



DOLLAR GENERAL MARKET – RARE OFFERING

ACTUAL STORE

581 NORTH MAIN STREET, JAMESTOWN, KY 42629

30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334
248.254.3410
fortisnetlease.com

BRYAN BENDER
MANAGING DIRECTOR
D: 248.419.3810
BBENDER@FORTISNETLEASE.COM

BENJAMIN SCHULTZ
SENIOR ADVISOR
D: 248.254.3409
BSCHULTZ@FORTISNETLEASE.COM

ANDY BENDER
INVESTMENT ADVISOR
D: 248.419.3657
ABENDER@FORTISNETLEASE.COM

DISCLOSURE :

All materials and information received or derived from Fortis Net Lease (hereinafter collectively referred to as “FNL”), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by FNL its directors, officers, agents, advisors, or affiliates as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party’s intended use or any and all other matters.

Neither FNL its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party’s active conduct of its own due diligence to determine these and other matters of significance to such party. FNL will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

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.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. FNL makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. FNL does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.

In State Broker of Record: Block + Lot Real Estate, Peter Barr, CCIM, SIOR: 133 W. Short Street, Lexington, KY 40507

EXCLUSIVELY LISTED BY:

BRYAN BENDER

MANAGING DIRECTOR

D: 248.419.3810

BBENDER@FORTISNETLEASE.COM

BENJAMIN SCHULTZ

SENIOR ADVISOR

D: 248.254.3409

BSCHULTZ@FORTISNETLEASE.COM

ANDY BENDER

INVESTMENT ADVISOR

D: 248.419.3657

ABENDER@FORTISNETLEASE.COM

INVESTMENT SUMMARY

List Price:	\$3,555,000
Current NOI:	\$248,863
Initial Cap Rate:	7.0%
Land Acreage:	3.09
Year Built	2012
Building Size:	20,707 SF
Price PSF:	\$171.68
Lease Type:	Absolute NNN
Lease Term:	15 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this Rare Dollar General Market located in Jamestown, KY. The property is encumbered with a Fifteen (15) Year Absolute NNN Lease (8.0 Years Remaining), leaving Zero landlord responsibilities. The store is classified as a relocation store, proving the success of the local market, as yearly sales are reported to be near \$5 Million. The lease contains Five (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. **Rare 3% Rental Rate Increase in Jan, 2022!**

This Dollar General is highly visible as it is strategically positioned on N. Main Street, within Jamestown, the county seat, and adjacent to the brand new Russell County Public Library scheduled to open in 2019. The 10 mile population from the site exceeds 19,000, while the three mile average household income exceeds \$44,797 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 Market. 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 7.0% cap rate.



[CLICK HERE TO VIEW VIDEO](#)



PRICE \$3,555,000



CAP RATE 7.0%



LEASE TYPE Absolute NNN



TERM 15 Years

INVESTMENT HIGHLIGHTS

- Rare Dollar General Market | Absolute NNN Lease | Investment Grade Guarantee | **3% Rent Bump in Jan of 2022!**
- **Relocation Store** | 20,707 SF with Full Freezer & Grocery
- **Incredible Store Sales Reported at around \$5 Million**
- County Seat Location with Minimal Competition | Only Dollar Store within 8 Miles
- **Tourist Location | Lake Cumberland (4.75 Million Visitors) is within 5 Miles**
- Dollar General announced 28th Straight Quarter of Same Store Sales Growth

RARE DOLLAR GENERAL MARKET – ABS. NNN

581 NORTH MAIN STREET, JAMESTOWN, KY 42629



FINANCIAL SUMMARY

INCOME		PER SF
Dollar General Market Rent	\$248,863	\$12.02
Gross Income	\$248,863	\$12.02
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$248,863	\$12.02

PROPERTY SUMMARY

Year Built:	2012
Lot Size:	3.09 Acres
Building Size:	20,707 SF
Roof Type:	White Rubber Membrane
Zoning:	Commercial
Construction Style:	Upgraded Brick, EIFS Stucco
Parking Lot:	Concrete / Asphalt
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General Market
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$248,863
Rent PSF:	\$12.02
Landlord Responsibilities:	Zero
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	2/02/2012
Lease Expiration Date:	1/31/2027
Lease Term Remaining:	8.00 Years
Rent Bumps:	10% at Each Option
Renewal Options:	Four (5 Yr.) Options
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	"BBB" Investment Grade
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$21.96 BILLION



STORE COUNT:
15,000+



GUARANTOR:
DOLLAR GENERAL



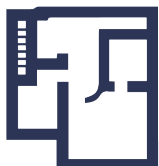
S&P:
BBB

RARE DOLLAR GENERAL MARKET - ABS. NNN

581 NORTH MAIN STREET, JAMESTOWN, KY 42629



TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Dollar General Market	20,707	02/2/2012	1/31/2027	\$248,863	100.0		\$12.02
						1/31/2022	\$12.38
						1/31/2027 (Option 1)	\$13.62
						1/31/2032 (Option 2)	\$14.98
						1/31/2037 (Option 3)	\$16.48
						1/31/2042 (Option 4)	\$18.12
						1/31/2047 (Option 5)	\$19.94
Totals/Averages		20,707		\$248,863		\$12.02	



