



DOLLAR GENERAL

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INVESTMENT SUMMARY

List Price:	\$1,269,473
Current NOI:	\$84,420.00
Initial Cap Rate:	6.65%
Land Acreage:	1.0
Year Built	2018
Building Size:	7,500 SF
Price PSF:	\$169.26
Lease Type:	NNN
Lease Term:	15 Years
Average CAP Rate:	6.65%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 7,500 SF Dollar General store, located in Lyons, GA. The property is encumbered with a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains four (5Yr.) options, each with a 10% rental rate increase. The lease is corporately guaranteed by Dollar General which holds an investment grade credit rating of “BBB”. The store is under construction with rent scheduled to commence on 7/23/2018.

This Dollar General is strategically located in Lyons, GA. The population within a five mile radius is greater than 11,500, with the average household income within a two mile radius exceeding \$44,000. Offering ideal demographics for 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 \$84,420.



PRICE \$1,269,473



CAP RATE 6.65%



LEASE TYPE NNN



TERM 15 Years

INVESTMENT HIGHLIGHTS

- Absolute NNN Dollar General (Zero Responsibilities)
- 15 Year Term | Four (5Yr.) Options | 10% Bumps at Each
- Population Within Five Miles Exceeds 11,500
- Average Household Income Within Two Miles of \$44,280
- Zero Dollar Store Competition
- Corporate Guarantee by DG which has a “BBB” Rating

FINANCIAL SUMMARY

INCOME	DOLLAR GENERAL	PER SF
Rent	\$84,420	\$11.26
Gross Income	\$84,420	\$11.26
EXPENSE	DOLLAR GENERAL	PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$84,420	\$11.26

PROPERTY SUMMARY

Year Built:	2018
Lot Size:	1 Acres
Building Size:	7,500 SF
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	NNN
Primary Lease Term:	15 Years
Annual Rent:	\$84,420
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Tenant
Lease Start Date:	7/23/2018
Lease Expiration Date:	7/31/2033
Lease Term Remaining:	15 Years
Rent Increases:	10% At Options
Renewal Options:	Four (Five Year)
Lease Guarantor:	Dollar General Crop.
Lease Guarantor Strength:	BBB
Tenant Website:	www.dollargeneral.com



GROSS SALES:
\$21.96 BILLION



STORE COUNT:
14,321+



GUARANTOR:
DOLLAR GENERAL



S&P:
BBB



OVERVIEW

Company:	Dollar General
Founded:	1939
Total Revenue:	\$21.96 Billion
Net Income:	\$1.25 Billion
Net Worth:	\$25.60 Billion
Headquarters:	Goodlettsville, TN
Website:	www.dollargeneral

TENANT HIGHLIGHTS

- Investment Grade "BBB" Rating
- Ranked #128 on Fortune 500
- \$21.986 Billion Fiscal Year 2017
- 7.94% Increase in Sales from 2016 to 2017
- 7.55% Increase in Gross Profit from 2016 to 2017

