



ACTUAL STORE PICTURE

**DOLLAR GENERAL**

130 E 9TH ST., MORLEY, MI 49336

**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

## 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.

## PRESENTED BY:

### BRYAN BENDER

MANAGING DIRECTOR

D: 248.419.3810

BBENDER@FORTISNETLEASE.COM

### BENJAMIN SCHULTZ

SENIOR ADVISOR

D: 248.254.3409

BSCHULTZ@FORTISNETLEASE.COM

## INVESTMENT SUMMARY

List Price:	\$1,367,138.46
Current NOI:	\$88,864.00
Initial Cap Rate:	6.5%
Land Acreage:	+/- 1.0 Acres
Year Built	2018
Building Size:	9,100 SF
Price PSF:	\$150.23
Lease Type:	NNN
Lease Term:	15 years

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,100 SF. Dollar General store located in Morley. The property is encumbered with a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains 5 (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 8/24/2018.

This Dollar General is highly visible as it is strategically positioned on W 9th St., off N Cass St. The five mile population from the site is 4,470 while the two mile average household income \$51,759 per year, making this location ideal 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 6.5% cap rate based on NOI of \$88,864.



**PRICE** \$1,367,138.46



**CAP RATE** 6.5%



**LEASE TYPE** NNN



**TERM** 15 years

## INVESTMENT HIGHLIGHTS

- Brand New Absolute NNN Lease
- Zero Landlord Responsibilities
- 15 Year Term / 5 (5 Year) Options
- Two Mile Household Income \$51,759
- Five Mile Population 4,470
- Investment Grade Dollar Store
- Dollar General Reported 28 Consecutive Quarter of Same Store Sales Growth

## FINANCIAL SUMMARY

INCOME	DOLLAR GENERAL	PER SF
Rent	\$88,864	\$9.77
<b>Gross Income</b>	<b>\$88,864</b>	<b>\$9.77</b>
EXPENSE	DOLLAR GENERAL	PER SF
Expenses	\$0	\$0.00
<b>Gross Expenses</b>	<b>\$0</b>	<b>\$0.00</b>
<b>NET OPERATING INCOME</b>	<b>\$88,864</b>	<b>\$9.77</b>

## PROPERTY SUMMARY

Year Built:	2018
Lot Size:	+/- 1.00 Acres
Building Size:	9,100 SF
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Concrete
HVAC	Roof Mounted

## LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	NNN
Primary Lease Term:	15 years
Annual Rent:	\$88,864
Rent PSF:	\$9.76
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Tenant
Lease Start Date:	8/24/2018
Lease Expiration Date:	8/24/2033
Lease Term Remaining:	15 Years
Rent Increases:	10% At Options
Renewal Options:	5 (5) Options
Lease Guarantor:	Dollar General
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



**GROSS SALES:**  
\$21.96 BILLION



**STORE COUNT:**  
15,000 +

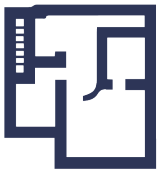


**GUARANTOR:**  
DOLLAR GENERAL



**S&P:**  
BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,100	8/24/2018	8/24/2033	\$88,864	100.0	\$9.76
Totals/Averages	9,100			\$88,864		\$9.76



TOTAL SF  
9,100



TOTAL ANNUAL RENT  
\$88,864



OCCUPANCY RATE  
100 %



AVERAGE RENT/SF  
\$9.76



NUMBER OF TENANTS  
1



## OVERVIEW

Company:	Dollar General
Founded:	1939
Total Revenue:	\$21.96B
Net Income:	\$1.25B
Net Worth:	\$25.60B
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

