



ACTUAL STORE

DOLLAR GENERAL

1805 S. DEFIANCE ST, ARCHBOLD, OH 43502

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EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY

List Price:	\$1,460,303
Current NOI:	\$96,380.00
Initial Cap Rate:	6.6%
Land Acreage:	1.6454
Year Built	2017
Building Size:	10,640 SF
Price PSF:	\$137.25
Lease Type:	NNN
Lease Term:	15 Years
Average CAP Rate:	6.6%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 10,640 SF Dollar General PLUS store located in Archbold, OH. The property is encumbered with a Fifteen (15) Year Absolute NNN Lease, leaving Zero landlord responsibilities. The store is classified as a relocation store, proving the success of the local market. The lease contains Three (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 store is open with rent having commenced on 8/1/2017.

This Dollar General is highly visible as it is strategically positioned in Archbold, OH. The five mile population from the site exceeds 9,000, while the one mile average household income exceeds \$57,500 per year, making this location perfect 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 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 6.60% cap rate based on NOI of \$96,380.



PRICE \$1,460,303



CAP RATE 6.6%



LEASE TYPE NNN



TERM 15 Years

INVESTMENT HIGHLIGHTS

- Absolute NNN Lease
- Zero Landlord Responsibilities
- Relocation Store | Proven Success
- Larger PLUS Prototype Design
- 15 Year Term | Three (5 Year) Options
- One Mile Household Income \$57,743
- Five Mile Population Exceeds 9,000
- Dollar General Reported 28 Consecutive Quarter of Same Store Sales Growth

FINANCIAL SUMMARY

INCOME	DOLLAR GENERAL	PER SF
Rent	\$96,380	\$9.06
Gross Income	\$96,380	\$9.06
EXPENSE	DOLLAR GENERAL	PER SF
Expense	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$96,380	\$9.06

PROPERTY SUMMARY

Year Built:	2017
Lot Size:	1.6454 Acres
Building Size:	10,640 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:	\$96,380
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Tenant
Lease Start Date:	8/1/2017
Lease Expiration Date:	7/31/2032
Lease Term Remaining:	15 Years
Rent Increases:	10% At Options
Renewal Options:	Three (5 Year)
Lease Guarantor:	Dollar General Corp
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.com

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
- Dollar General Reported 28 Consecutive Quarter of Same Store Sales Growth

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP	YIELD
1 - 15	\$96,380.04	\$8,031.67	-	6.60%
16 - 20 Option 1	\$106,017.96	\$8,834.83	10%	7.25%
21 - 25 Option 2	\$116,619.84	\$9,718.32	10%	7.98%
36 - 30 Option 3	\$128,281.80	\$10,690.15	10%	8.78%

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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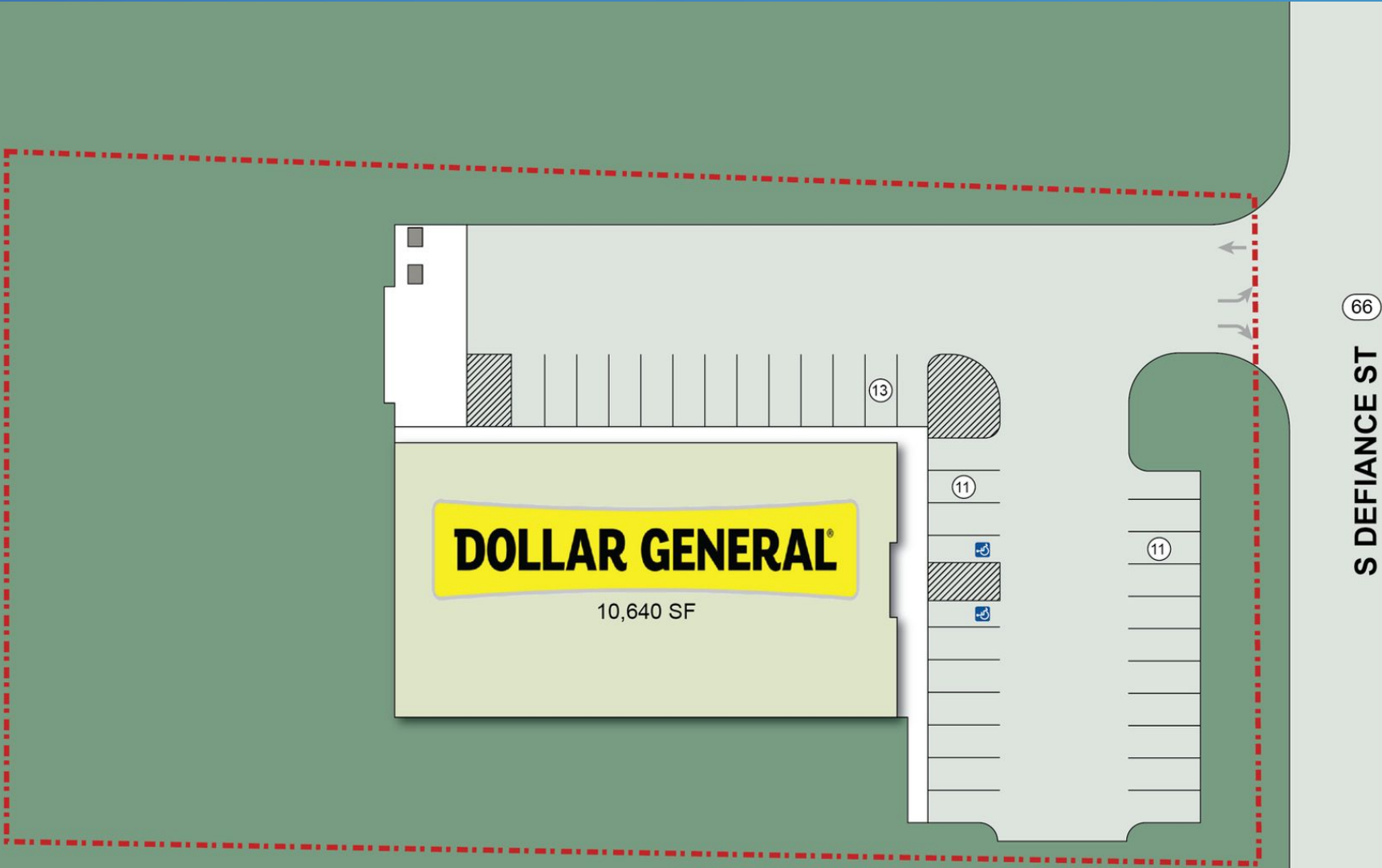