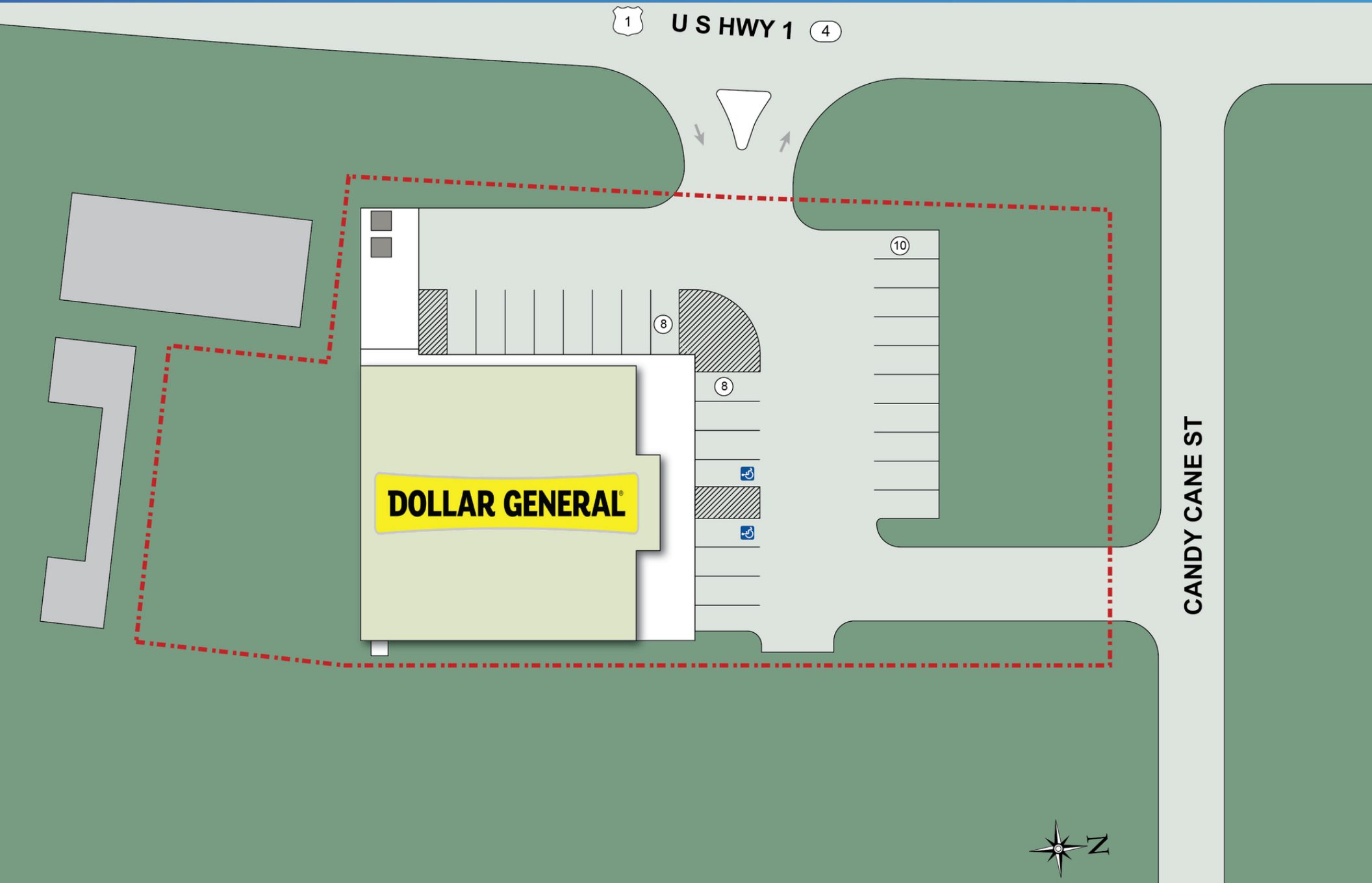
RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP	YIELD
1 - 15	\$84,420	\$7,035	-	6.65%
16 - 20 Option 1	\$92,856	\$7,738	10%	7.31%
21 - 25 Option 2	\$102,144	\$8,512	10%	8.04%
26 - 30 Option 3	\$112,356	\$9,363	10%	8.85%
31 - 35 Option 4	\$123,600	\$10,300	10%	9.73%

DOLLAR GENERAL

Dollar General is the largest "small box" discount retailer in the United States. Headquartered in Goodlettsville, TN, the company was established in 1939. There are more than 14,000 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 2017, with an expected 1,000 opening for 2018. 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 year end 2017 sales rose by 7.94%, in comparison to year end 2016, to \$21.986 Billion. During the same time period, same store sales continued their growth trend. Dollar General's net income and diluted earnings per share (EPS) for year end 2017 was \$1.251 million and \$4.51, respectively. Dollar General is ranked #128 on the Fortune 500, an 11 spot jump from the previous year ranking.





