



**FORTIS NET LEASE**  
INVESTMENT REAL ESTATE SERVICES



**SINGLE TENANT ABSOLUTE NNN DOLLAR GENERAL**  
17081 Highway 4 East, Senatobia, MS 38668

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OFFERING MEMORANDUM

DOLLAR GENERAL | FORTIS NET LEASE

## DISCLOSURE :

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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—Senatobia, MS**

Fortis Agents Cooperate  
Click Here To Meet  
The Team



## INVESTMENT SUMMARY

List Price:	\$1,160,685
Net Operating Income:	\$82,989
Initial Cap Rate:	7.15%
Building Size:	9,026 Square Feet
Rent PSF	\$9.19
Lot Size:	1.67 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:	May 2017
Rent Expiration:	May 2032
Term Remaining:	14+ Years
Options:	5, 5-Year Options
Rent Increases:	10% at Each Option Period
Lease Guarantor:	Dollar General Corporation

## INVESTMENT HIGHLIGHTS

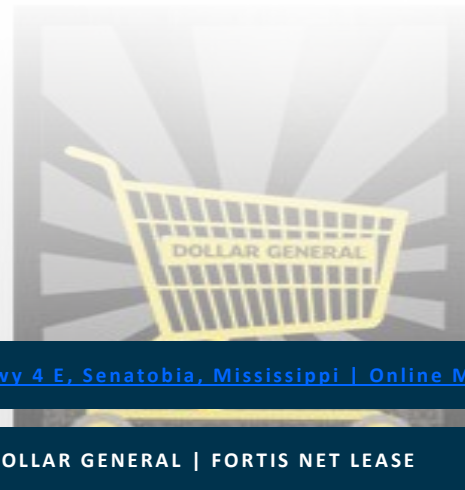
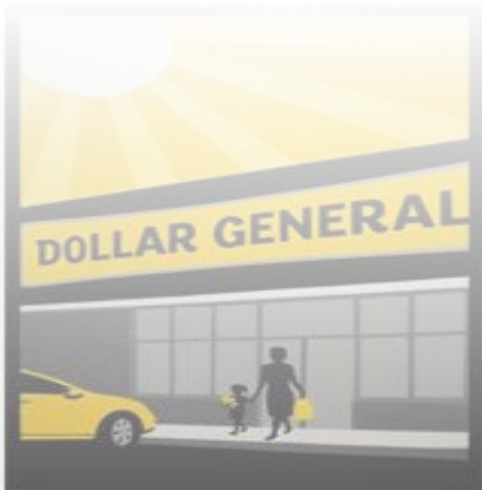
- Absolute NNN Lease | Requires Zero Landlord Responsibility
- Rent Increases 10% at Each of the 5, 5 Year Option Periods
- Corporate Guarantee by Dollar General | S&P Rating: "BBB"
- Brand New 15 Year Lease Commenced in May 2017
- Building was Built-to-Suit DG and was Completed May 2017

## LOCATION HIGHLIGHTS

- Population Exceeds 11,830 w/in a 5 Mile Radius of Property
- Average Household Income Exceeds \$72,000 w/in a 5 Mile Radius
- Average Daily Traffic: 7,700+ 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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7,700+ Vehicles  
Per Day

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Google





**DOLLAR GENERAL®**

Dollar General  
Wide array of items  
at discount prices

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**DOLLAR GENERAL**

Northwest Mississippi  
Community College

Senatobia

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11,830 People Live  
Within 5 Miles



Average  
Household  
Income  
Exceeds  
\$72,000  
Within 5  
Miles

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DEMOGRAPHICS

Radius	3 Mile	5 Mile	10 Mile
Population:			
2022 Projection	6,847	11,761	23,183
2017 Estimate	6,889	11,838	23,306
2010 Census	7,072	12,181	24,033
2017 Population Hispanic Origin	195	312	527
2017 Population by Race:			
White	4,326	7,777	14,078
Black	2,416	3,827	8,835
Am. Indian & Alaskan	19	27	56
Asian	32	53	79
Hawaiian & Pacific Island	5	9	13
Other	92	144	245
U.S. Armed Forces:	0	0	0
Households:			
2022 Projection	2,277	3,916	8,130
2017 Estimate	2,294	3,945	8,175
2010 Census	2,367	4,080	8,449
Owner Occupied	1,387	2,719	5,959
Renter Occupied	907	1,226	2,215
2017 Avg Household Income	\$73,500	\$72,608	\$65,384
2017 Med Household Income	\$46,318	\$49,048	\$46,314



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