

NEW DOLLAR GENERAL

15 YEAR ABSOLUTE NNN LEASE



7655 US Highway 2, Rapid River, MI 49878

REPRESENTATIVE STORE PHOTO



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	\$1,306,887
CAP RATE	6.65%
CURRENT NOI	\$86,908
LEASE TYPE:	15 YEAR ABS. NNN
RESPONSIBILITIES:	NONE
TENANT:	DOLLAR GENERAL
GUARANTEE:	CORPORATE
STRENGTH:	S&P: BBB
SQUARE FEET:	9,100

Fortis Net Lease is pleased to present this 9,100 SF Dollar General store located in Rapid River, 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 commenced on 4/3/2016.

This Dollar General is highly visible and is strategically positioned in Rapid River, MI. The Ten mile population from the site exceeds 11,500 while the Three mile median household income exceeds \$47,000 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 6.65% cap rate based on NOI of \$86,908.



- Brand New Absolute NNN Lease
- 15 Year Term | Five (5 Year) Options
- Three Mile Income Exceeds \$47,000
- Ten Mile Population Exceeds 11,500
- Corporate Guarantee “BBB”
- Only Investment Grade Dollar Store
- Site Benefits from 11,645 Cars



YEAR BUILT	2016
STORE STYLE	PROTOTYPE
ACREAGE	+/- 1.00 ACRES
SQUARE FEET	9,100
FOUNDATION	POURED CONCRETE
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	7655 US HIGHWAY 2, RAPID RIVER, MI
LEASE TYPE	ABSOLUTE NNN
PRIMARY TERM	FIFTEEN (15) YEARS
RENT START	4/3/2016
RENT END	4/30/2031
ANNUAL RENT	\$86,908
RENT INCREASES	10% AT EACH OPTION
OPTION PERIODS	FIVE(5) FIVE (5) YEAR OPTIONS
WEBSITE	WWW.DOLLARGENERAL.COM



RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP	YIELD
1-15	\$86,907.96	\$7,242.33	-	6.65%
16-20 (OPTION 1)	\$95,598.72	\$7,966.56	10%	7.31%
21-25 (OPTION 2)	\$105,158.52	\$8,763.21	10%	8.04%
26-30 (OPTION 3)	\$115,674.36	\$9,639.53	10%	8.85%
31-35 (OPTION 4)	\$127,241.76	\$10,603.48	10%	9.73%



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 January 29, 2016, there are more than 12,500 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 900 stores in 2016. 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.

Dollar General recently completed its 26th straight year of same-store sales increases, a metric that strips out the effect of newly opened stores. In other words, the retailer’s new stores are not cannibalizing the more established ones. Dollar General shares are trading near all-time highs.

The company launched a successful IPO in 2009 (NYSE: DG). In March, 2014 Dollar General reported record sales, operating profit and net income. For the first quarter 2015 same store sales increased 3.7%, Gross profit as a percentage of sales was 30.6% in the 2016 first quarter. This was an increase from 30.5% from 2015 first quarter. In May 2016, Dollar General reported first quarter net income was \$295 million, which is a diluted earning per share of \$1.03, a 23% 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



\$20.4 Billion in Sales in Fiscal 2015



2016 Sales Revenue Increased 9.40%



Same-Store Sales has Increased for 27th YR

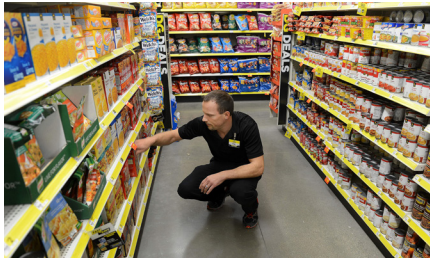
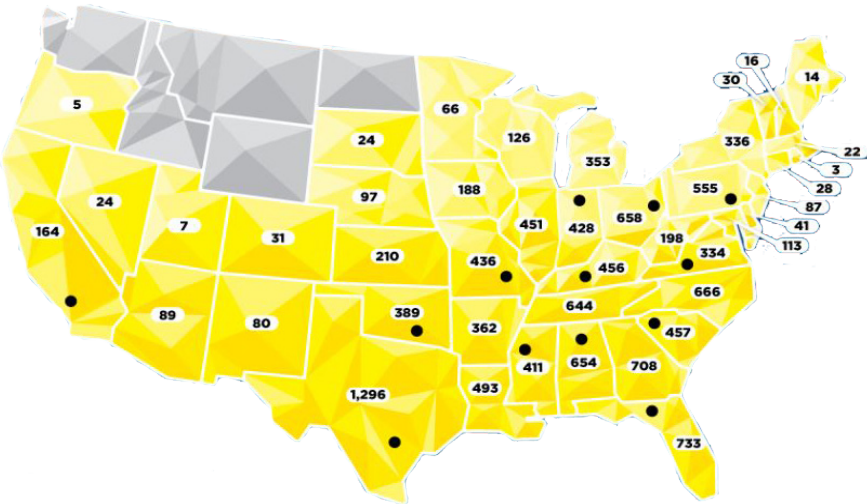


