



**FORTIS NET LEASE**  
INVESTMENT REAL ESTATE SERVICES



**SINGLE TENANT ABSOLUTE NNN DOLLAR GENERAL**  
4583 US-45 ALT, Artesia, MS 39705

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OFFERING MEMORANDUM

DOLLAR GENERAL | FORTIS NET LEASE

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

## EXCLUSIVELY LISTED BY:

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**Dollar General—Artesia, MS**

Fortis Agents Cooperate  
Click Here To Meet  
The Team



## INVESTMENT SUMMARY

|                       |                            |
|-----------------------|----------------------------|
| List Price:           | \$1,070,000                |
| Net Operating Income: | \$74,868                   |
| Initial Cap Rate:     | 7.0%                       |
| Building Size:        | 9,100 Square Feet          |
| Rent PSF              | \$8.23                     |
| Lot Size:             | 1.37 Acres                 |
| Year Built:           | 2017                       |
| Google Aerial Map:    | Click <a href="#">HERE</a> |
| Google Street View:   | Click <a href="#">HERE</a> |

## LEASE SUMMARY

|                      |                            |
|----------------------|----------------------------|
| Lease Type:          | Absolute NNN               |
| Taxes/CAM/Insurance: | Tenant Responsibility      |
| Roof/Structure:      | Tenant Responsibility      |
| Rent Commencement:   | July 2017                  |
| Rent Expiration:     | July 2032                  |
| Term Remaining:      | 14.5 Years                 |
| Options:             | 5, 5-Year Options          |
| Rent Increases:      | 10% at Each Option Period  |
| Lease Guarantor:     | Dollar General Corporation |

## INVESTMENT HIGHLIGHTS

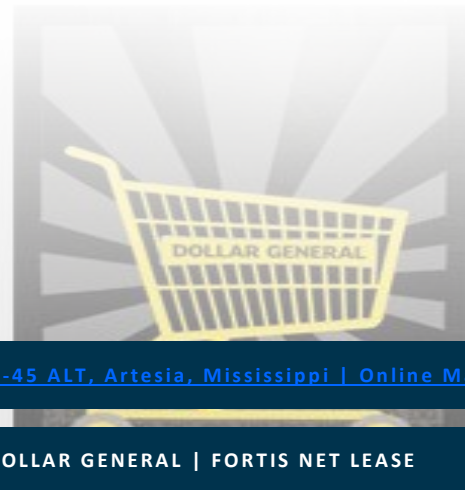
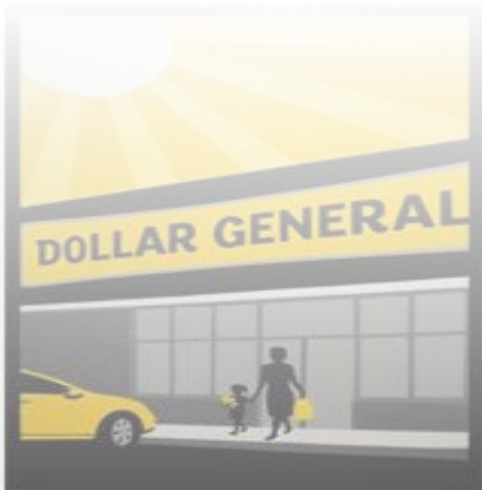
- Absolute NNN Lease | Requires Zero Landlord Responsibility
- Rent Increases 10% at Each of the 5, 5 Year Option Periods
- Corporate Guarantee by Dollar General | S&P Rating: "BBB"
- Brand New 15 Year Lease Commenced in March 2017
- Building was Built-to-Suit DG and was Completed March 2017

## LOCATION HIGHLIGHTS

- Population Exceeds 30,600 w/in a 10 Mile Radius of Property
- Average Household Income Exceeds \$62,000 w/in a 5 Mile Radius
- Average Daily Traffic: 5,500+ Cars Per Day

# DOLLAR GENERAL®

**Save time. Save money. Every day!®**



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TENANT OVERVIEW

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. 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. For the first quarter 2015 same store sales increased 3.7%, Net Sales increased 8.8% to \$4.92 Billion. Over \$600 million of capital was returned to shareholders through shares repurchased and dividends paid in the quarter. 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.

