

NEW DOLLAR GENERAL

15 YEAR ABSOLUTE NNN LEASE



893 NC 48, Roanoke Rapids, NC 27870

ACTUAL STORE



FORTIS NET LEASE
INVESTMENT REAL ESTATE SERVICES

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INVESTMENT OFFERING



PROPERTY & LEASE



DOLLAR GENERAL



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PRICE	\$1,475,000
CAP RATE	6.40%
CURRENT NOI	\$94,400
LEASE TYPE:	15 YEAR ABS. NNN
RESPONSIBILITIES:	NONE
TENANT:	DOLLAR GENERAL
GUARANTEE:	CORPORATE
STRENGTH:	S&P: BBB
SQUARE FEET:	9,014

Fortis Net Lease is pleased to present this 9,014 SF Dollar General store located in Roanoke Rapids, NC. The property is encumbered with a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains Four(5) Yr. 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. Construction is complete, with the rent having commenced in May 2017.

This Dollar General is highly visible as it is strategically positioned on NC-48 in Roanoke Rapids, NC. The five mile population from the site exceeds 28,000 while the two mile median household income exceeds \$30,500 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 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 6.40% cap rate based on NOI of \$94,400.



Actual Store

- Brand New Absolute NNN Lease
- 15 Year Term | Four (5 Year) Options
- Two Mile Household Income \$30,935
- Five Mile Population Exceeds 28,000
- Site Benefits From 9,900 Car Per Day
- Only Investment Grade Dollar Store



YEAR BUILT	2017
STORE STYLE	PROTOTYPE CONSTRUCTION
ACREAGE	+/- 1.90 ACRES
SQUARE FEET	9,014
FOUNDATION	CONCRETE BLOCK
ROOF	STANDING SEAM ROOF
HVAC	ROOF MOUNTED
PARKING	ASPHALT
ZONING	COMMERCIAL
STORE STATUS	NEW LOCATION
OWNERSHIP TYPE	FEE SIMPLE

TENANT	DOLGENCORP, LLC
GUARANTOR	DOLLAR GENERAL CORPORATION
TRADE NAME	DOLLAR GENERAL
STOCK SYMBOL	DG (NYSE)
ADDRESS	893 NC 48, ROANOKE RAPIDS, NC 27870
LEASE TYPE	ABSOLUTE NNN
PRIMARY TERM	FIFTEEN (15) YEARS
RENT START	MAY 2017
RENT END	MAY 2032
ANNUAL RENT	\$94,400
RENT INCREASES	10% AT EACH OPTION
OPTION PERIODS	FOUR (4) FIVE (5) YEAR OPTIONS
WEBSITE	WWW.DOLLARGENERAL.COM

