



DOLLAR GENERAL

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INVESTMENT SUMMARY

List Price:	\$1,026,913
Current NOI:	\$71,883.00
Initial Cap Rate:	7.0%
Land Acreage:	6.0
Year Built	2018
Building Size:	7,500 SF
Price PSF:	\$130.83
Lease Type:	NNN
Lease Term:	15 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 7,500 SF Dollar General store located in Coldwater, MS. The property is encumbered with a fifteen (15) year absolute NNN lease, leaving zero landlord responsibilities. The lease contains 5 (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 Coldwater, MS. The five mile population from the site exceeds 2,900 while the five mile average household income exceeds \$63,000 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.



PRICE \$1,026,913



CAP RATE 7.0%



LEASE TYPE NNN



TERM 15 Years

INVESTMENT HIGHLIGHTS

- Brand New Absolute NNN Lease
- Zero Landlord Responsibilities
- 15 Year Term / 5 (5 Year) Options
- Investment Grade Dollar Store
- DG Reported 28 Consecutive Quarter of Same Store Sales Growth
- Five Mile Household Income Over \$63,000
- Five Mile Population Exceeds 2,900

FINANCIAL SUMMARY

INCOME		PER SF
Gross Income	\$71,883	\$9.16
EXPENSE		PER SF
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$71,883	\$9.16

PROPERTY SUMMARY

Year Built:	2018
Lot Size:	6 Acres
Building Size:	7,500 SF
Zoning:	Commercial
Construction Style:	Masonry

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	NNN
Primary Lease Term:	15 Years
Annual Rent:	\$71,883
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	04/16/18
Lease Expiration Date:	04/30/2033
Lease Term Remaining:	14.5 Years
Rent Bumps:	10% at Options
Renewal Options:	5, Five Year 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



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	BUMP
1-15	\$71,883	-
Option 1	\$79,071	10%
Option 2	\$86,978	10%
Option 3	\$95,675	10%
Option 4	\$105,242	10%
Option 5	\$115,770	10%

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.

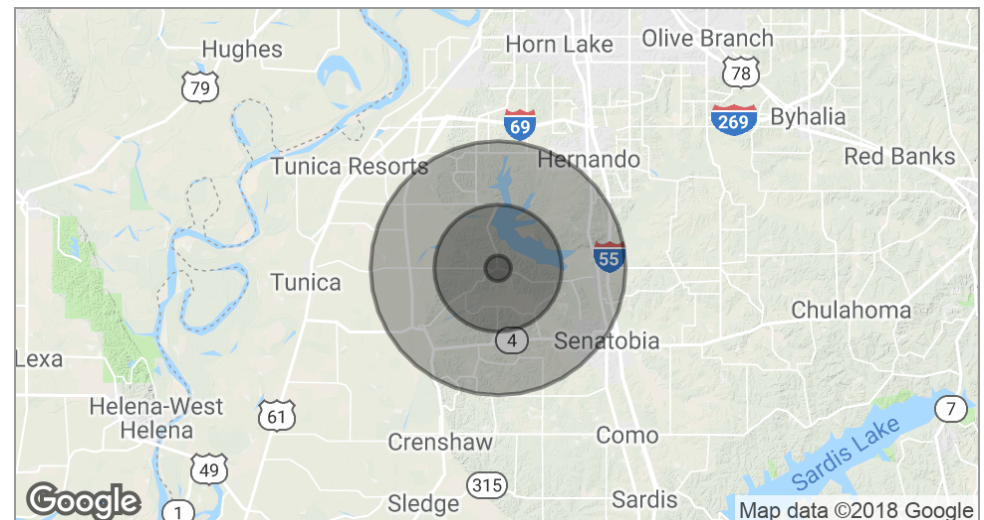


**DOLLAR
GENERAL®**

Coldwater is a small town in Tate County, Mississippi. It is in the Memphis Metropolitan Area. The current town square of Coldwater is about two miles south of the Coldwater River, hence the name. The original town began in 1856, called the village of Elm Grove. Construction of the Mississippi and Tennessee Railroad through here in 1858 stimulated development. Rows of stores and other businesses developed on both sides of the tracks, along with houses of worship. Coldwater was officially incorporated in 1872. At that time, the Town was located in DeSoto County and was a mile square with the railroad depot at the center. The area was developed for cotton plantations and Coldwater was a trading center.



POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2018	1,362	2,919	17,116
Average Age	39.7	39.5	38.2
# Of Persons Per HH	2.8	2.8	2.8
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	485	1,030	5,847
Average HH Income	\$64,757	\$63,692	\$63,850
Median House Value	\$118,182	\$120,122	\$136,569





TOTAL SALES VOLUME

\$5.0B

PROPERTIES SOLD

2,200

BROKER & BUYER REACH

250K

STATES SOLD IN

40

The FNL Team

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