

NEW DOLLAR GENERAL

15 YEAR ABSOLUTE NNN LEASE



6046 Bear Grass Rd, Williamston, NC 27892

NOT ACTUAL STORE



FORTIS NET LEASE
INVESTMENT REAL ESTATE SERVICES

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INVESTMENT OFFERING



PROPERTY & LEASE



DOLLAR GENERAL



LOCATION



AREA & DEMOGRAPHICS



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PRICE	\$1,176,350
CAP RATE	6.40%
CURRENT NOI	\$75,286.44
LEASE TYPE:	15 YEAR ABS. NNN
RESPONSIBILITIES:	NONE
TENANT:	DOLLAR GENERAL
GUARANTEE:	CORPORATE
STRENGTH:	S&P: BBB
SQUARE FEET:	9,026

Fortis Net Lease is pleased to present this 9,026 SF Dollar General store located in Williamston, 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 August 2017.

This Dollar General is highly visible as it is strategically positioned on Bear Grass Rd in Williamston, NC. The ten mile population from the site exceeds 18,000 while the three mile median household income exceeds \$52,000 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 \$75,286.44.



Not Actual Store

- Brand New Absolute NNN Lease
- 15 Year Term | Four (5 Year) Options
- Three Mile Household Income \$52,430
- Ten Mile Population Exceeds 18,000
- Zero Competition Ideal Demographics
- Only Investment Grade Dollar Store



YEAR BUILT	2017
STORE STYLE	PROTOTYPE CONSTRUCTION
ACREAGE	+/- 1.70 ACRES
SQUARE FEET	9,026
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	6046 BEAR GRASS RD, WILLIAMSTON, NC 27892
LEASE TYPE	ABSOLUTE NNN
PRIMARY TERM	FIFTEEN (15) YEARS
RENT START	AUGUST 11, 2017
RENT END	AUGUST 31, 2032
ANNUAL RENT	\$75,286.44
RENT INCREASES	10% AT EACH OPTION
OPTION PERIODS	FOUR (4) FIVE (5) YEAR OPTIONS
WEBSITE	WWW.DOLLARGENERAL.COM

