



ACTUAL STORE

NEW DOLLAR GENERAL

6088 KENTUCK RD., RINGGOLD, VA 24586

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

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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.

EXCLUSIVELY LISTED BY:

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VIRGINIA BROKER OF RECORD:

Joseph P. Whittle, Jr. | Whittle & Roper Inc., Realtors

License #: 225069103

INVESTMENT SUMMARY

List Price:	\$1,363,268
Current NOI:	\$91,338.96
Initial Cap Rate:	6.70%
Land Acreage:	+/- 1.77 Acres
Year Built	2018
Building Size:	9,100 SF
Price PSF:	\$149.81
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 Ringgold, VA. 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 10/05/2018.

This Dollar General is highly visible as it is strategically positioned on Kentuck Rd. The five mile population from the site is 9,355 while the two mile average household income \$50,615 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 6.7% cap rate based on NOI of \$91,338.96.



PRICE \$1,363,268



CAP RATE 6.70%



LEASE TYPE NNN



TERM 15 Years

INVESTMENT HIGHLIGHTS

- Brand New Absolute NNN Lease/ Zero Landlord Responsibilities
- 15 Year Term / with Five (5 Year) Options
- Two Mile Household Income \$50,615 | Five Mile Population 9,355
- Dollar General Carries an Investment Grade Credit Rating “BBB”
- Dollar General Reported 28 Consecutive Quarter of Same Store Sales Growth
- Only 8.1 Miles from Danville, VA and Major Employers
- Rare Virginia Dollar General Offering
- Average Daily Traffic Counts of 4,700

FINANCIAL SUMMARY

INCOME	DOLLAR GENERAL	PER SF
Rent	\$91,338	\$10.04
Gross Income	\$91,338	\$10.04
EXPENSE	DOLLAR GENERAL	PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$91,338	\$10.04

PROPERTY SUMMARY

Year Built:	2018
Lot Size:	+/-1.77 Acres
Building Size:	9,100 SF
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
Warranties	Construction Warranties
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	NNN
Primary Lease Term:	15 Years
Annual Rent:	\$91,339
Rent PSF:	\$10.04
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Tenant
Lease Start Date:	10/05/2018
Lease Expiration Date:	10/05/2033
Lease Term Remaining:	15 Years
Rent Bumps:	10% at Option
Renewal Options:	5 (5 years) Options
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$21.96 BILLION



STORE COUNT:
15,000 +

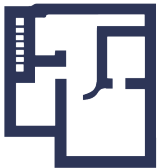


GUARANTOR:
DOLLAR GENERAL



S&P:
BBB

Tenant Name	Unit Size (SF)	Lease Start	Lease End	Annual Rent	% of GLA	Rent per SF/Yr
Dollar General	9,100	10/05/2018	10/05/2033	\$91,339	100.0	\$10.04
			Option 1	\$100,472		\$11.04
			Option 2	\$110,520		\$12.14
			Option 3	\$121,572		\$13.35
			Option 4	\$133,729		\$14.69
			Option 5	\$147,102		\$16.16
Totals/Averages	9,100			\$91,339		\$10.04



