

NET LEASE INVESTMENT OFFERING



FORTIS NET LEASE
INVESTMENT REAL ESTATE SERVICES

Dollar General

313 S Olvid St
Elsie, MI 49931

Lease Guarantor:	Dollar General Corp (S&P: Investment Grade BBB)		
Asking Price:	\$1,257,575		
Cap Rate:	6.60%		
Lot Size:	1.00 +/- SF		
Building:	9,100 SF		
Lease Term:	15 Years		
Options:	Four, (5) Year Renewals, 10% Rent Increase at Each		
Lease Type:	Absolute NNN - Tenant pays Taxes, CAM, Insurance, Roof & Structure.		
Rent Start Date:	7/16/2017		
Rent End Date:	7/31/2032		
Architecture:	Prototype		
Rent Schedule:	Years 1-15	\$83,000	

Demographics:	2 Miles	3 Miles	5 Miles
Population	1,444	1,836	3,823
Median Household Income	\$48,499	\$51,716	\$56,158