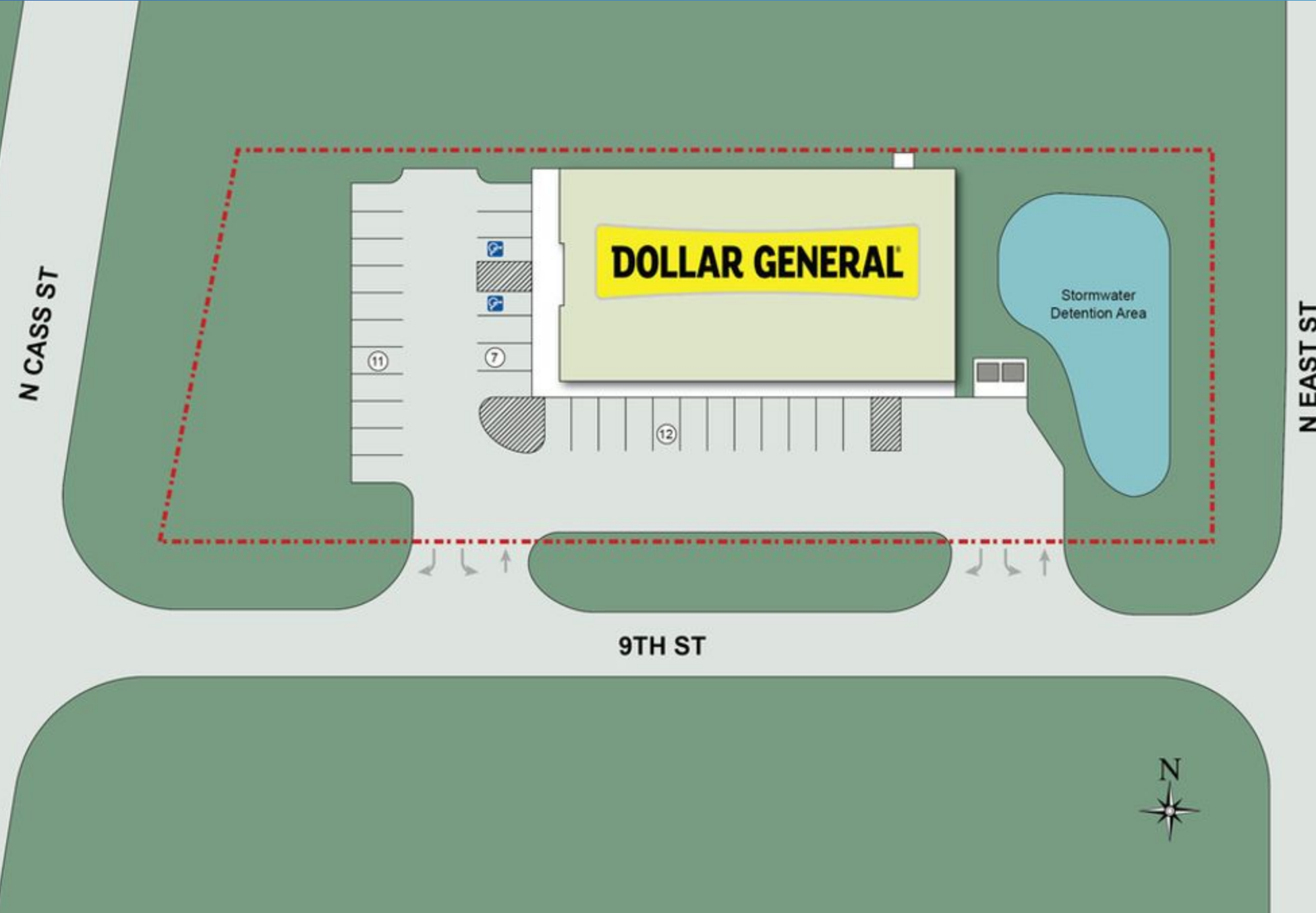
LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP	YIELD
8/24/2018 - 8/24/2033	\$88,864.00	\$7,405.33	-	6.50%
Option 1	\$97,750.40	\$8,145.86	10%	7.15%
Option 2	\$107,525.44	\$8,960.45	10%	7.86%
Option 3	\$118,278.00	\$9,856.50	10%	8.65%
Option 4	\$130,105.80	\$10,842.15	10%	9.52%
Option 5	\$143,116.38	\$11,926.36	10%	10.46%