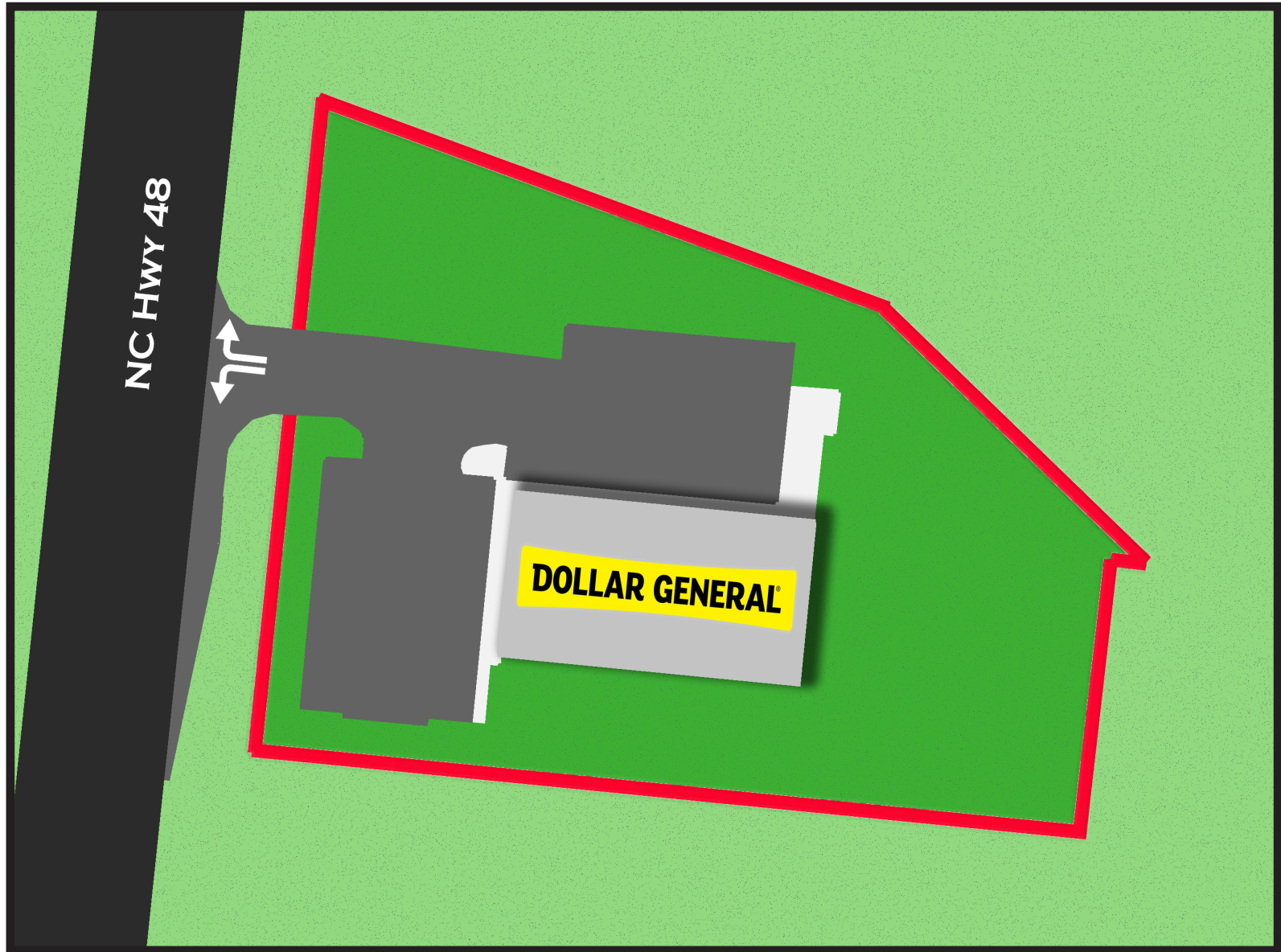


Actual Store

RENT SCHEDULE

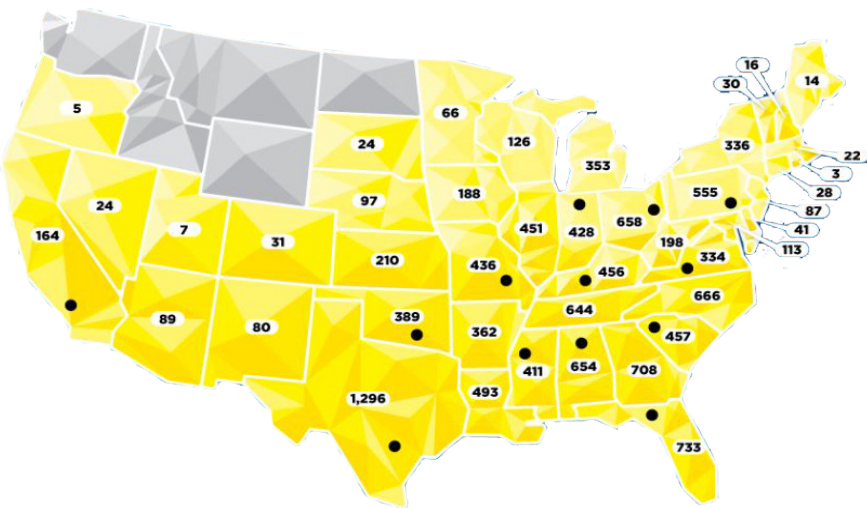
LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP	YIELD
1-15	\$94,400	\$7,866.67	-	6.40%
16-20 (OPTION 1)	\$103,840	\$8,653.33	10%	7.04%
21-25 (OPTION 2)	\$114,224	\$9,518.67	10%	7.74%
26-30 (OPTION 3)	\$125,646	\$10,470.50	10%	8.51%
31-35 (OPTION 4)	\$138,211	\$11,517.58	10%	9.37%