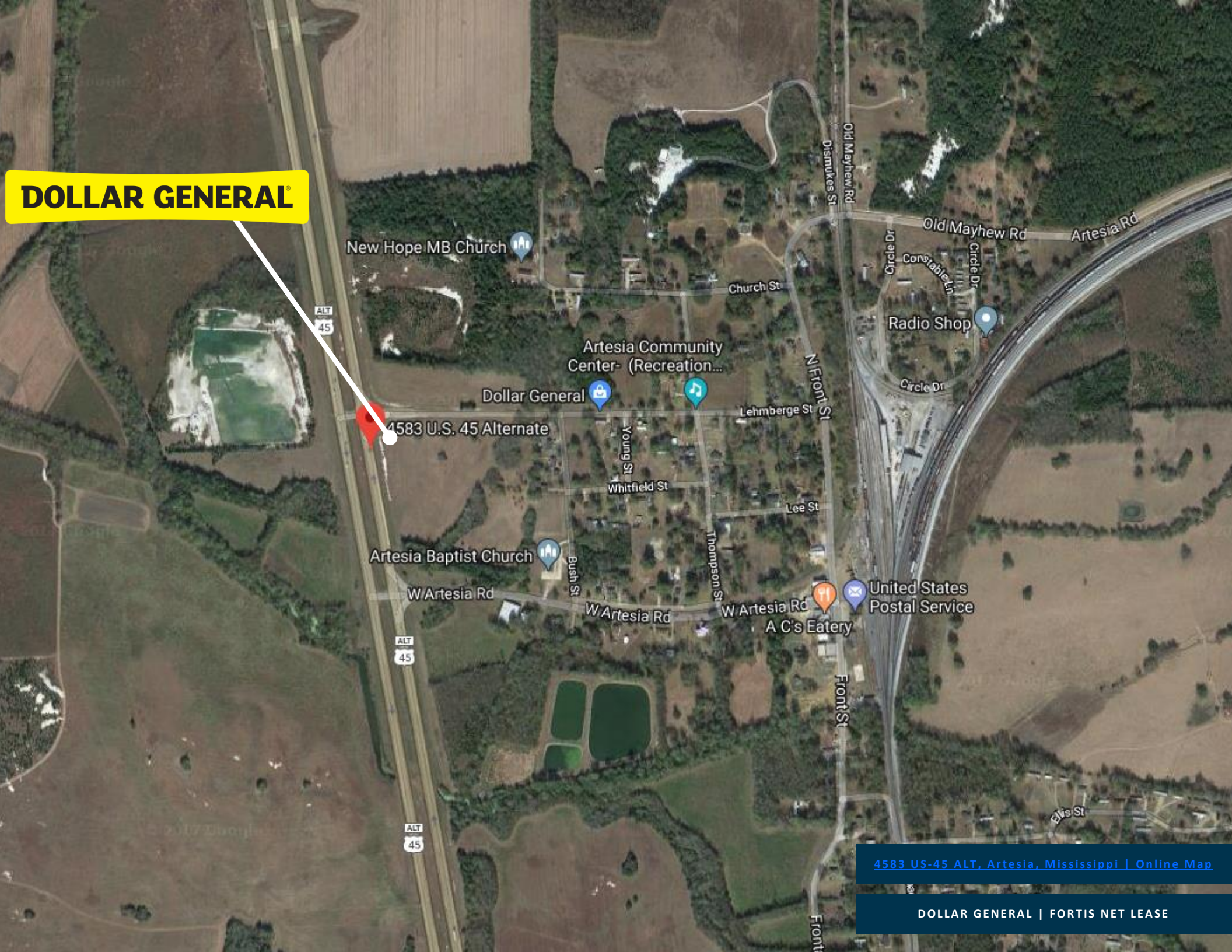


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