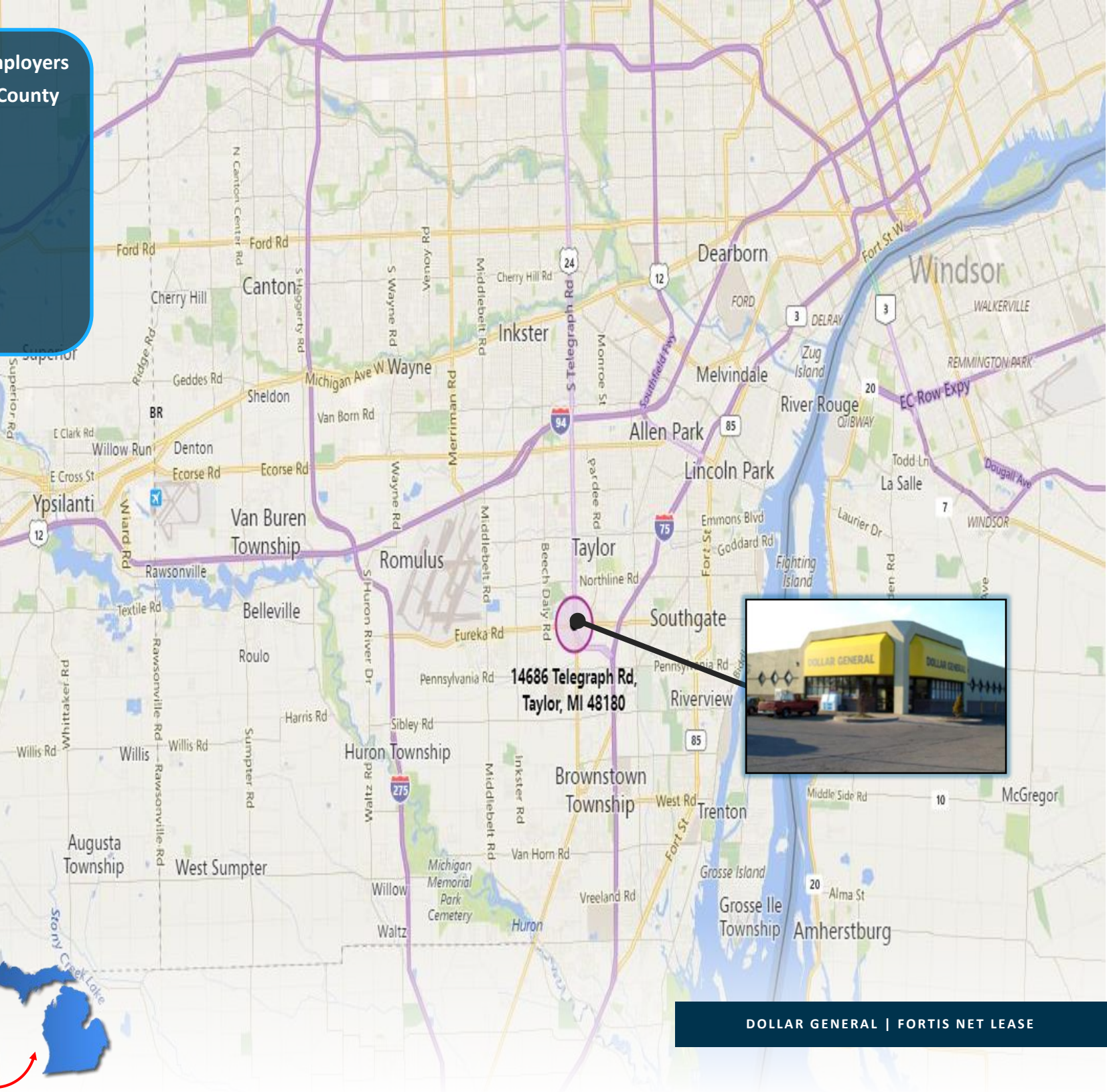


**175,239 People Live
Within 5 Miles**



**Average
Household
Income
Exceeds
\$63,000
Within 5 Miles**

Click Image For Online
Property Map



DOLLAR GENERAL | FORTIS NET LEASE

Population	1 Mile	3 Miles	5 Miles
2017 Total Population:	5,752	48,885	175,239
2022 Population:	5,699	48,145	172,798
Average Age:	40.00	38.30	39.50
Households			
2017 Total Households:	2,410	19,385	70,221
Median Household Inc:	\$41,037	\$42,274	\$50,913
Avg Household Size:	2.40	2.50	2.50
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$82,681	\$103,052	\$98,838
Median Year Built:	1971	1971	1962



Population:	1 Mile	3 Miles	5 Miles
2022 Projection	5,699	48,145	172,798
2017 Estimate	5,752	48,885	175,239
2010 Census	5,759	50,363	179,497
2017 Population Hispanic Origin	381	2,932	11,519
2017 Population by Race:			
White	4,151	35,611	150,463
Black	932	9,738	15,815
Am. Indian & Alaskan	35	245	1,010
Asian	467	1,989	4,188
Hawaiian & Pacific Island	1	14	34
Other	166	1,289	3,729
U.S. Armed Forces:	0	3	37
Households:			
2022 Projection	2,387	19,098	69,255
2017 Estimate	2,410	19,385	70,221
2010 Census	2,413	19,923	71,858
Owner Occupied	1,481	11,682	50,671
Renter Occupied	929	7,703	19,549
2017 Avg Household Income	\$49,217	\$55,889	\$63,230
2017 Med Household Income	\$41,037	\$42,274	\$50,913
2017 Households by Household Inc:			
<\$25,000	682	5,631	16,590
\$25,000 - \$50,000	816	5,502	17,943
\$50,000 - \$75,000	463	3,345	13,863
\$75,000 - \$100,000	278	2,315	9,529
\$100,000 - \$125,000	90	1,075	5,588
\$125,000 - \$150,000	44	726	3,054
\$150,000 - \$200,000	17	525	2,459
\$200,000+	19	269	1,195



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