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 FORTIS NET LEASE™



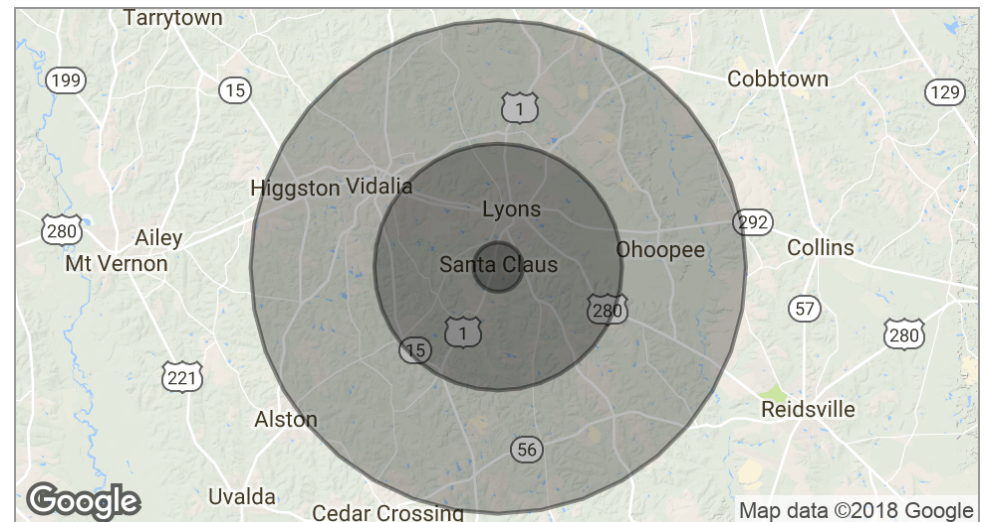
Lyons is a city in Toombs County, Georgia. The city is the county seat of Toombs County. Lyons is part of the Vidalia Micropolitan Statistical Area.

A Historic and spirited community, City of Lyons is a place where families and businesses flourish. The City Strives to capture the spirit of healthy living. With sidewalks that connect areas of the city, events such as «The Real Squeal» and the MUSIC Festival, dining delights, entertainment and shopping venues, make the City of Lyons active, Thriving Community. Lyons is just 15 miles from Interstate 16, which connects with both I-75 and I-95, allowing travel to and from Atlanta, Macon, Savannah and Jacksonville easily.

Lyons is also minutes from the Vidalia Regional Airport, which boasts a 6,000-foot lighted runway, a 5,000-foot secondary unway and a full instrument landing system.



POPULATION	2 MILES	3 MILES	5 MILES
2018 Total Population	1,788	5,495	11,916
2023 Population	1,805	5,507	11,934
Population Growth	0.95%	0.22%	0.15%
Median Age	36.4	35.8	37.2
HOUSEHOLDS & INCOME	2 MILES	3 MILES	5 MILES
Total Households	650	2,037	4,547
# Of Persons Per HH	2.7	2.7	2.6
Average HH Income	\$44,280	\$44,870	\$48,955
Median House Value	\$63,479	\$80,965	\$97,445





TOTAL SALES VOLUME

\$5.0B

PROPERTIES SOLD

2,200

BROKER & BUYER REACH

150K

STATES SOLD IN

40

MEET THE TEAM

ROBERT BENDER
Managing Partner

DOUGLAS PASSON
Managing Partner

BRYAN BENDER
Managing Director

RICHARD G. LUDWIG
Senior Director

MARVIN DELAURA
Senior Director

MICHAEL CARTER
Senior Director

MICHAEL ORDEN
Senior Director

MICHAEL JAWORSKI
Senior Advisor

PATRICK HAMMOND
Senior Advisor

BEN SCHULTZ
Senior Advisor

FRANK ROGERS
Senior Advisor

KYLE CARSON
Senior Advisor

JOSEPH WERNER
Senior Advisor

ABRAHAM LEON
Senior Advisor

GREG CAPOTE
Senior Advisor

STEVE SAGMANI
Senior Advisor

ERIC KOCHÉ
Senior Advisor

ANDREW BENDER
Investment Advisor

ALEC MANOOGIAN
Investment Advisor

COREY BUNCH
Investment Advisor

JOE SIMON
Senior Advisor

MAXWELL MERZIN
Investment Advisor

DEREK DELAURA
Investment Advisor

ZEF LUCA
Investment Advisor

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