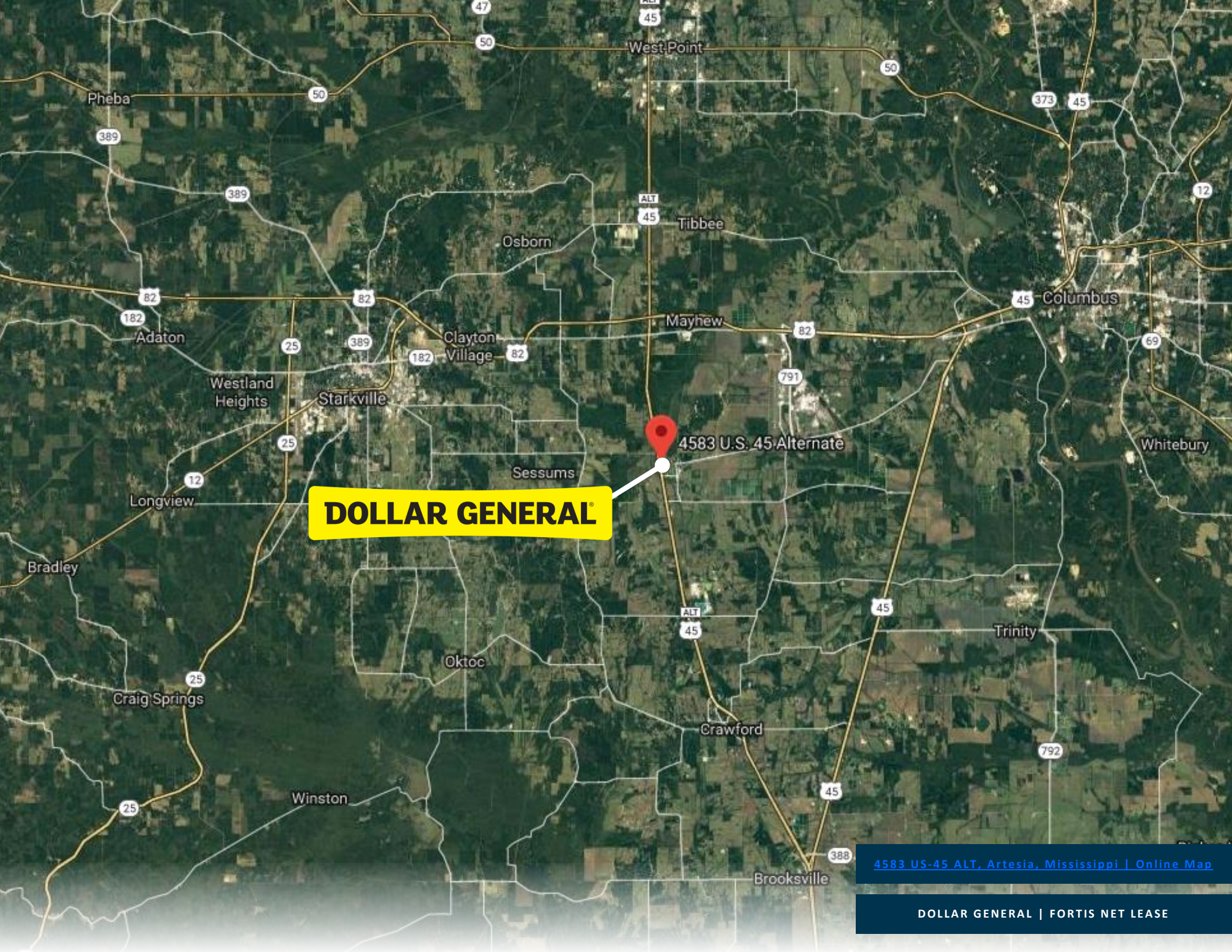
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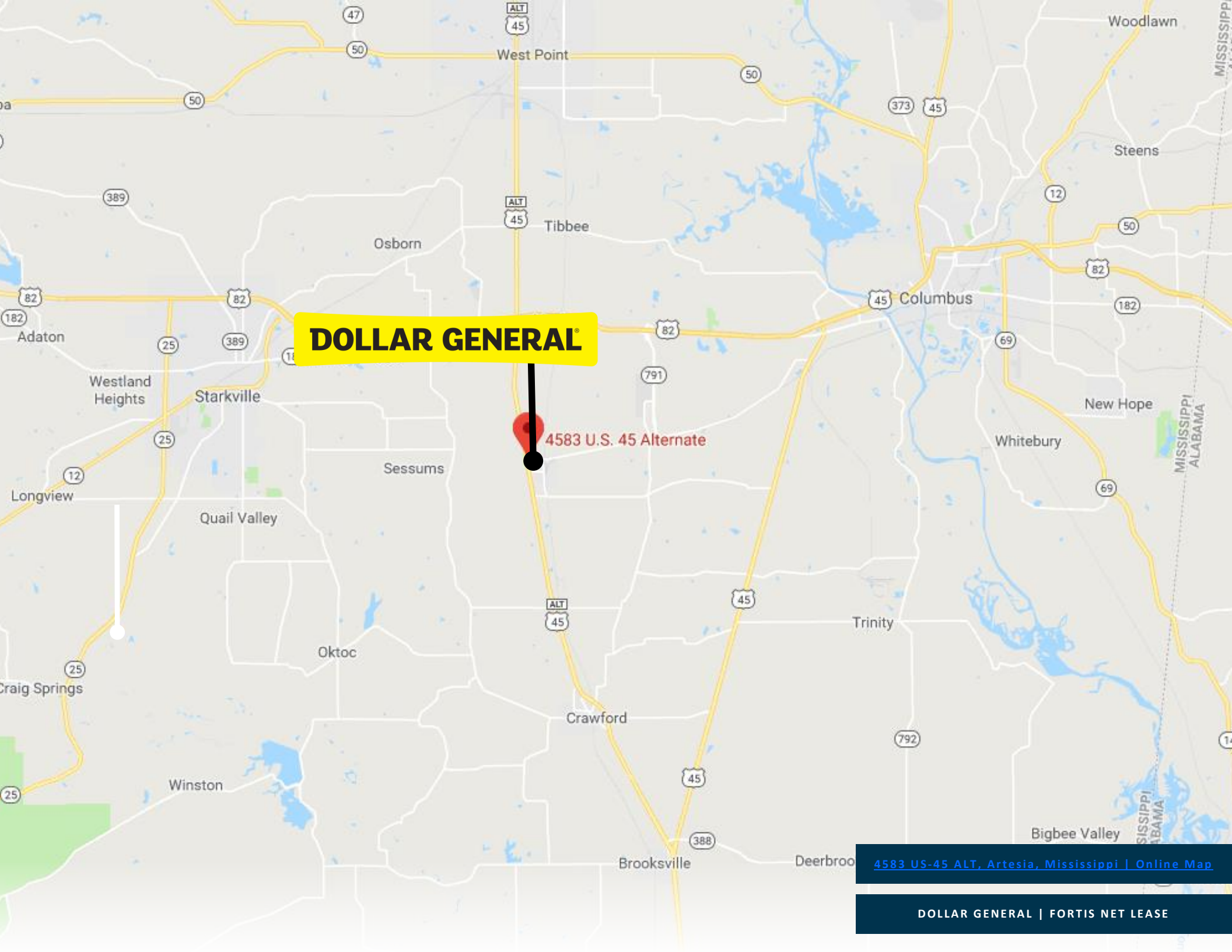
