

# NEW DOLLAR GENERAL

## 15 YEAR ABSOLUTE NNN LEASE



SR 116 & D St, PINE MOUNTAIN VALLEY, GA 31823

NOT ACTUAL STORE

# FORTIS NET LEASE™

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## INVESTMENT OFFERING



## PROPERTY & LEASE



## DOLLAR GENERAL



## LOCATION



## AREA & DEMOGRAPHICS



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PRICE	\$1,285,894
CAP RATE	6.65%
CURRENT NOI	\$85,512
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 Pine Mountain Valley, GA. 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. The rent is anticipated to commence on 3/15/2018.

This Dollar General will be highly visible as it is strategically positioned on State Route 116, in Pine Mountain Valley, GA. The ten mile population from the site exceeds 14,000, while the three mile median household income exceeds \$57,000 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 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 6.65% cap rate based on NOI of \$85,512.



Representative Store - Not Actual Store

- Brand New Absolute NNN Lease
- Zero Landlord Responsibilities
- 15 Year Term | Four (5 Year) Options
- Corner Location with Two Egress
- Three Mile Household Income \$57,102
- Ten Mile Population Exceeds 14,000
- Only Investment Grade Dollar Store



YEAR BUILT	2018
STORE STYLE	PROTOTYPE
ACREAGE	+/- 1.41 ACRES
SQUARE FEET	9,100
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	SR 116 & D ST, PINE MOUNTAIN VALLEY, GA
LEASE TYPE	ABSOLUTE NNN
PRIMARY TERM	FIFTEEN (15) YEARS
RENT START	3/15/2018
RENT END	3/31/2033
ANNUAL RENT	\$85,512
RENT INCREASES	10% AT OPTIONS
OPTION PERIODS	FOUR (4) 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	\$85,512.00	\$7,126.00	-	6.65%
16-20 (OPTION 1)	\$94,063.20	\$7,838.60	10%	7.31%
21-25 (OPTION 2)	\$103,469.52	\$8,622.46	10%	8.04%
26-30 (OPTION 3)	\$113,816.40	\$9,484.70	10%	8.85%
31-35 (OPTION 4)	\$125,198.04	\$10,433.17	10%	9.73%



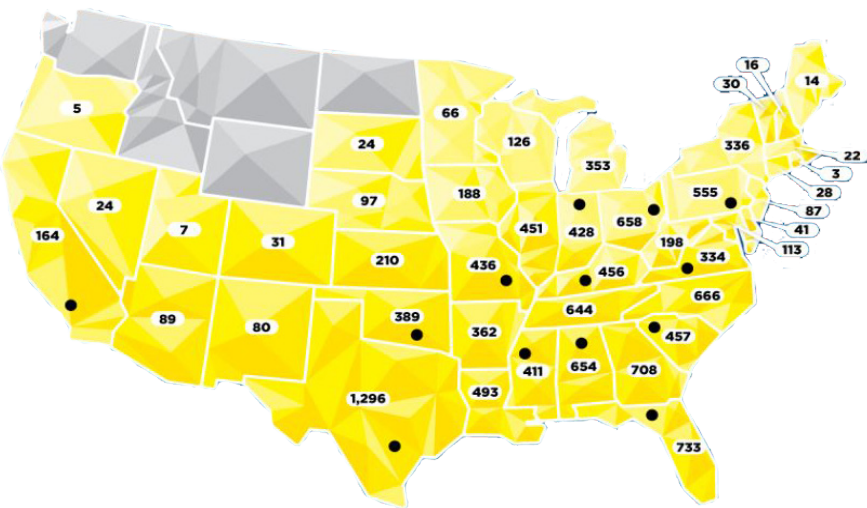
Representative Store - Not Actual Store

[SR 116 & D ST, PINE MOUNTAIN VALLEY, GA 31823](#)