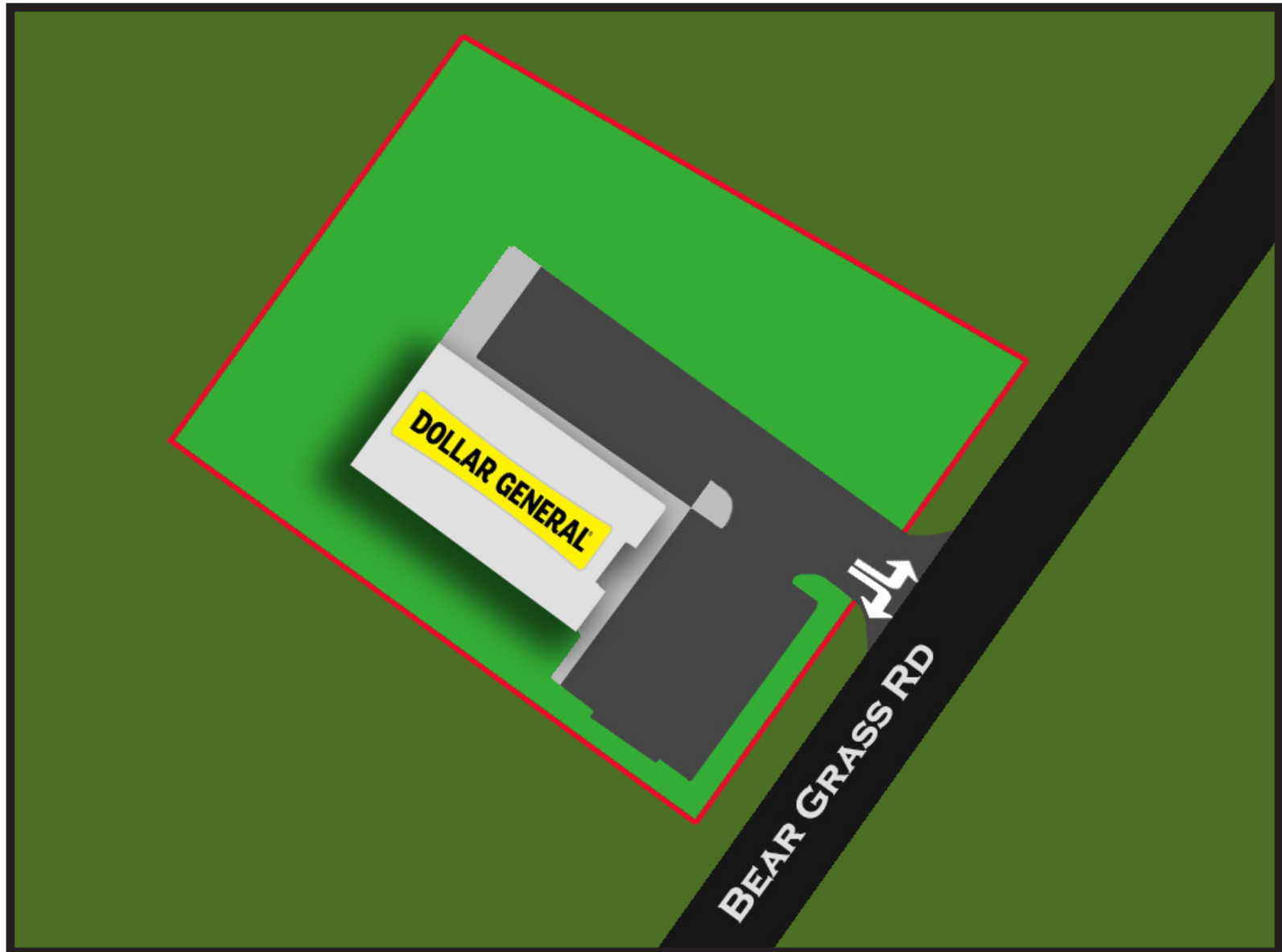


Not Actual Store

RENT SCHEDULE

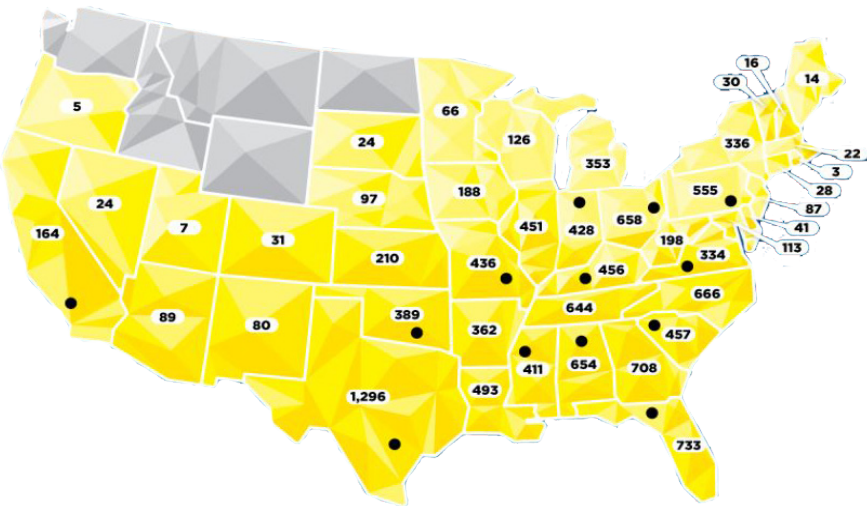
LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP	YIELD
1-15	\$75,286.44	\$6,273.87	-	6.40%
16-20 (OPTION 1)	\$82,815.00	\$6,901.25	10%	7.04%
21-25 (OPTION 2)	\$91,096.56	\$7,591.38	10%	7.74%
26-30 (OPTION 3)	\$100,206.24	\$8,350.52	10%	8.51%
31-35 (OPTION 4)	\$110,226.84	\$9,185.57	10%	9.37%