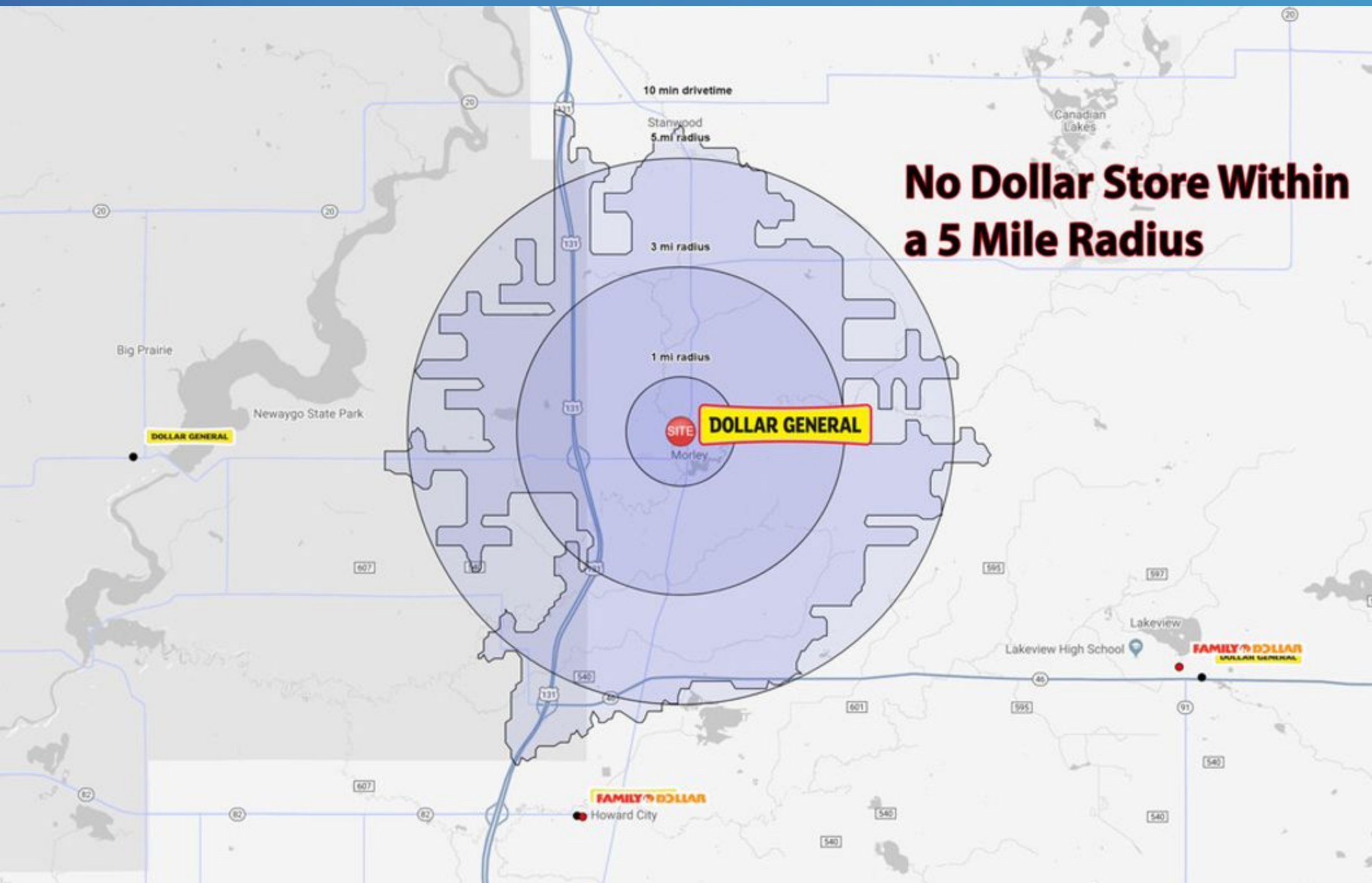
## DOLLAR GENERAL

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 15,000 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.











Morley is a picturesque town on the Little Muskegon River. Morley is also a part of the Rails-To-Trails system of the White Pine State Park. With the trail crossing the Little Muskegon on the remains of an old Railroad bridge, you can get a great look at the road below and the water flowing over the dam. Even if you're not hiking the trail, you'll want to check the view out from this bridge, as it is easily accessible just across the street from the park by the dam. The dam on the south side of town forms a pond which winds back east for a few miles, creating a scenic landscape.

The Lake Express ferry made history as the first high speed auto passenger ferry in the United States on June 1, 2004 when it re-established the historic Lake Michigan ferry route between Milwaukee, Wisconsin and Muskegon, Michigan. Crossing Lake Michigan in just 2-1/2 hours, the Lake Express established new standards for Great Lakes ferry service, cutting hours from previous record crossing times and hours from the typical trip around Lake Michigan through Chicago's congested tollway system.

POPULATION	2 MILE	3 MILES	5 MILES
Total Population 2018	1,457	2,190	4,470
Average Age	37.90	37.90	38.30
# Of Persons Per HH	2.90	2.00	2.00
HOUSEHOLDS & INCOME	2 MILE	3 MILES	5 MILES
Total Households	495	746	1,551
Average HH Income	\$51,759	\$54,751	\$59,302
Consumer Spending (Thousands)	\$11,367	\$17,599	\$38,376





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](http://fortisnetlease.com)

**BRYAN BENDER**

MANAGING DIRECTOR

D: 248.419.3810

[BBENDER@FORTISNETLEASE.COM](mailto:BBENDER@FORTISNETLEASE.COM)

**PRESENTED BY:**

**BENJAMIN SCHULTZ**

SENIOR ADVISOR

D: 248.254.3409

[BSCHULTZ@FORTISNETLEASE.COM](mailto:BSCHULTZ@FORTISNETLEASE.COM)