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 2017, there are more than 13,230 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. Planning to open 1,000 stores in 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 records sales, operating profit and net income. For the forth quarter 2016 same store sales increased 1.0%, Net Sales increased 13.4% to \$6.0 Billion. Cash from operations for 2016 increased by 15% to \$1.6 Billion. Dollar General reported 2016 forth quarter net income was \$414.1 million, which is a diluted earning per share of \$1.49, a 15% increase. Dollar General is ranked #139 on the Fortune 500, a 20 spot jump from the previous year ranking.



“Investment Grade” S&P Rating of BBB



\$20.3 Billion in Sales in Fiscal 2016



4th Quarter 2016 Net Sales Increased 13%



Same-Store Sales Increased 1.0%

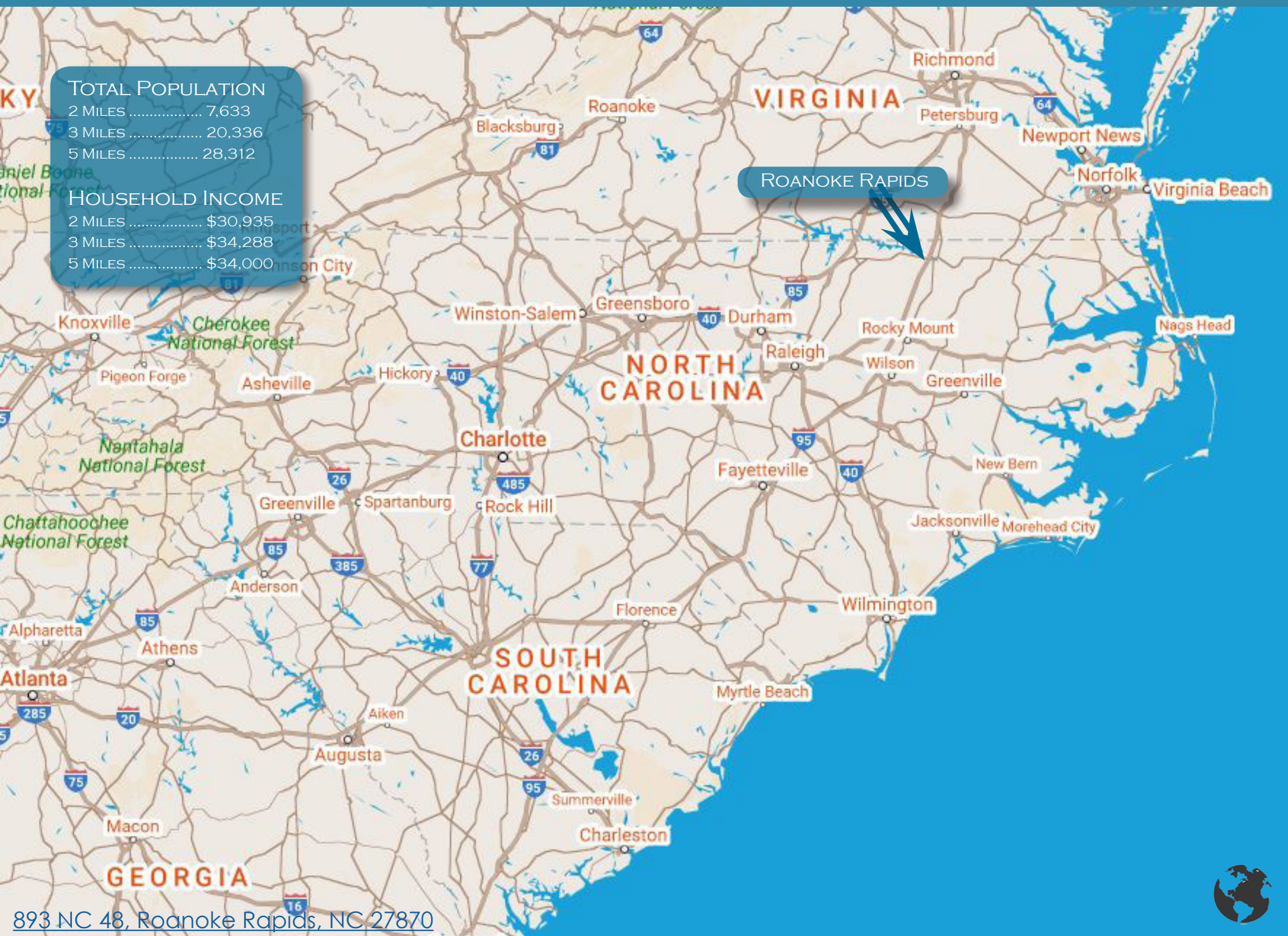


Gross Profit Rate was 31.6% in Q4 2016



Ranked #139 on Fortune 500







ROANOKE RAPIDS

Bojangles
enterprise
DOCKERS
JCPenney
Beck's Village
BV MALI

TSC TRACTOR SUPPLY CO.
Burger King
PNC BANK
Walgreens
Rite Aid
BIG LOTS!
HARBOR FREIGHT TOOLS
home DEPOT
Ruby Tuesday
Lowe's
Cracker Barrel
Save a Lot
O'Reilly

DOLLAR GENERAL

HALFAX REGIONAL

HALIFAX Community College

Walmart
Logan's Roadhouse
AutoZone
Dunham's
McDonald's
TACO BELL
Applebees
Chick-fil-A
Starbucks
Arbys
Waffle House
DOLLAR TREE
Fan Food

Roanoke Rapids, NC