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%

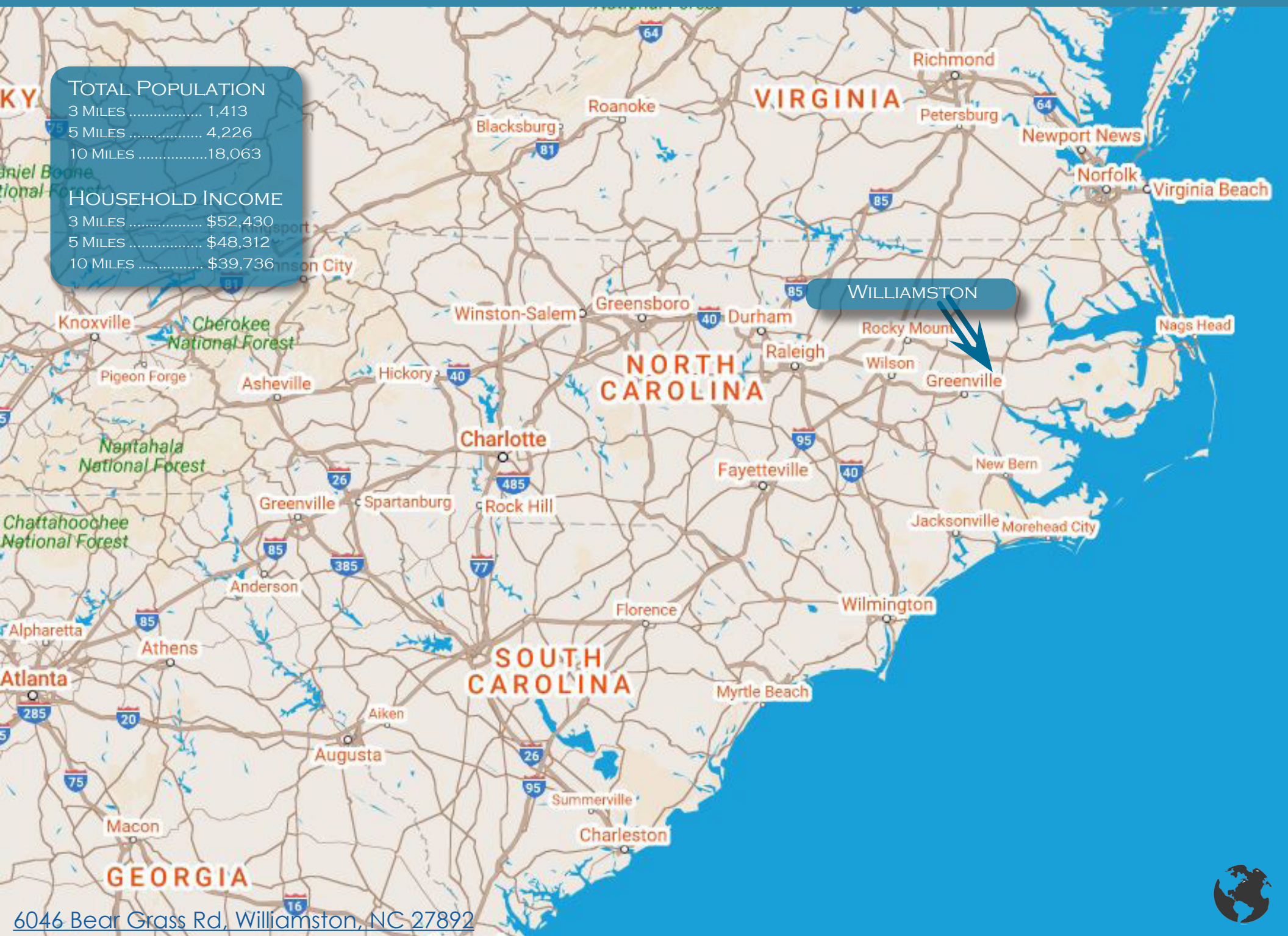


Gross Profit Rate was 31.6% in Q4 2016