TOTAL SF

9,100



TOTAL ANNUAL RENT

\$91,339



OCCUPANCY RATE

100%



AVERAGE RENT/SF

\$10.04



NUMBER OF TENANTS

1

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 FORTIS NET LEASE™



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15,000+
STORES



900 STORES
OPENING IN 2018



\$21.96 BIL
IN SALES

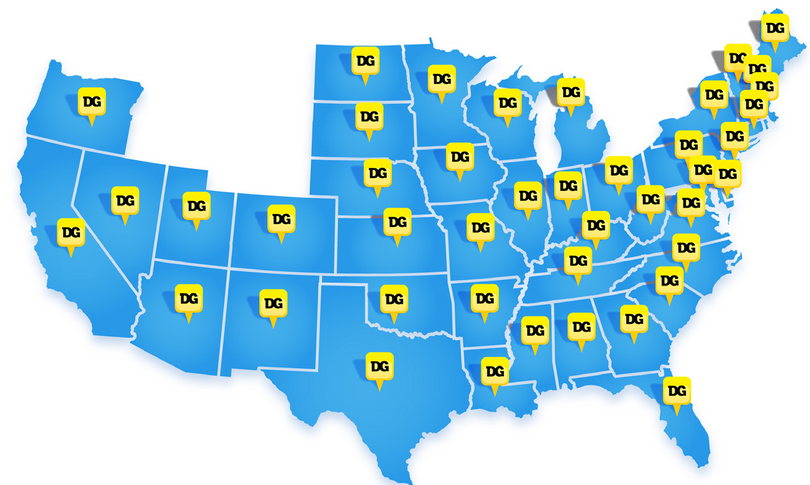


79 YEARS
IN BUSINESS



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





8.1 Miles (15 Min) Drive SW



Lynchburg
VIRGINIA

64.9 Miles (1H 14 Min) Drive NE



Dan River Middle School
531 Students Enrollment
13.1 Student/Teacher Ratio
School Rank:
187th of 413 Virginia Middle Schools



Kentuck Elementary School
564 Student Enrollment
15.6 Student/Teacher Ratio
School Rank:
298th of 1,097 Virginia Elementary Schools

DOLLAR GENERAL

Kentuck Rd.

