

# NEW DOLLAR GENERAL

## 15 YEAR ABSOLUTE NNN LEASE



22005 RYAN RD, WARREN, MI 48091

NOT ACTUAL STORE



**FORTIS NET LEASE**  
INVESTMENT REAL ESTATE SERVICES

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# | TABLE OF CONTENTS |



## INVESTMENT OFFERING



## PROPERTY & LEASE



## DOLLAR GENERAL



## LOCATION



## AREA & DEMOGRAPHICS



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PRICE	\$1,539,062
CAP RATE	6.40%
CURRENT NOI	\$98,500
LEASE TYPE:	15 YEAR ABS. NNN
RESPONSIBILITIES:	NONE
TENANT:	DOLLAR GENERAL
GUARANTEE:	CORPORATE
STRENGTH:	S&P: BBB
SQUARE FEET:	7,489

Fortis Net Lease is pleased to present this 7,489 SF Dollar General store located in Eastpointe, MI. The property is encumbered with a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains Five (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. The rent is anticipated to commence on 1/20/2018.

This Dollar General will be highly visible as it is strategically positioned on Ryan Rd, in Warren, MI. The five mile population from the site exceeds 358,000, while the one mile median household income exceeds \$33,815 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 brand new 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 \$98,500.



Representative Store - Not Actual Store

- Brand New Absolute NNN Lease
- Zero Landlord Responsibilities
- 15 Year Term | Five (5 Year) Options
- One Mile Household Income \$33,815
- Five Mile Population Exceeds 358,000
- Only Investment Grade Dollar Store
- 11,929 Cars Per Day on Ryan Hwy



YEAR BUILT	2018
STORE STYLE	PROTOTYPE
ACREAGE	+/- 1.53 ACRES
SQUARE FEET	7,489
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	22005 RYAN RD, WARREN, MI 48091
LEASE TYPE	ABSOLUTE NNN
PRIMARY TERM	FIFTEEN (15) YEARS
RENT START	1/20/2018
RENT END	1/31/2033
ANNUAL RENT	\$98,500
RENT INCREASES	10% AT OPTIONS
OPTION PERIODS	FIVE (5) FIVE (5) YEAR OPTIONS
WEBSITE	<a href="http://WWW.DOLLARGENERAL.COM">WWW.DOLLARGENERAL.COM</a>

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP	YIELD
1-15	\$98,500	\$8,208.33	-	6.40%
16-20 (OPTION 1)	\$108,350.04	\$9,029.17	10%	7.04%
21-25 (OPTION 2)	\$119,184.96	\$9,932.08	10%	7.74%
26-30 (OPTION 3)	\$131,103.48	\$10,925.29	10%	8.51%
31-35 (OPTION 4)	\$144,213.84	\$12,017.82	10%	9.37%
36-40 (OPTION 5)	\$158,599.20	\$13,219.60	10%	10.30%



Representative Store - Not Actual Store

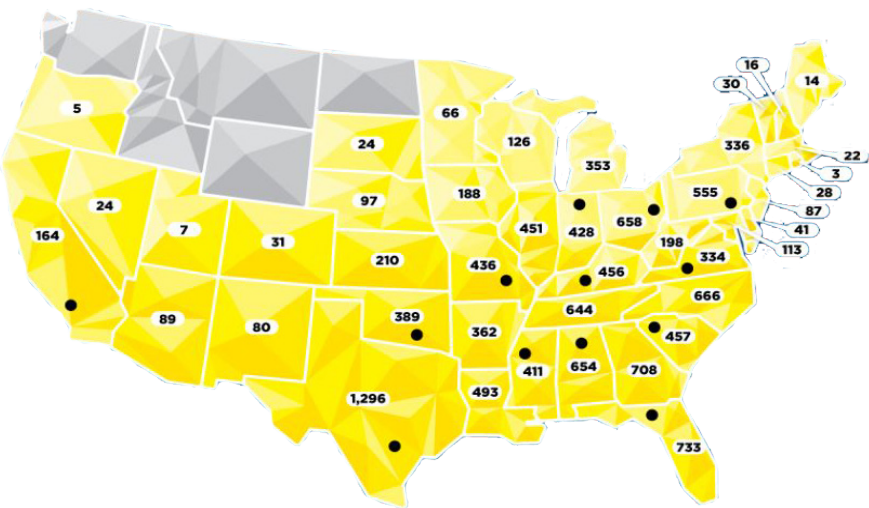
[22005 RYAN RD, WARREN, MI 48091](http://22005 RYAN RD, WARREN, MI 48091)





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, an 11 spot jump from the previous year ranking.



