

SUBJECT PROPERTY

DOLLAR GENERAL

215 E. STATE RD. 70, GRANTSBURG, WI 54840

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Farmington Hills, MI 48334
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fortisnetlease.com

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Wisconsin In-State Broker of Record: Pfefferle Companies, Inc. #834960-91

LISTED BY:

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IN COORDINATION WITH:



INVESTMENT SUMMARY

List Price:	\$1,148,936
Current NOI:	\$81,000.00
Initial Cap Rate:	7.05%
Land Acreage:	1.14 Acres
Year Built	2017
Building Size:	9,100 SF
Price PSF:	\$126.26
Lease Type:	Absolute NNN
Lease Term:	15 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,100 SF Dollar General store located in Grantsburg, WI. The property is encumbered with a fifteen (15) year absolute NNN lease, leaving zero landlord responsibilities. The lease contains 4 (5) year 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.

This Dollar General is highly visible as it is strategically positioned in Grantsburg, WI. The five mile population from the site exceeds 2,500 while the five mile average household income exceeds \$41,000 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 7.05% cap rate based on NOI of \$81,000



PRICE \$1,148,936



CAP RATE 7.05%



LEASE TYPE Absolute NNN



TERM 15 Years

INVESTMENT HIGHLIGHTS

- Brand New Absolute NNN Lease
- Zero Landlord Responsibilities
- 15 Year Term with 4 (5 Year) Options
- Five Mile Household Income Over \$41,100
- Ten Mile Population Exceeds 5,400
- Investment Grade Dollar Store
- DG Reported 28 Consecutive Quarter of Same Store Sales Growth

FINANCIAL SUMMARY

INCOME	DOLLAR GENERAL	PER SF
Rent	\$81,000	\$8.90
Gross Income	\$81,000	\$8.90
EXPENSE	DOLLAR GENERAL	PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$81,000	\$8.90

PROPERTY SUMMARY

Year Built:	2017
Lot Size:	1.14 Acres
Building Size:	9,100 SF
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Upgraded
Parking Lot:	Asphalt
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$80,990
Rent PSF:	\$8.90
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	September 17th, 2017
Lease Expiration Date:	September 16th, 2032
Lease Term Remaining:	14 Years
Rent Increases:	10% At Options
Renewal Options:	4 (5) Year Optiona
Lease Guarantor:	Dollar General Corp.
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$21.96 BILLION



STORE COUNT:
15,000+



GUARANTOR:
DOLLAR GENERAL

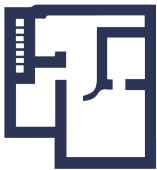


S&P:
BBB

DOLLAR GENERAL

215 E. STATE RD. 70, GRANTSBURG, WI 54840

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,100	7/17/2017	7/16/2032	\$80,990	100.0	\$8.90
Totals/Averages	9,100			\$80,990		\$8.90



TOTAL SF
9,100



TOTAL ANNUAL RENT
\$80,990



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$8.90



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
1 - 15	\$81,000	\$6,750	-	7.05%
Option 1	\$89,100	\$7,425	10%	7.75%
Option 2	\$98,010	\$8,167	10%	8.5%
Option 3	\$107,811	\$8,984	10%	9.4%
Option 4	\$118,592	\$9,882	10%	10.3%