TOTAL SF
20,707



TOTAL ANNUAL RENT
\$248,863



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$12.02



NUMBER OF TENANTS
1

RARE DOLLAR GENERAL MARKET - ABS. NNN

581 NORTH MAIN STREET, JAMESTOWN, KY 42629

 FORTIS NET LEASE™



15,000+
STORES



900 STORES
OPENING IN 2018



\$21.96 BIL
IN SALES

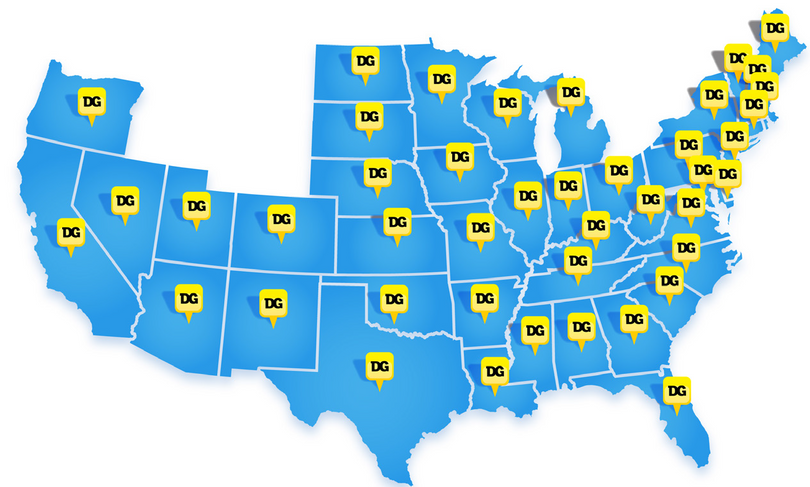


79 YEARS
IN BUSINESS



BBB
S&P RATING

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.



15,000 STORES ACROSS 44 STATES

RARE DOLLAR GENERAL MARKET – ABS. NNN

581 NORTH MAIN STREET, JAMESTOWN, KY 42629

 FORTIS NET LEASE™



RARE DOLLAR GENERAL MARKET - ABS. NNN

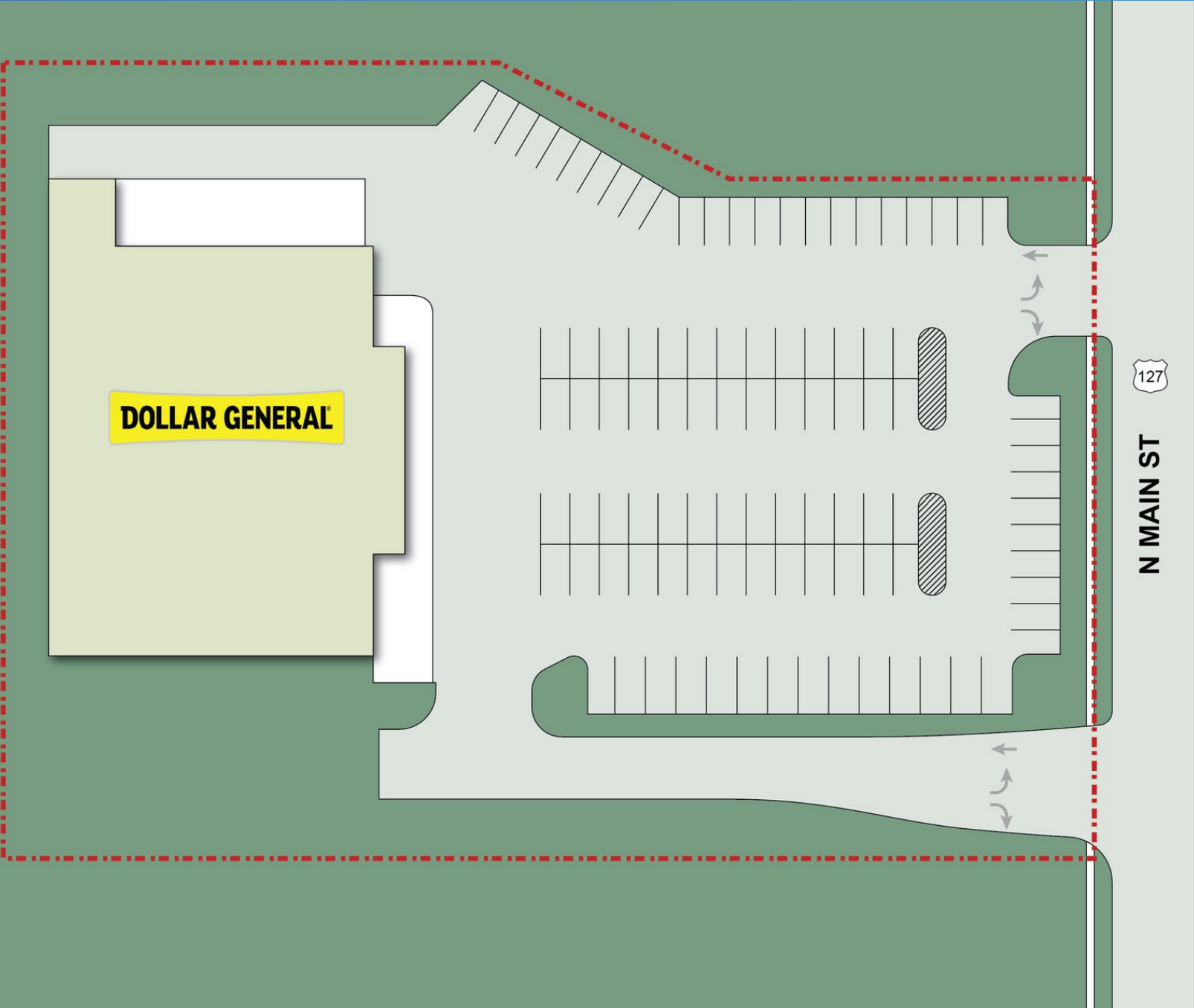
581 NORTH MAIN STREET, JAMESTOWN, KY 42629