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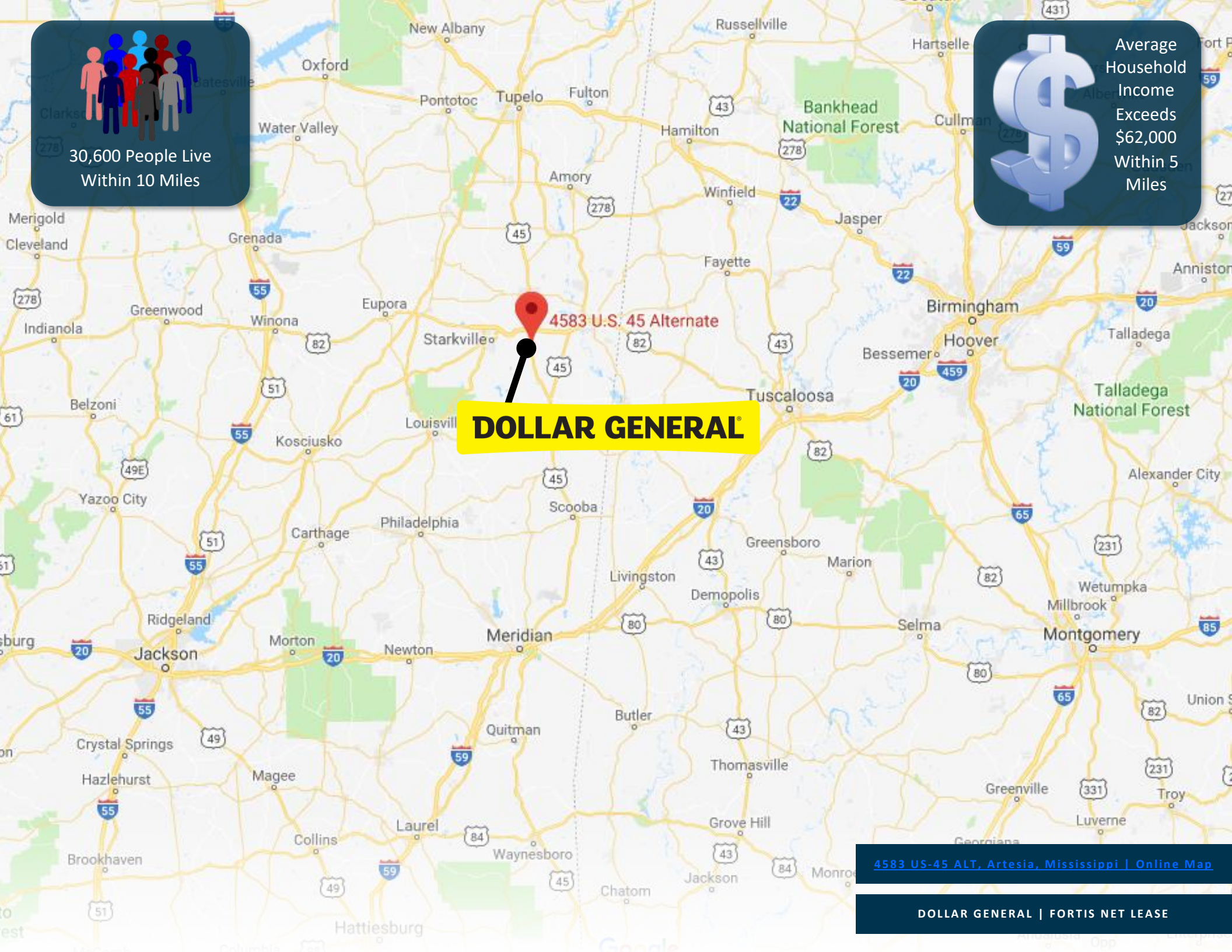