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™

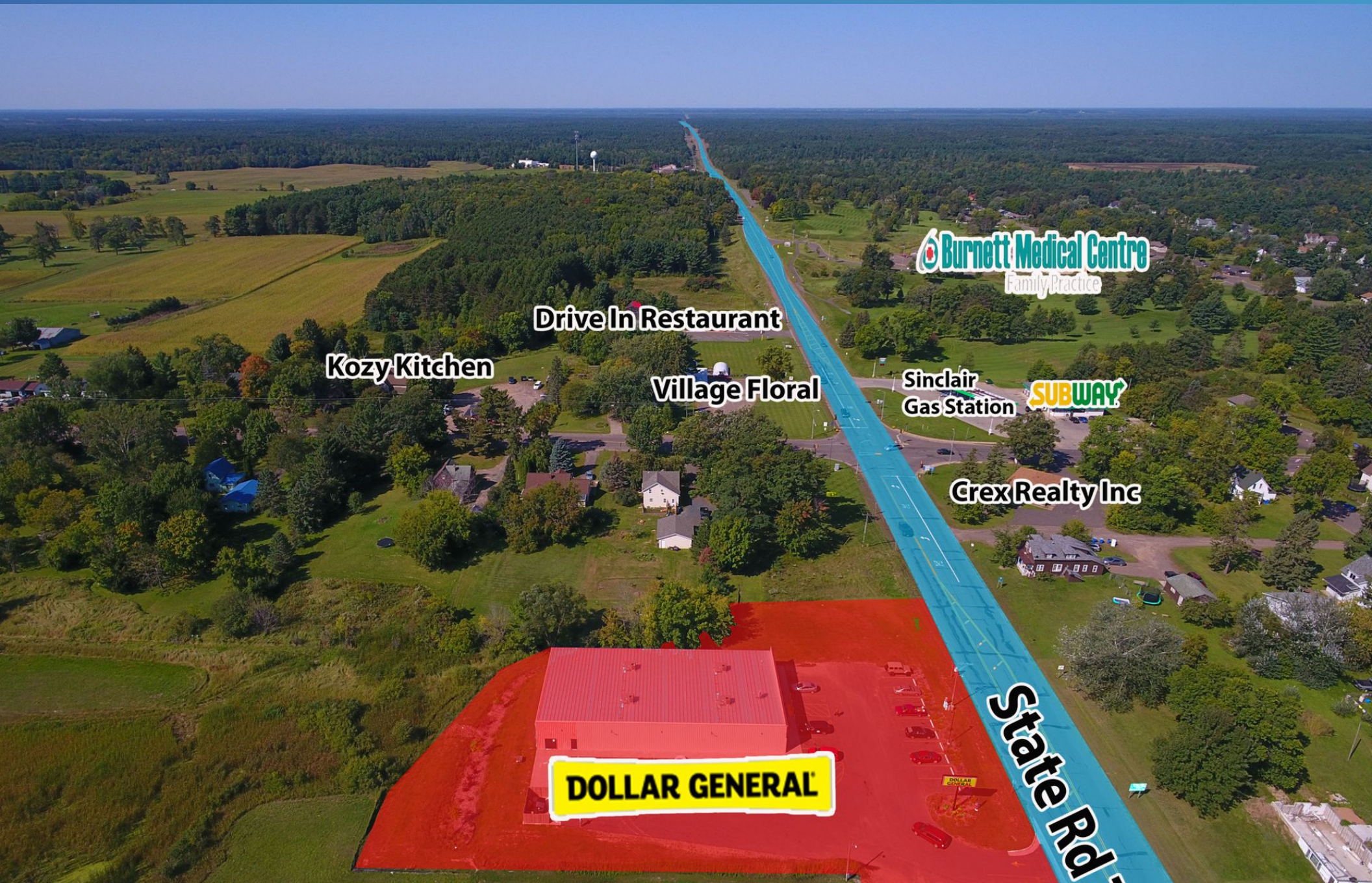




DOLLAR GENERAL

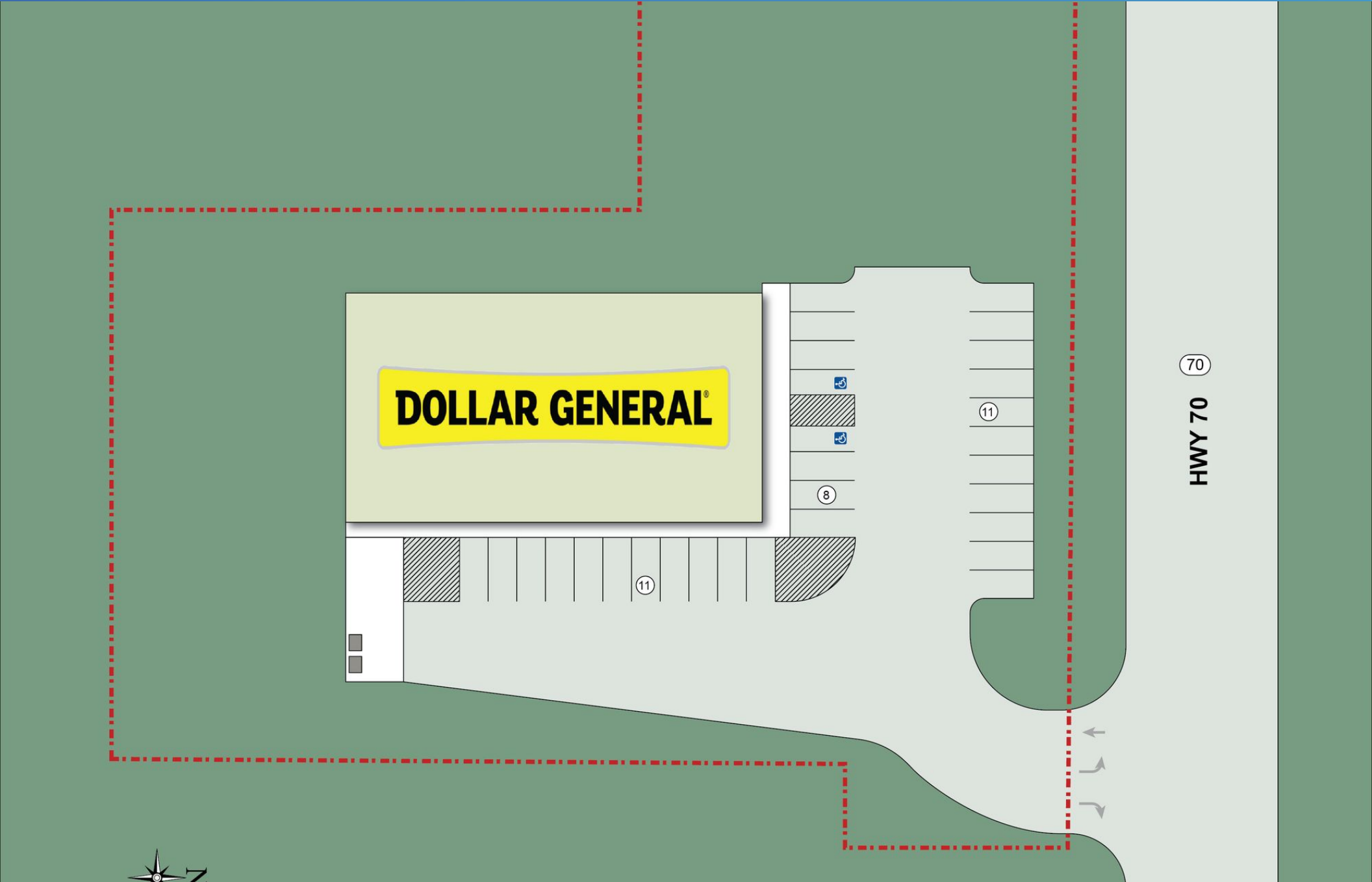
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Start here.

Village of Grantsburg
Wisconsin

Grantsburg is a village in Burnett County in the U.S. state of Wisconsin. The village is located within the Town of Grantsburg. It was established by Canute Anderson. Grantsburg is situated on the Wood River, which is dammed on the western edge of town to form a small body of water, called Memory Lake. Grantsburg bills itself the "Gateway to Crex Meadows", the largest wildlife area in Wisconsin. The village has been a Wisconsin Bird City since 2011. Grantsburg Municipal Airport (KGTG) serves the city and surrounding communities.

POPULATION	1 MILE	5 MILES	10 MILES
Total Population 2018	959	2,509	5,438
Total Population 2023	975	2,621	5,652
Average Age	42.10	42.30	43.30
# Of Persons Per HH	2.30	2.40	2.40
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Average HH Income	\$34,999	\$41,146	\$48,055
Median House Value	\$104,661	\$127,730	\$150,561



★ Designed by TownMapsUSA.com



TOTAL SALES VOLUME

\$5.0B

PROPERTIES SOLD

2,200

BROKER & BUYER REACH

250K

STATES SOLD IN

40

The FNL Team

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