



DOLLAR GENERAL

9650 HIGHWAY 12, TCHULA, MS 39169

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EXCLUSIVELY LISTED BY:

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STATE BROKER OF RECORD:

MATHEW LABORDE

ELIFIN

MS #21862

INVESTMENT SUMMARY

List Price:	\$895,950
Current NOI:	\$71,676.00
Initial Cap Rate:	8.0%
Land Acreage:	1.5
Year Built	2011
Building Size:	9,014 SF
Lease Term:	15 Years
Lease Type:	NN
Current Term Remaining:	7.5 Years

INVESTMENT OFFERING

Fortis Net Lease is proud to present for sale this single tenant Dollar General net lease asset in Tchula, Mississippi. This corporately guaranteed NN lease was built to suite Dollar General in 2011. Dollar General, in addition to their monthly rent pays the landlord \$308 a month for Common Area Maintenance. If the maintenance required exceeds the \$308/month Dollar General will settle for the difference so long as they agree the maintenance performed was necessary.



PRICE \$895,950



CAP RATE 8.0%



LEASE TYPE NN



TERM REMAINING 7.5 Years

INVESTMENT HIGHLIGHTS

- Corporate Guarantee by Dollar General | S&P Rating: "BBB"
- NN Lease | Requires Minimal Landlord Responsibility
- Building was Built-to-Suit Dollar General in 2011
- Lease Features 3% Rent Increase During Primary Term
- Lease Feature 10% Rent Increases at Each of the 5, 5 Yr Options

FINANCIAL SUMMARY

INCOME		PER SF
Base Rent	\$71,676	\$7.95
CAM Reimbursement	\$3,696	\$0.41
Gross Income	\$75,372	\$8.36
EXPENSE		PER SF
Gross Expenses	\$3,696	\$0.41
NET OPERATING INCOME	\$71,676	\$7.95

PROPERTY SUMMARY

Year Built:	2011
Lot Size:	1.5 Acres
Building Size:	9,014 SF
Zoning:	Commercial

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	NN
Primary Lease Term:	15 Years
Annual Rent:	\$71,676
Landlord Responsibilities:	Roof/Structure/Parking Lot Replacement
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	March 16, 2011
Lease Expiration Date:	March 31, 2026
Lease Term Remaining:	7.5 Years
Rent Bumps:	3% in 2021; 10% at Each Option
Renewal Options:	5, 5 Year Options
Lease Guarantor:	Corporate
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
21.96 BILLION



STORE COUNT:
15,000+



GUARANTOR:
CORPORATE



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

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP	YIELD
Current - 3/31/2021	\$71,676	\$5,973	-	8%
4/1/2021 - 3/31/2026	\$73,826	\$6,152	3%	8.24%
Option 1	\$81,204	\$6,767	10%	9.06%
Option 2	\$89,328	\$7,444	10%	9.97%
Option 3	\$98,256	\$8,188	10%	10.97%
Option 4	\$108,084	\$9,007	10%	12.06%
Option 5	\$118,896	\$9,908	10%	13.27%