30,600 People Live  
Within 10 Miles



Average  
Household  
Income  
Exceeds  
\$62,000  
Within 5  
Miles



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DEMOGRAPHICS

| Radius                          | 3 Mile   | 5 Mile   | 10 Mile  |
|---------------------------------|----------|----------|----------|
| Population:                     |          |          |          |
| 2022 Projection                 | 224      | 2,241    | 31,228   |
| 2017 Estimate                   | 233      | 2,198    | 30,646   |
| 2010 Census                     | 279      | 2,048    | 29,048   |
| 2017 Population Hispanic Origin | 1        | 18       | 492      |
| 2017 Population by Race:        |          |          |          |
| White                           | 129      | 1,065    | 17,863   |
| Black                           | 99       | 1,072    | 11,147   |
| Am. Indian & Alaskan            | 0        | 4        | 60       |
| Asian                           | 3        | 36       | 1,246    |
| Hawaiian & Pacific Island       | 0        | 1        | 12       |
| Other                           | 2        | 20       | 318      |
| U.S. Armed Forces:              | 0        | 3        | 21       |
| Households:                     |          |          |          |
| 2022 Projection                 | 83       | 747      | 11,728   |
| 2017 Estimate                   | 86       | 732      | 11,494   |
| 2010 Census                     | 105      | 679      | 10,899   |
| Owner Occupied                  | 66       | 491      | 5,596    |
| Renter Occupied                 | 21       | 240      | 5,898    |
| 2017 Avg Household Income       | \$74,547 | \$62,359 | \$57,440 |



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