 FORTIS NET LEASE™



RARE DOLLAR GENERAL MARKET - ABS. NNN

581 NORTH MAIN STREET, JAMESTOWN, KY 42629



RARE DOLLAR GENERAL MARKET - ABS. NNN

581 NORTH MAIN STREET, JAMESTOWN, KY 42629

 FORTIS NET LEASE™



RARE DOLLAR GENERAL MARKET – ABS. NNN

581 NORTH MAIN STREET, JAMESTOWN, KY 42629

 FORTIS NET LEASE™



RARE DOLLAR GENERAL MARKET - ABS. NNN

581 NORTH MAIN STREET, JAMESTOWN, KY 42629

 FORTIS NET LEASE™



**Less than 5 Miles to Lake Cumberland,
which sees 4.75 Million annual visitors!**

RARE DOLLAR GENERAL MARKET - ABS. NNN

581 NORTH MAIN STREET, JAMESTOWN, KY 42629

 FORTIS NET LEASE™



RARE DOLLAR GENERAL MARKET – ABS. NNN

581 NORTH MAIN STREET, JAMESTOWN, KY 42629



Jamestown, the county seat of Russell County located in the southern part of Kentucky, and is home to the heart of Lake Cumberland, the 9th largest man-made reservoir in the United States. Offering job opportunities in a multitude of different career sectors, the town experiences financial stability and growth from the government, industrial sectors and the lake. Stephens Pipe & Steel is one to note with their 70-acre industrial park right in between Jamestown and Russell Springs. Additionally, many nationally recognized manufacturers of houseboats are located right on Lake Cumberland. Situated five miles north of Lake Cumberland and Cumberland River, Jamestown is accessible via Highway 92 or 127 South.

Lake Cumberland was completed by the Army Corps of Engineers in 1952. The lake is an economic engine for the city of Jamestown due to the recreational fishing and boating along its 1,317 miles of shoreline. The Wolf Creek Dam, which generates hydroelectricity and regulates flooding, was not only built by the U.S. Army Corps of Engineers, but is also owned and operated by them. Of the 383 lakes controlled or maintained by the U.S. Army Corps of Engineers, Lake Cumberland ranks 4th in the nation for the number of visitor hours and 9th in the U.S. in size. In recent years, the dam has become a tourist attraction linking Jamestown and the southwest side of the lake. The lake experiences approximately 4.75 million visitors adding \$225 million to the local economy on a yearly basis. Residential developments on the shores of Lake Cumberland attract many home-buyers and investors. Lake Cumberland is known to be the houseboat capital of the world with the highest number of luxury houseboats on any lake in the United States. The sport fishing on Lake Cumberland and the Cumberland River below Wolf Creek Dam offers everything from a record size stripper bass to river trout. The Lake Cumberland State Resort Park, one of the two Kentucky State parks, resides on the northern shore of the lake just south of Jamestown.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2018	3,757	8,868	19,104
Average Age	41.4	40.8	41.5
# Of Persons Per HH	2.3	2.3	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,542	3,700	8,027
Average HH Income	\$44,797	\$44,217	\$43,921
Median House Value	\$105,079	\$99,809	\$97,169
Consumer Spending (Thousands)	\$32,800	\$77,857	\$168,223





TOTAL SALES VOLUME

\$5.0B

PROPERTIES SOLD

2,200

BROKER & BUYER REACH

250K

STATES SOLD IN

40

The FNL Team

30445 Northwestern Highway, Suite 275

Farmington Hills, MI 48334

248.254.3410

fortisnetlease.com

BRYAN BENDER

MANAGING DIRECTOR

D: 248.419.3810

BBENDER@FORTISNETLEASE.COM

BENJAMIN SCHULTZ

SENIOR ADVISOR

D: 248.254.3409

BSCHULTZ@FORTISNETLEASE.COM

EXCLUSIVELY LISTED BY:

ANDY BENDER

INVESTMENT ADVISOR

D: 248.419.3657

ABENDER@FORTISNETLEASE.COM