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 FORTIS NET LEASE™

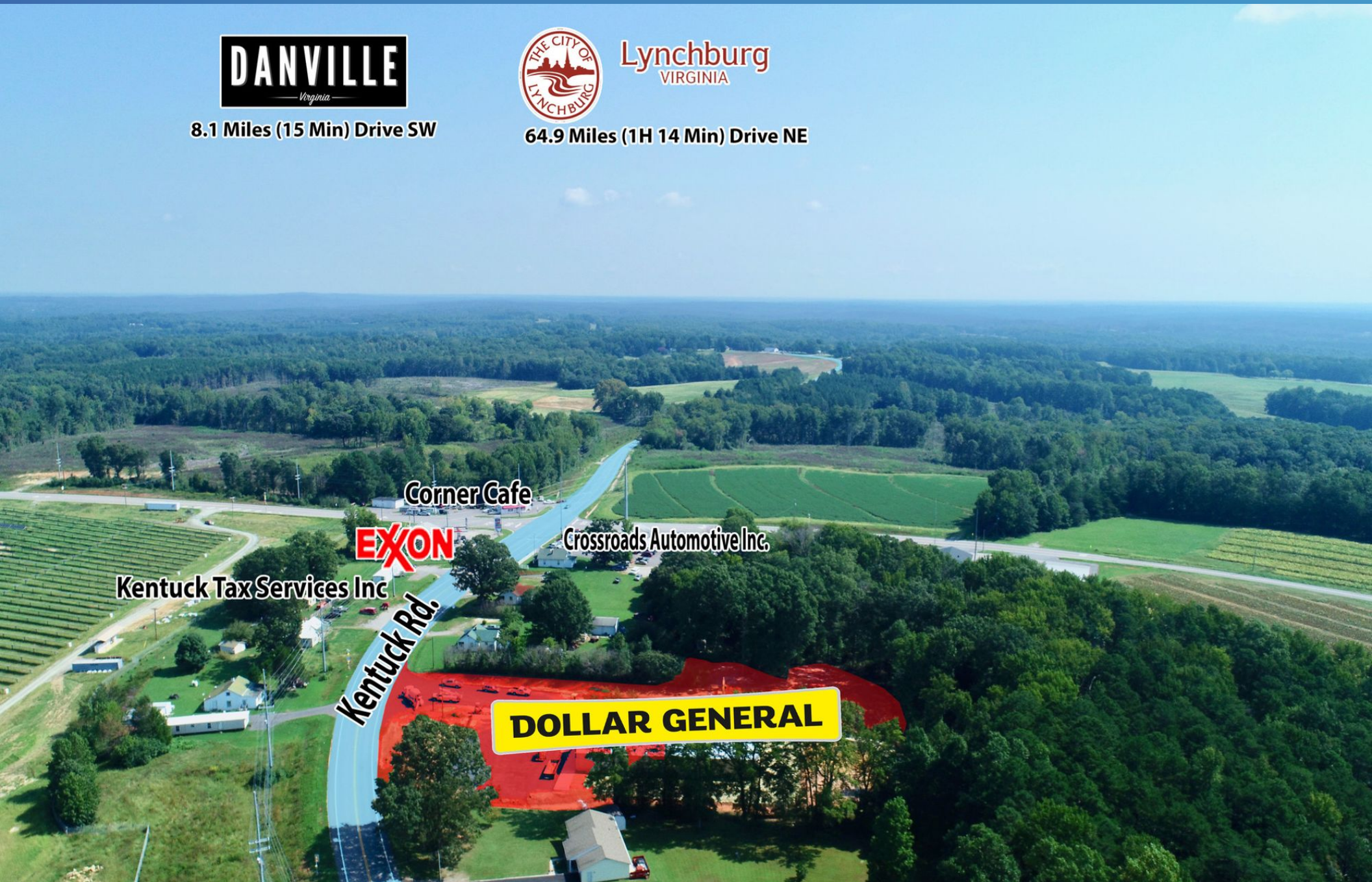


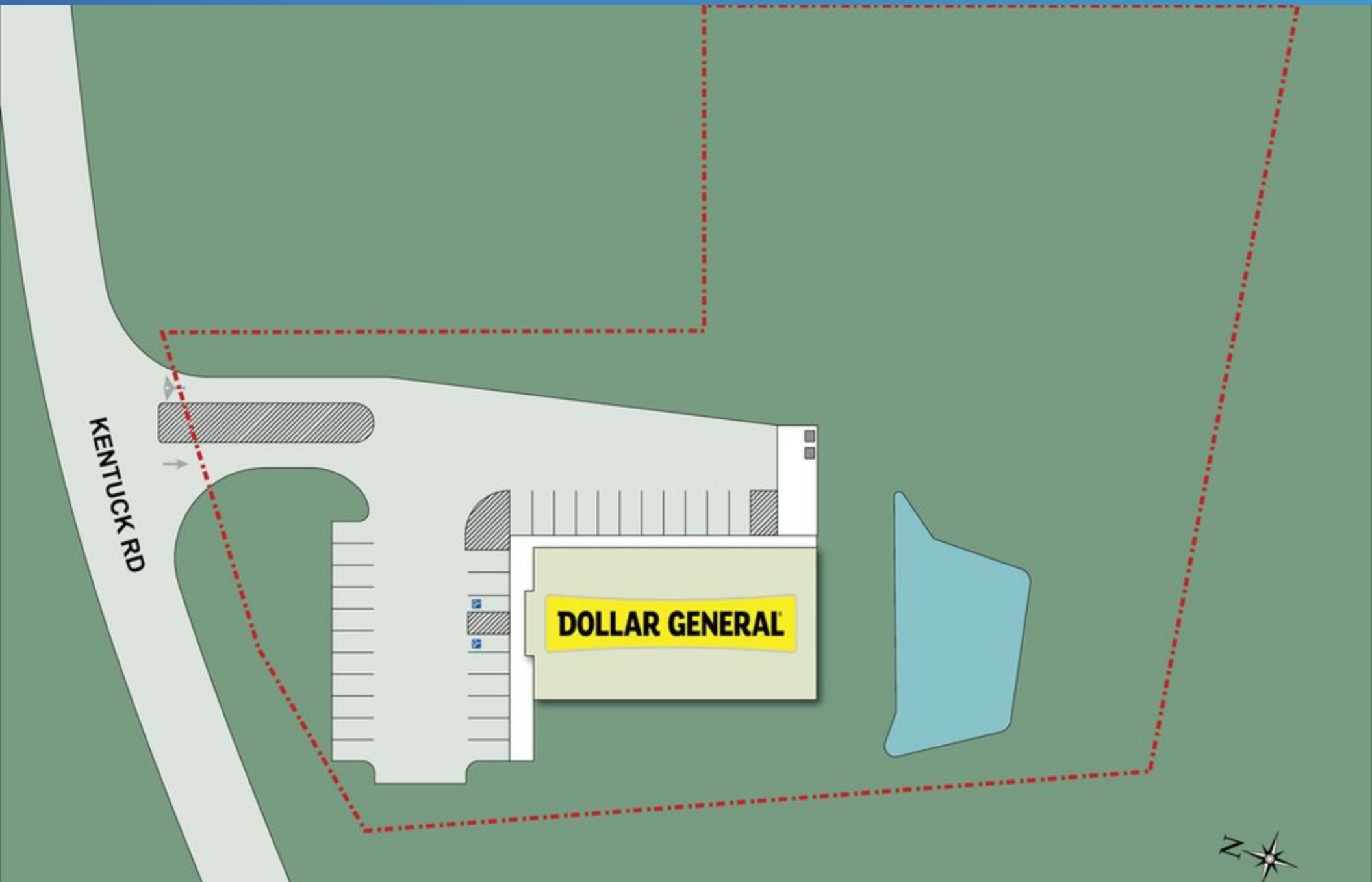
8.1 Miles (15 Min) Drive SW

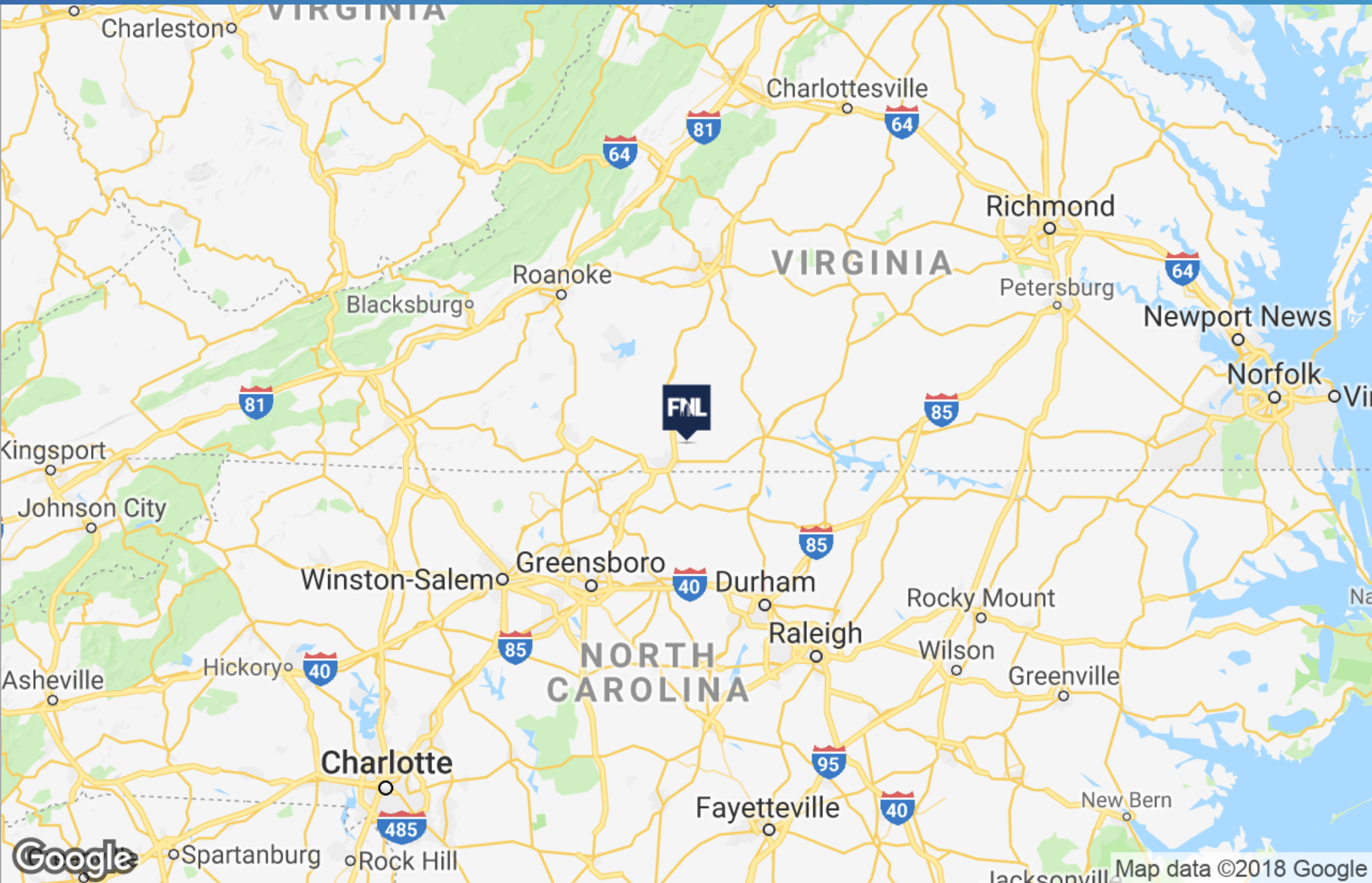


Lynchburg
VIRGINIA