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 \$1.25 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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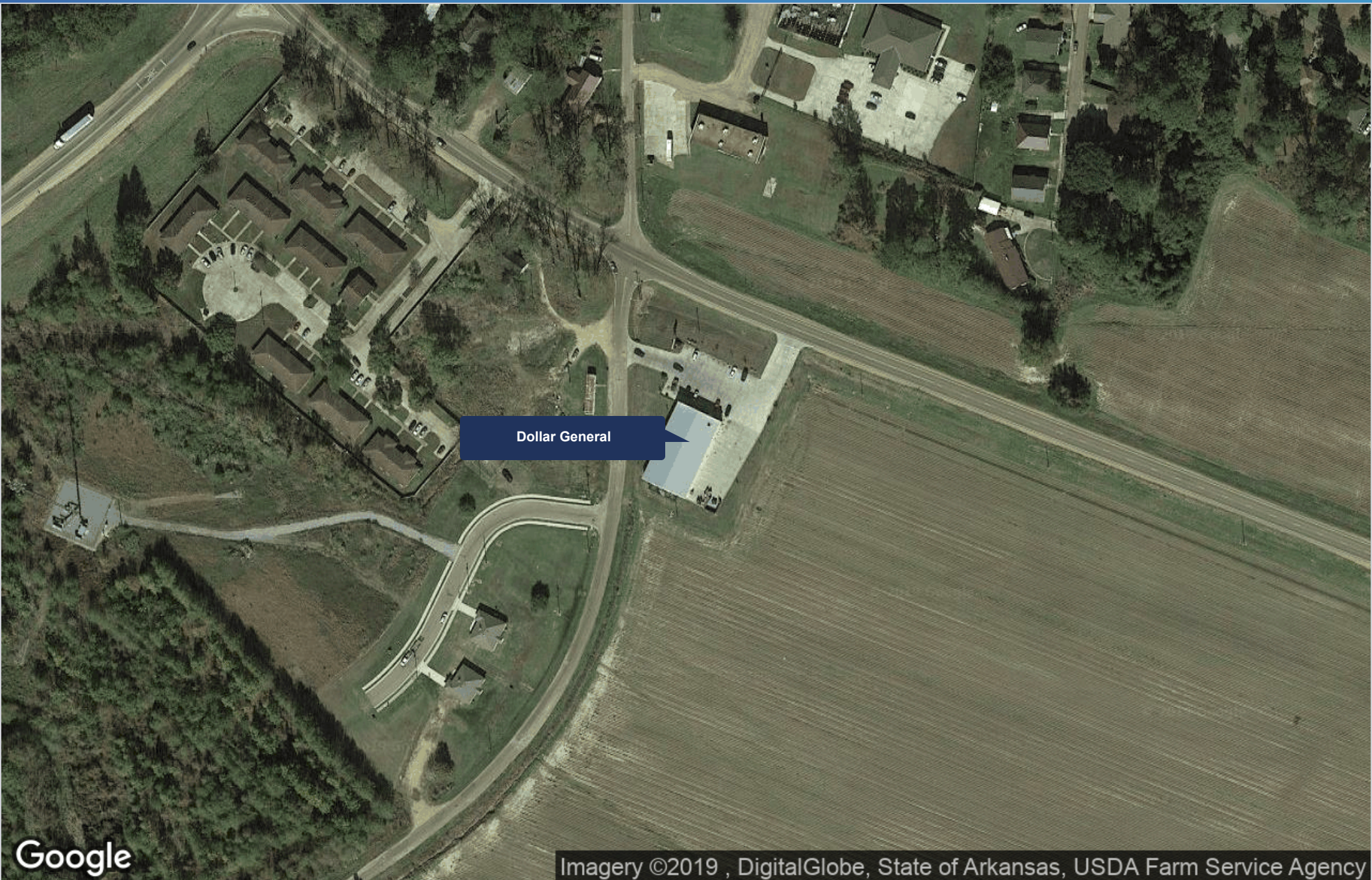
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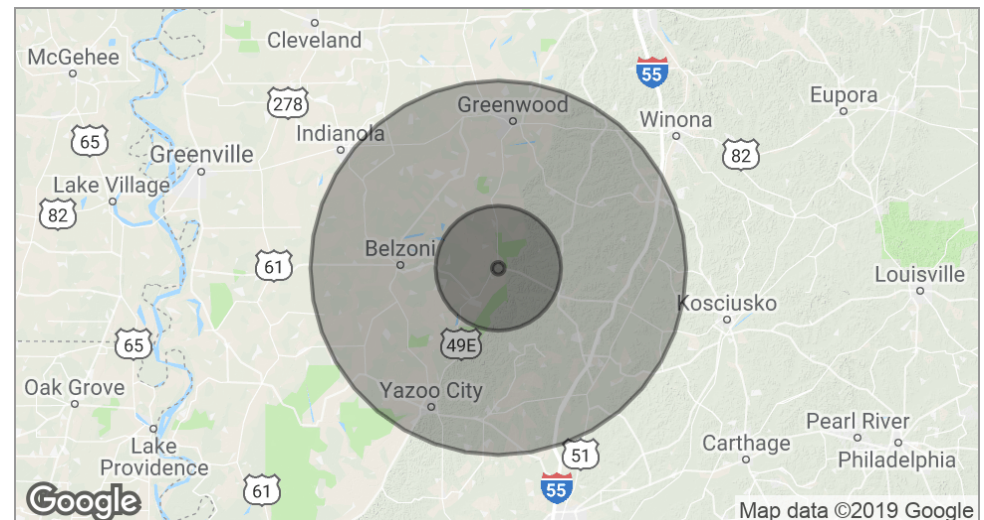


Dollar General





POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2018	2,123	2,276	4,424
Average Age	34.0	34.4	36.4
# Of Persons Per HH	2.9	2.8	3.0
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	716	2,132	34,978
Average HH Income	\$22,804	\$23,486	\$24,501
Median Home Value	\$54,469	\$56,249	\$61,810





TOTAL SALES VOLUME

\$5.5B

PROPERTIES SOLD

2,500+

BROKER & BUYER REACH

345K

STATES SOLD IN

40

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