Ranked #139 on Fortune 500





TOTAL POPULATION

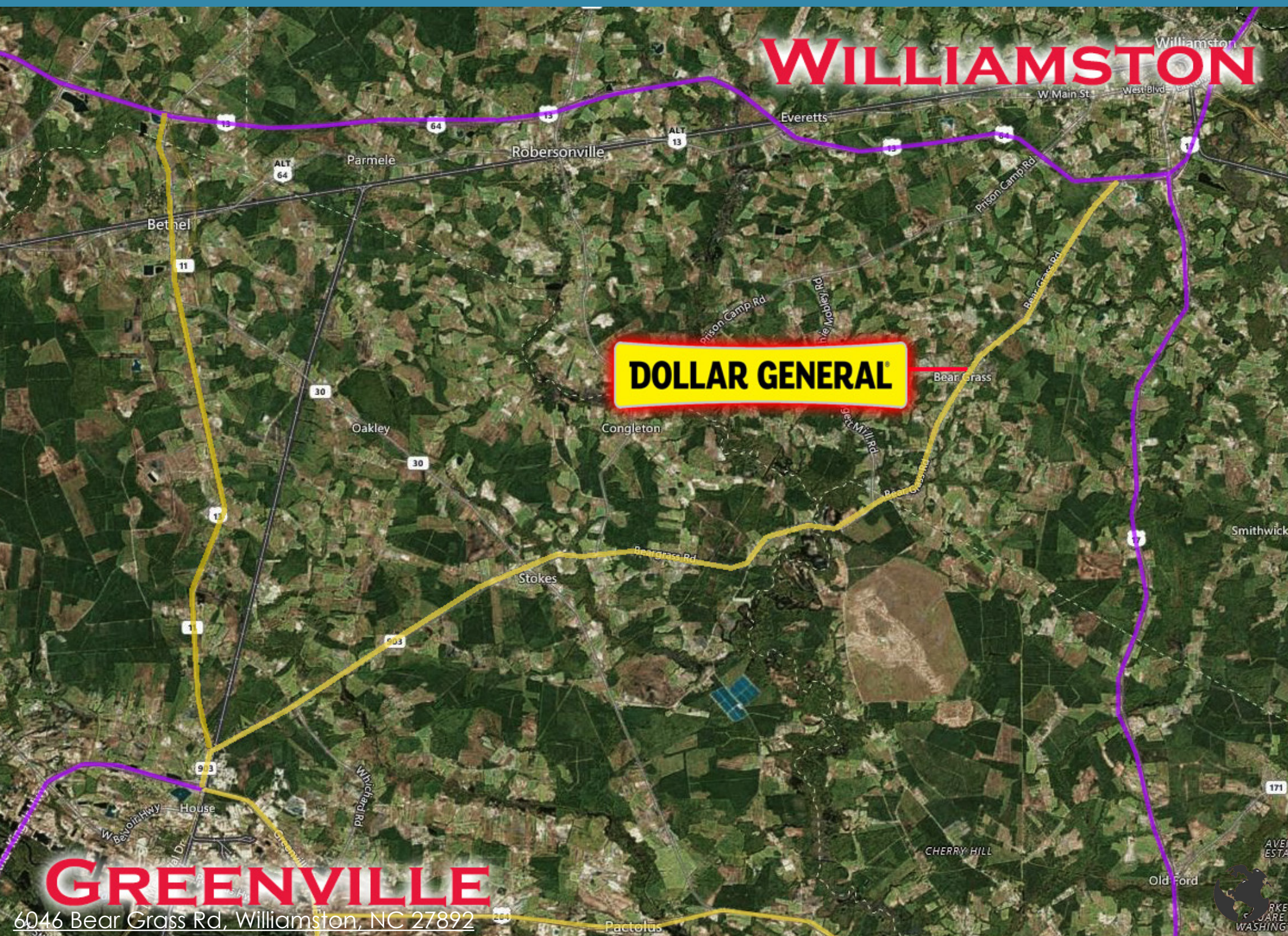
3 MILES	1,413
5 MILES	4,226
10 MILES	18,063

