

NET LEASE INVESTMENT OFFERING



FORTIS NET LEASE
INVESTMENT REAL ESTATE SERVICES

Dollar General

12780 Fargo St NE
Gowen, MI 49326

Lease Guarantor:	Dollar General Corp (S&P: Investment Grade BBB)		
Asking Price:	\$1,257,575		
Cap Rate:	6.60%		
Lot Size:	1.00 +/- SF		
Building:	9,100 SF		
Lease Term:	15 Years		
Options:	Four, (5) Year Renewals, 10% Rent Increase at Each		
Lease Type:	Absolute NNN - Tenant pays Taxes, CAM, Insurance, Roof & Structure.		
Rent Start Date:	9/16/2017		
Rent End Date:	9/30/2032		
Architecture:	Prototype		
Rent Schedule:	Years 1-15	\$83,000	

Demographics:	2 Miles	3 Miles	5 Miles
Population	2,184	3,489	8,220
Median Household Income	\$56,052	\$56,225	\$56,277