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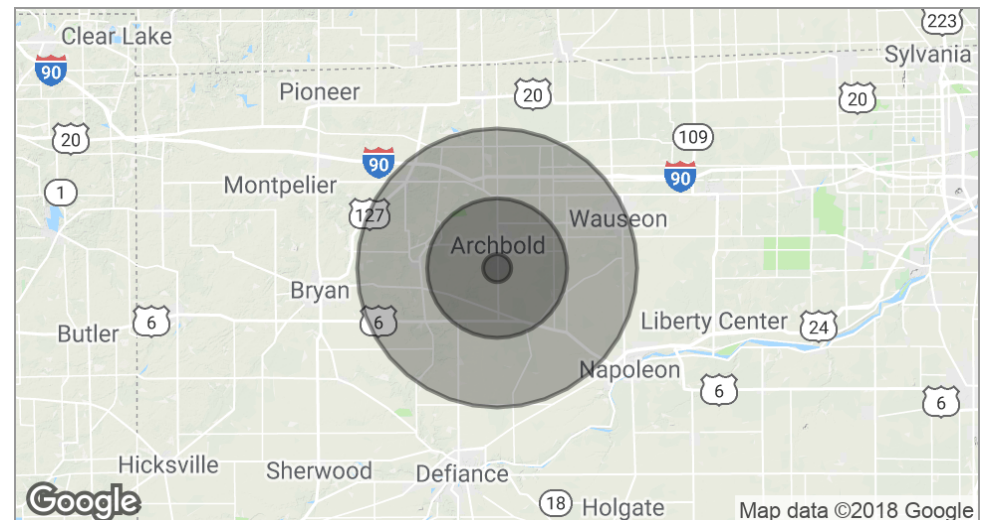




Archbold, Ohio is that rarity among communities—a town where growth is based on an already thriving infrastructure. A town prepared to support further growth because it has mastered the process. A town of 4,346 people which supports well over 4,000 jobs. A town which is prepared to help you succeed. In 1999, Archbold chose to become a “Community of Character.” The village, churches and businesses are working to prove that together we can promote positive character qualities in our youth and community.

Archbold had its start in 1855 when the railroad was extended to that point. The village was probably named for John Archbald, a railroad promoter, though another tradition is that the name is an amalgamation of Arch and Bald, two other railroad officials. A post office called Archbold has been in operation since 1855.

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,595	9,240	21,950
Median Age	41.8	40.6	39.9
Median Age (Male)	43.2	41.0	38.9
Median Age (Female)	40.7	40.4	40.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	639	3,578	8,259
# Of Persons Per HH	2.5	2.6	2.7
Average HH Income	\$57,743	\$58,946	\$59,292
Average House Value	\$165,114	\$158,261	\$152,040





TOTAL SALES VOLUME

\$5.0B

PROPERTIES SOLD

2,200

BROKER & BUYER REACH

250K

STATES SOLD IN

40

The FNL Team

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