HOUSEHOLD INCOME

3 MILES	\$52,430
5 MILES	\$48,312
10 MILES	\$39,736

WILLIAMSTON





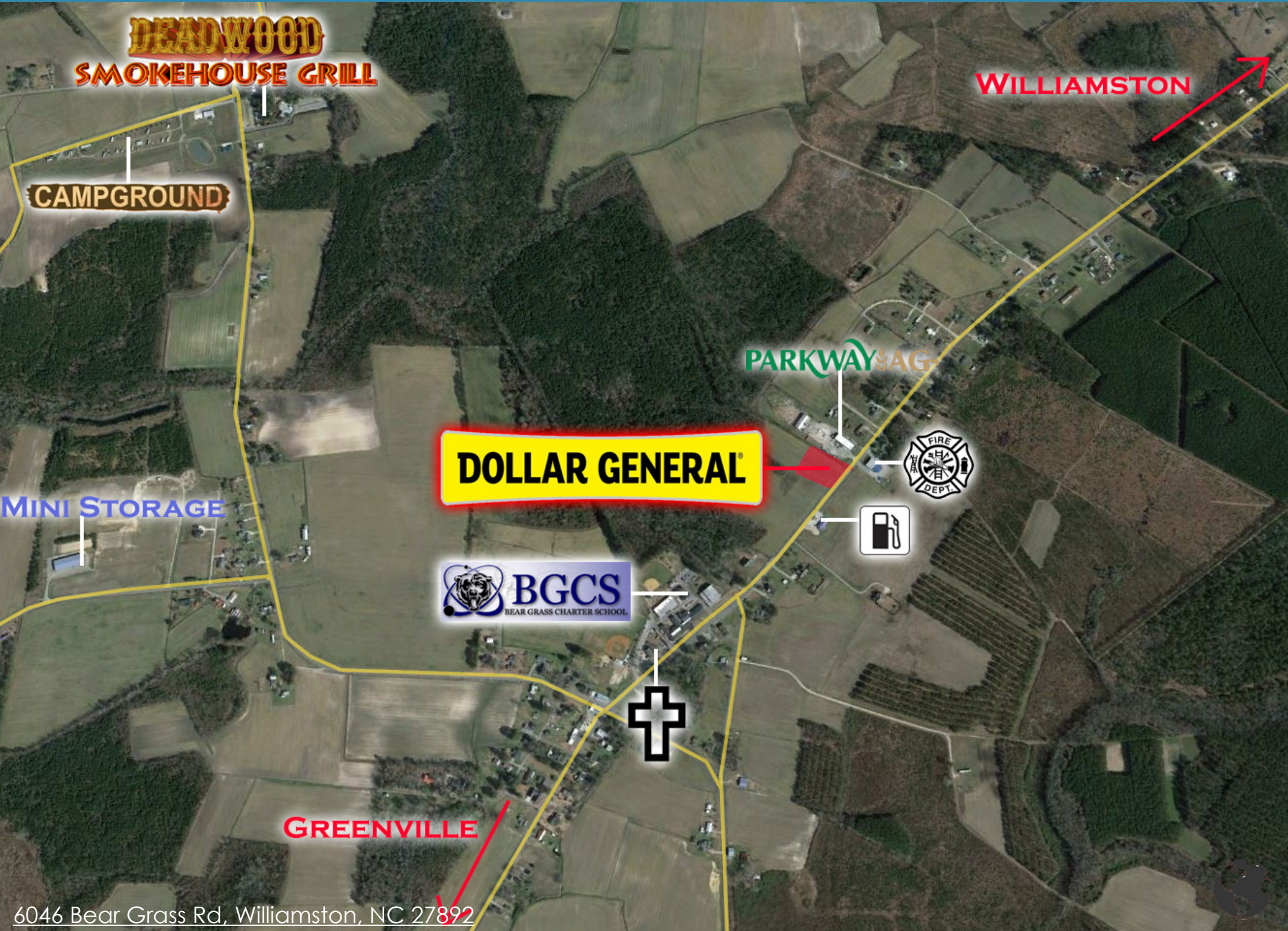
WILLIAMSTON

DOLLAR GENERAL

GREENVILLE

6046 Bear Grass Rd, Williamston, NC 27892





Williamston, NC

Williamston is located in northeastern North Carolina on the banks of the Roanoke River. The early settlement prospered since Williamston, incorporated in 1779, was located on a navigable river and ultimately became the seat of county government. As time passed, Williamston became a hub of commercial activity in northeastern North Carolina.

The economy evolved to become dependent upon agriculture, wood products, limited manufacturing, and a commercial center for the region. Eventually the railroad was built, which took away much of the trade that had been assigned to the riverboats. Even though the river isn't used as much commercially as it once was, it still serves the community as a source of food and recreation.

Williamston is a beautiful small town that seeks to preserve its culture and heritage. Its responsible citizenry and progressive leadership have positioned the town to take advantage of the changes being brought by a global economy. The town has an active downtown development association working to preserve the character of downtown, while at the same time positioning itself to serve the participants at the Senator Bob Martin Eastern Agricultural Center and other groups such as retirees or outdoor enthusiasts. Williamston is the first city in North Carolina to be certified as an Audubon Sustainable Community. The Audubon Sustainable Community program is founded in the three pillars of sustainability - a healthy local environment, quality of life for citizens, and economic vitality. You will find on your visit here, Williamston has a friendly, welcoming spirit filled with southern charm and an "easy living" attitude. In a review by Millennial Personal Finance of 5,000 towns and cities in America, Williamston is ranked as one of the "Best Cities for Outdoor Lovers."



6046 Bear Grass Rd, Williamston, NC 27892

POPULATION	3 MILE	5 MILE	10 MILE
2017 TOTAL POPULATION	1,413	4,226	18,063
CONSUMER SPENDING	\$14.364 M	\$41.797 M	\$159.966 M
AVERAGE AGE	43.60	43.70	42.50
HOUSEHOLDS			
2017 TOTAL HOUSEHOLDS	19	132	820
TOTAL BUSINESSES	486	1,104	1,309
MEDIAN HOUSEHOLD INCOME	\$52,430	\$48,312	\$39,736
AVERAGE HH SIZE	2.40	2.40	2.40
HOUSING			
MEDIAN HOME VALUE	\$85,516	\$97,822	\$98,132