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



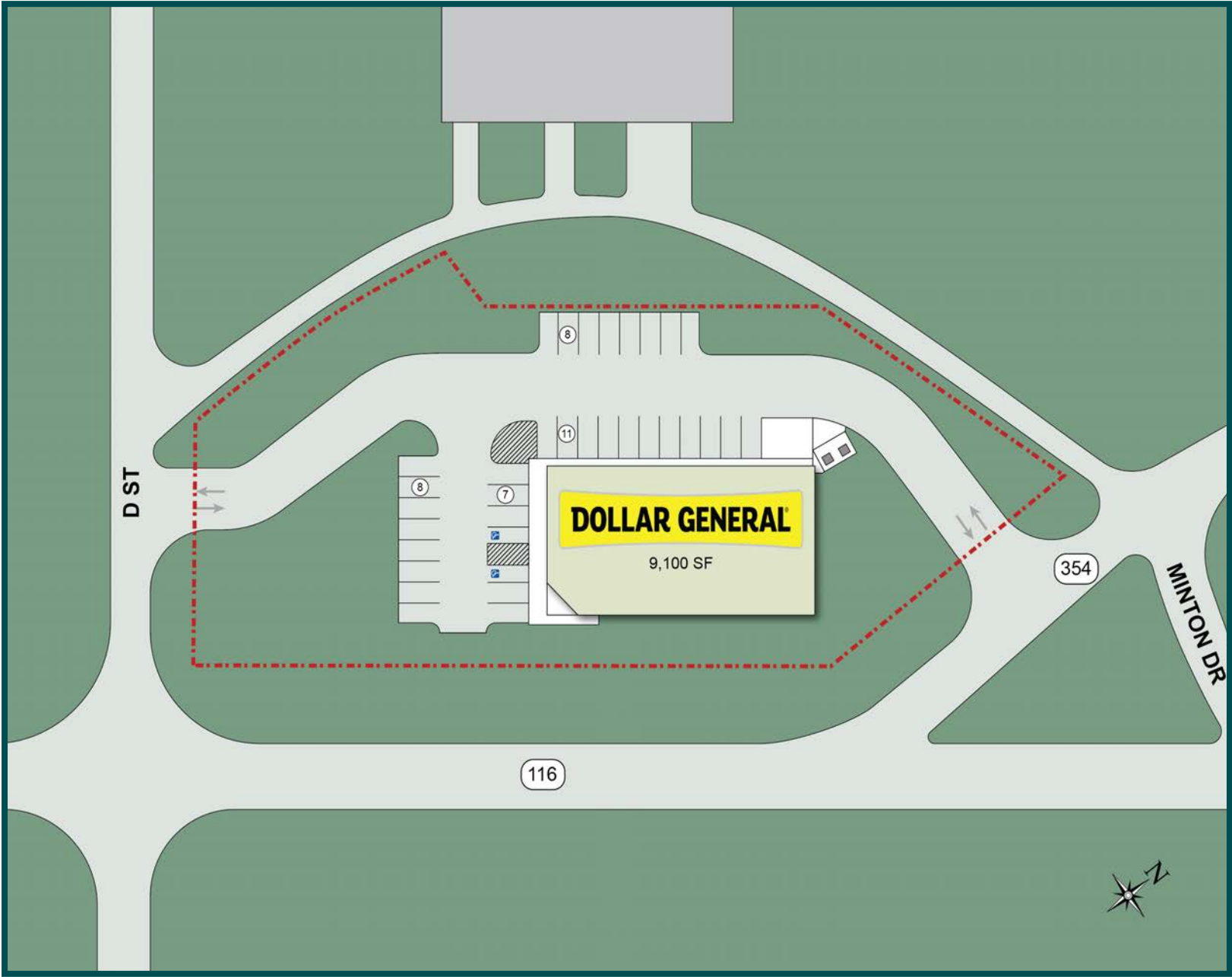
Gross Profit Rate was 30.3% in Q1 2017



Ranked #128 on Fortune 500





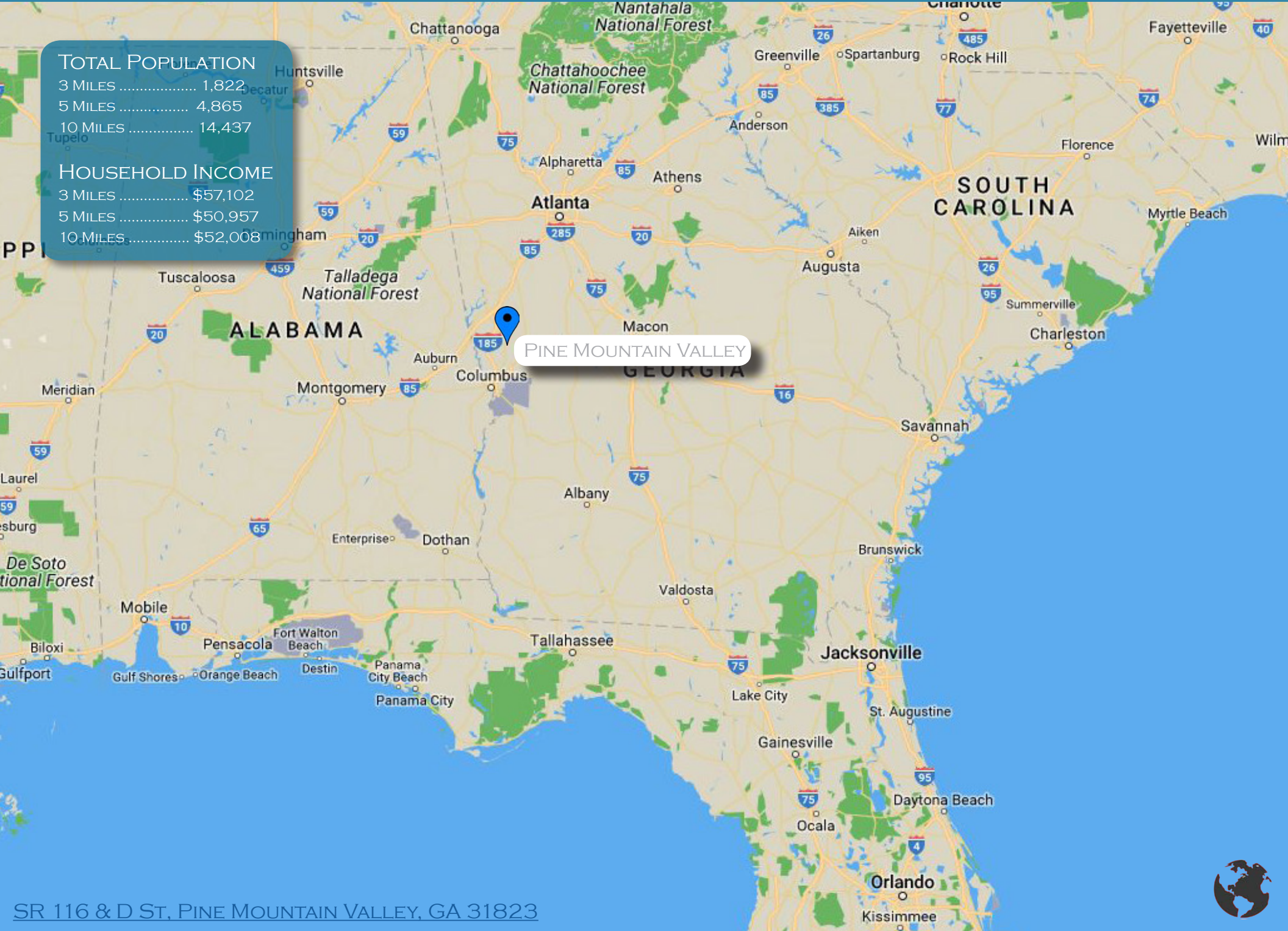


TOTAL POPULATION

3 MILES .....	1,822
5 MILES .....	4,865
10 MILES .....	14,437

HOUSEHOLD INCOME

3 MILES .....	\$57,102
5 MILES .....	\$50,957
10 MILES .....	\$52,008









# Pine Mountain Valley

Pine Mountain Valley is located in Harris County, GA. Located 30 miles north of Columbus, GA and a 1.5 hour drive south of Atlanta, GA. The residents of Pine Mountain Valley can have the advantages of small town living with access to larger city amenities.

Columbus, GA is the state's second largest city and has the world's longest urban whitewater course and other outdoor activities like zip lining, biking, and walking along the Chattahoochee Riverwalk. Offering museums and entertainment such as the Columbus Symphony Orchestra and the RiverCenter for the Performing Arts, the Columbus Ballet and the Sherlock's Murder Mystery Dinner Theatre which has become a favorite entertainment attraction for the southeast.

Within ten miles from the subject property there is 495 businesses with the top three industries being retail, public administration and hospitality. The ten mile population is expected to spend \$138M+ on consumer goods, given that this Dollar General has limited competition, it is expected to be a profitable location.



POPULATION	3 MILE	5 MILE	10 MILE
2017 TOTAL POPULATION	1,822	4,865	14,437
2022 TOTAL POPULATION	1,840	4,944	14,641
POPULATION GROWTH	0.99%	1.62%	1.41%
HOUSEHOLDS			
2017 TOTAL HOUSEHOLDS	649	1,801	5,392
HOUSEHOLD INCOME	\$57,102	\$50,957	\$52,008
AVERAGE CARS PER HOME	3.00	2.00	2.00
AVERAGE HH SIZE	2.60	2.60	2.60
HOUSING			
MEDIAN HOME VALUE	\$168,072	\$159,296	\$156,982