Roanoke Rapids is a city in Halifax County, North Carolina. The population in the city was 15,754 at the 2010 census. It is the principal city of the Roanoke Rapids Micropolitan Statistical Area, and is also a part of the Golden East metro area.

Packed with southern charm, rich history, spectacular natural setting and mouthwatering dining just to name a few of the delights that Halifax County and Roanoke Rapids has to offer. Often called North Carolina's "cradle of history", Historic Halifax is the birthplace of the "Halifax Resolves", a document that gave rise to the creation of the Declaration of Independence. This is a must see for anyone visiting the area.

The natural landscape of the county provides a wealth of recreational activities. From Lake Gaston, a 34 mile man-made lake, and Medoc Mountain State Park, a 2,300 acre natural wildlife preserve, to golfing and tennis, there is something for everyone to enjoy in Halifax County. Discover the world's largest collection of waterfowl at Sylvan Heights Bird Park or visit North Carolina's "longest" museum, the Roanoke Canal Museum & Trail.

POPULATION	2 MILE	3 MILE	5 MILE
2017 TOTAL POPULATION	7,633	20,336	28,312
CONSUMER SPENDING	\$56,585 M	\$168,759 M	\$231,978 M
AVERAGE AGE	39.30	39.50	39.90
HOUSEHOLDS			
2017 TOTAL HOUSEHOLDS	3,147	8,360	11,538
TOTAL BUSINESSES	486	1,104	1,309
MEDIAN HOUSEHOLD INCOME	\$30,935	\$34,288	\$34,000
AVERAGE HH SIZE	2.40	2.40	2.40
HOUSING			
MEDIAN HOME VALUE	\$75,991	\$94,795	\$94,049