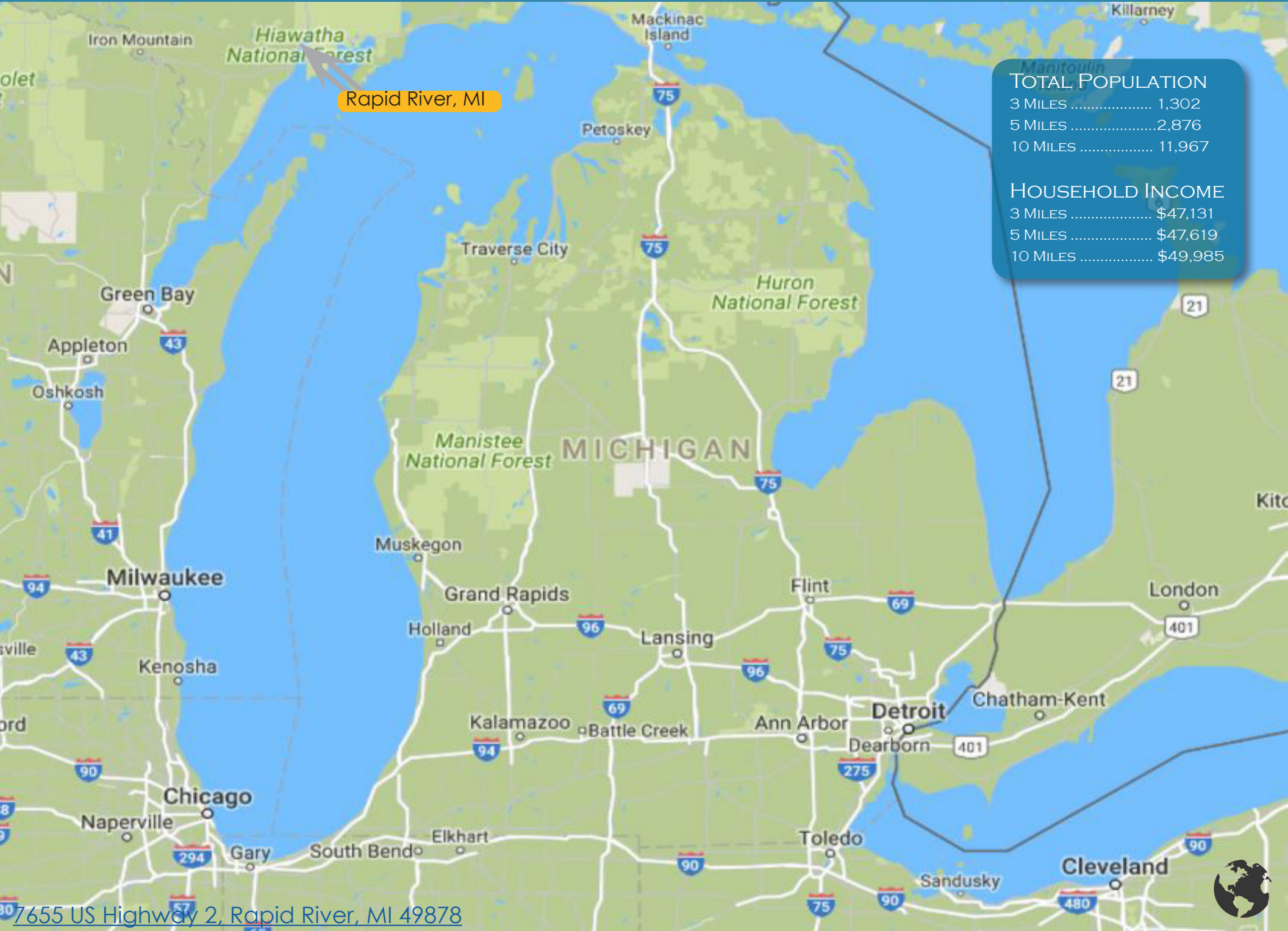
Gross Profit Rate was 30.6% in Q1 2016

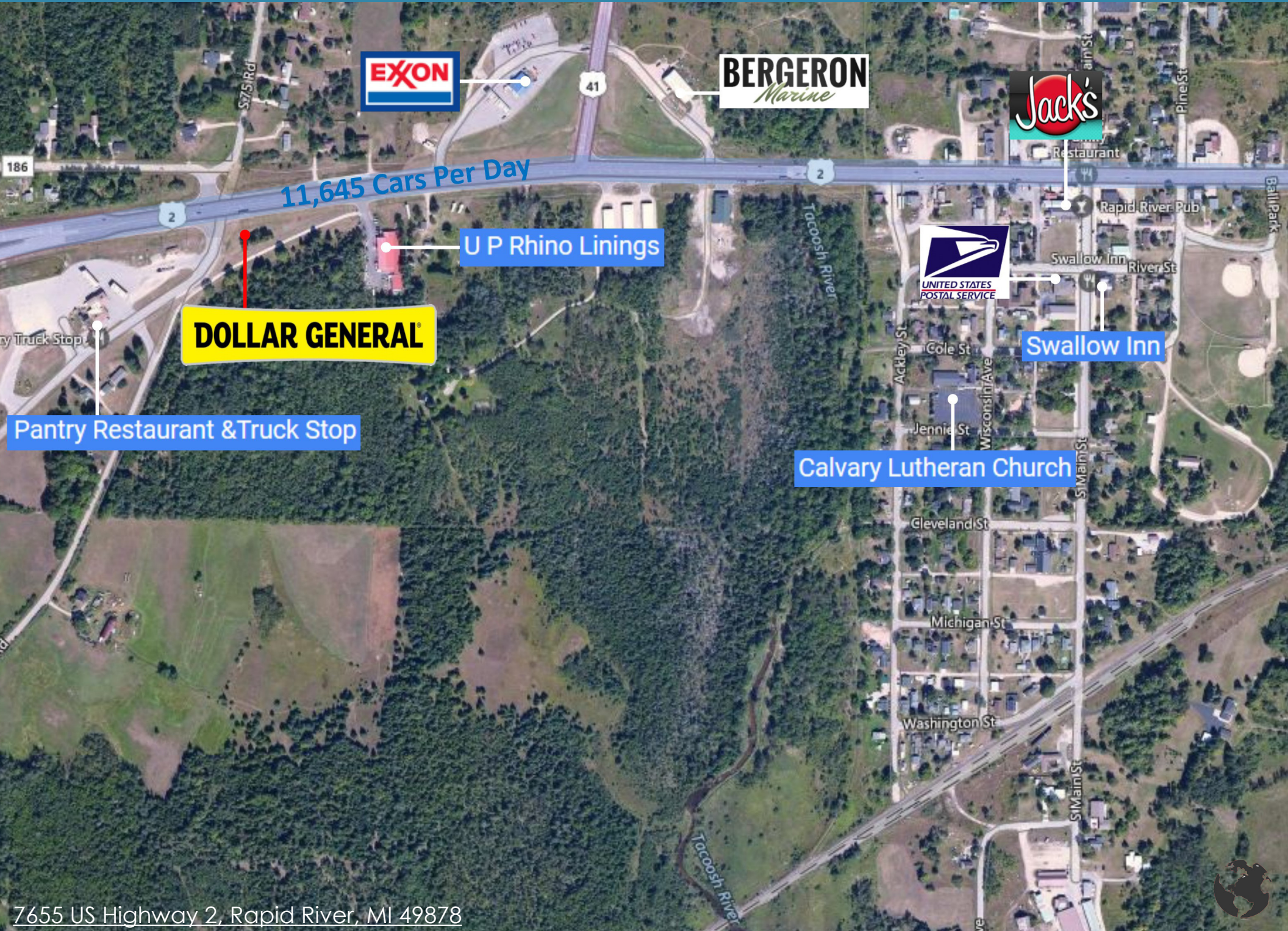


Ranked #139 on Fortune 500

7655 US Highway 2, Rapid River, MI 49878







DOLLAR GENERAL®

11,645 Cars Per Day

U P Rhino Linings

BERGERON
Marine

Jack's
Restaurant


UNITED STATES
POSTAL SERVICE

Swallow Inn

Calvary Lutheran Church

Pantry Restaurant & Truck Stop



Rapid River MI

Rapid River, MI is a town located at the mouth of the Whitefish River on Highway US-2, 16 miles east of Escanaba by Little Bay de Noc in Lake Michigan. The Hiawatha National Forest is just east of town where you will find hundreds of thousands of acres of public land for fishing, hunting, canoeing, kayaking, hiking, biking, horseback riding, wildlife watching, photography, ATVing, cross-country skiing, snowshoeing, ice fishing, and snowmobiling.

Known for it's outdoor recreation and world class fishing for trophy Wall-eye, Smallmouth Bass, Northern Pike, Perch, Salmon, and Trout. Hiking or horseback riding on the Bay de Noc Grand Island Trail. Turn north on CR-509, 2.5 miles east of Rapid River. Trail parallels the east side of the Whitefish River and follows the path of an ancient Indian portage route.

There are over 443 businesses within ten miles of the Site, with three top industries being Health Care, Retail & Hospitality. Residents living within a 3 mile radius are expected to spend over \$14.2 Million on consumer products in the calender year of 2016. Given that this Dollar General will have very little competition, this site is expected to be a very profitable location for Dollar General.



POPULATION	3 MILE	5 MILE	10 MILE
2016 TOTAL POPULATION	1,302	2,876	11,967
2021 POPULATION	1,264	2,834	11,867
AVERAGE AGE	46.20	46.30	44.60
HOUSEHOLDS			
2016 TOTAL HOUSEHOLDS	578	1,272	5,123
MEDIAN HOUSEHOLD INCOME	\$47,131	\$47,619	\$49,985
AVERAGE HH SIZE	2.20	2.30	2.30
HOUSING			
MEDIAN HOME VALUE	\$108,025	\$114,668	\$106,128