“Investment Grade” S&P Rating of BBB



\$20.4 Billion in Sales in Fiscal 2016



1st Quarter 2017 Net Sales Increased 6.50%



Same-Store Sales Increased 0.7% Q1 16-17

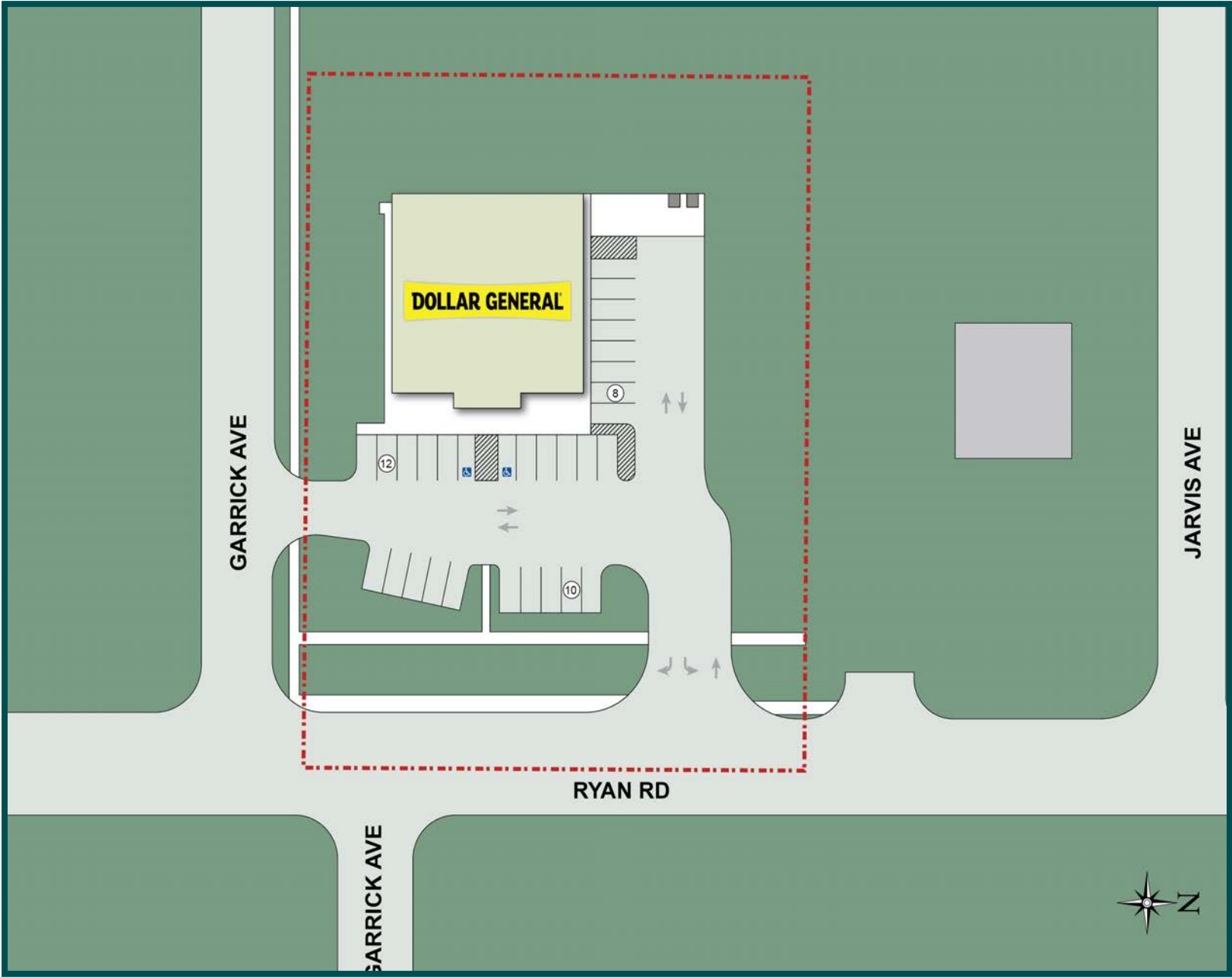


Gross Profit Rate was 30.3% in Q1 2017



Ranked #128 on Fortune 500





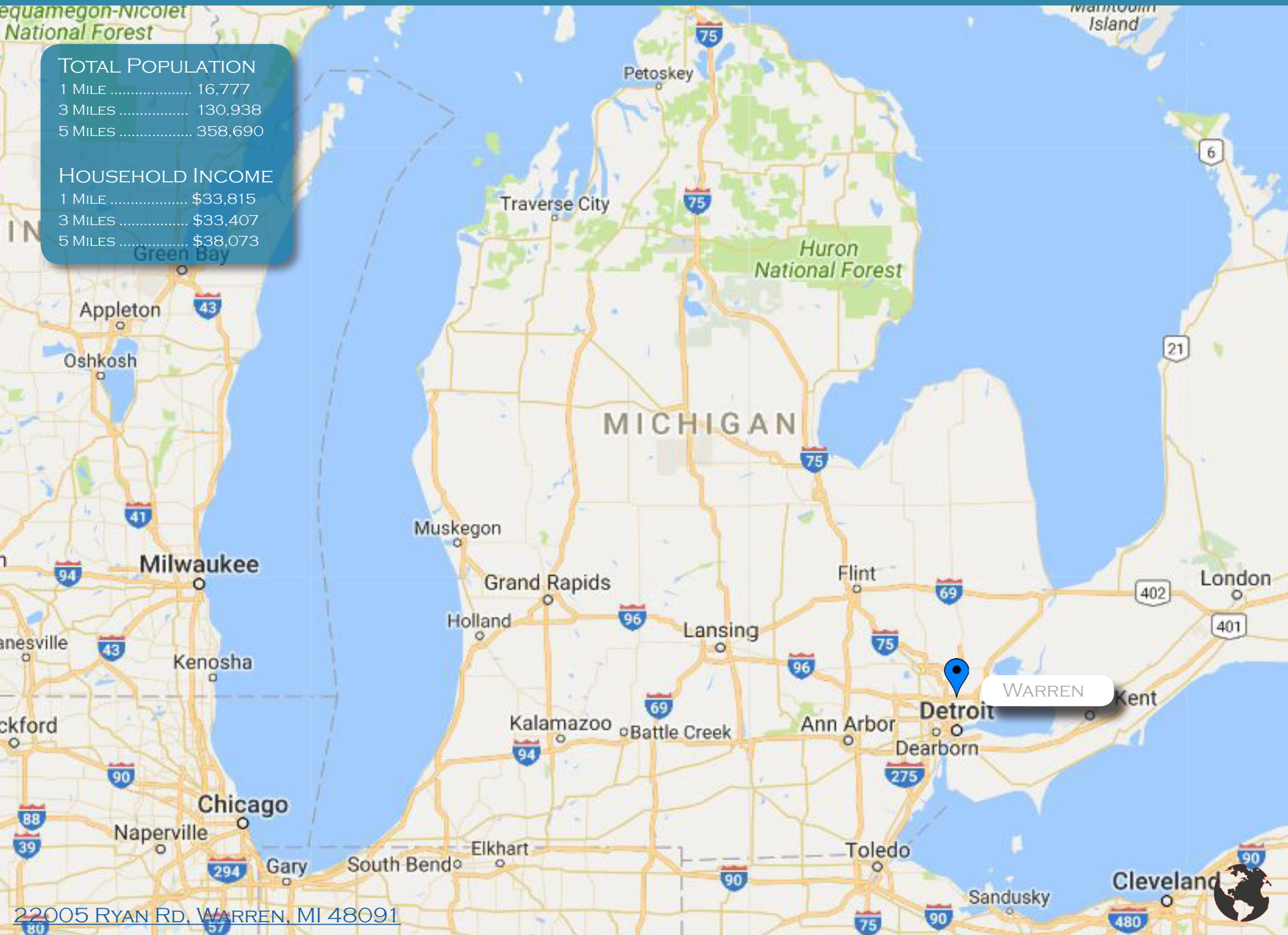


TOTAL POPULATION

1 MILE ..... 16,777  
3 MILES ..... 130,938  
5 MILES ..... 358,690

HOUSEHOLD INCOME

1 MILE ..... \$33,815  
3 MILES ..... \$33,407  
5 MILES ..... \$38,073







E 9 Mile Road

E 9 Mile Road

UAW CHRYSLER NATIONAL  
TRAINING CENTER



Ryan Road



BRONCO LANES



**DOLLAR GENERAL®**

11,929 DAILY



RYAN MEDICAL ASSOCIATES



RYAN CAR CLEANING CENTER

Ryan Road







FITZGERALD HIGH SCHOOL



E 9 Mile Road

E 9 Mile Road

Ryan Road

Mound Road

UAW CHRYSLER NATIONAL  
TRAINING CENTER



**DOLLAR GENERAL**



SCHOFIELD ELEMENTARY SCHOOL

11,929 DAILY

Ryan Road

Mound Road



E 8 Mile Road

E 8 Mile Road

22005 RYAN RD, WARREN, MI 48091









Warren, MI

Warren is a city in Macomb County in Michigan. The 2010 census places the city's population at 134,056, making Warren the largest city in Macomb County, the third largest city in Michigan, and Metro Detroit's largest suburb. The city is home to a wide variety of businesses, including General Motors Technical Center, the United States Army Detroit Arsenal, home of the United States Army TACOM Life Cycle Management Command and the Tank Automotive Research, Development and Engineering Center (TARDEC), the headquarters of Big Boy Restaurants International, and Asset Acceptance.

There are over 13,252 businesses within five miles of the site, with three top industries being Healthcare, Retail and Technology Services. Residents living within a five mile radius are expected to spend over \$3.005 Billion on consumer products in the calendar year of 2017. Given that this Dollar General has very little competition, the site is expected to be a very profitable location for Dollar General.

POPULATION	1 MILE	3 MILE	5 MILE
2017 TOTAL POPULATION	16,777	130,938	358,690
2022 TOTAL POPULATION	17,183	131,915	359,967
POPULATION GROWTH	2.42%	0.75%	0.36%
HOUSEHOLDS			
2017 TOTAL HOUSEHOLDS	6,352	50,340	139,355
HOUSHOLD INCOME	\$33,815	\$33,407	\$38,073
CONSUMER SPENDING	\$112,916M	\$934,725M	\$2,789B
AVERAGE HH SIZE	2.60	2.50	2.50
HOUSING			
MEDIAN HOME VALUE	\$62,300	\$65,304	\$80,438