64.9 Miles (1H 14 Min) Drive NE



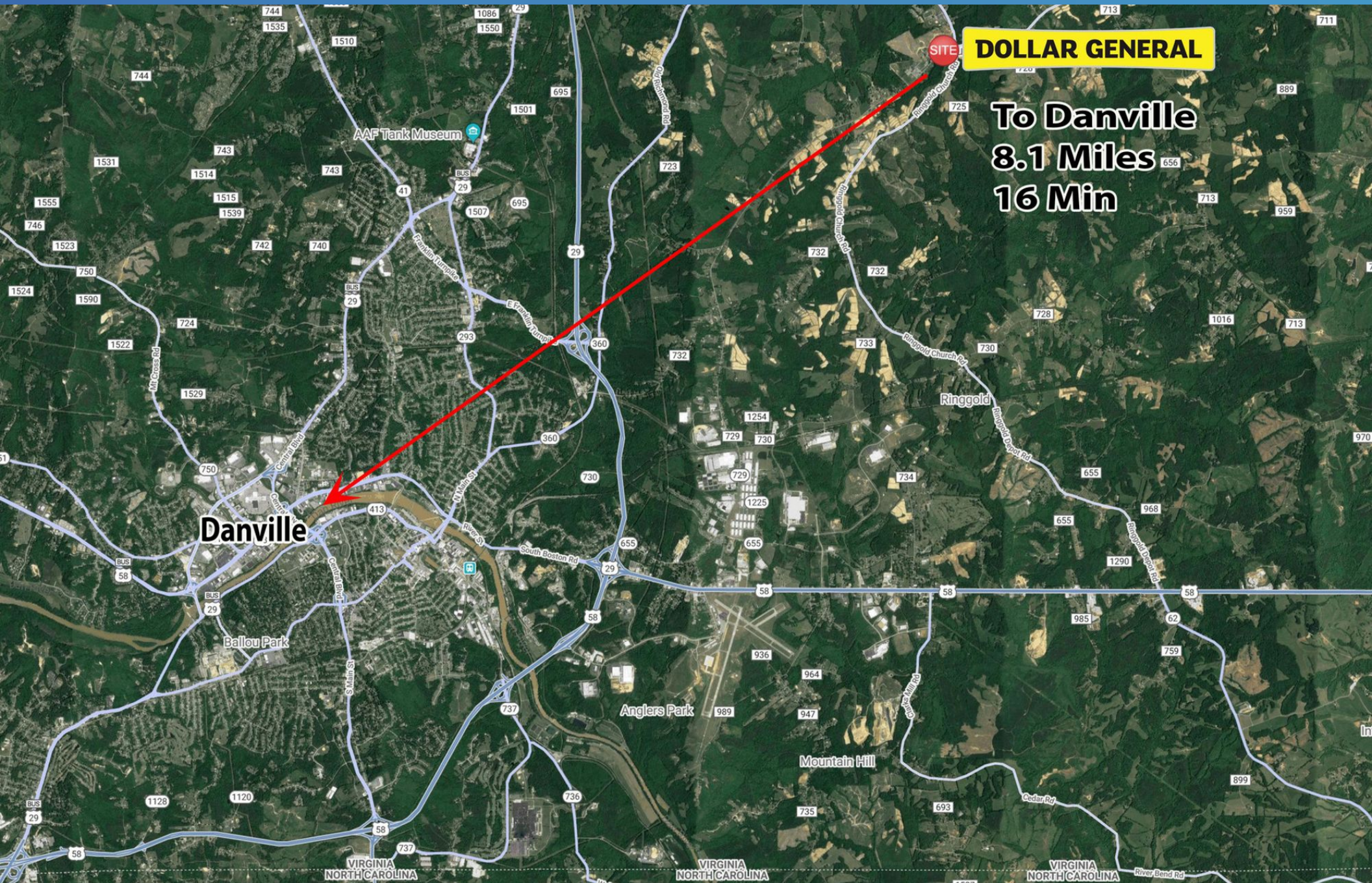




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Ringgold is an unincorporated community in Pittsylvania County of Virginia. Just 7.4 Miles West of Ringgold is Danville, VA. Danville was ranked #9 in Micro Cities of the future 2009/2010. Danville is among the top 25 World Class Communities, recognized by Industry Week Magazine.

Places Rated Almanac magazine ranked Danville the 61st most affordable place to live in the United States, with the 11th lowest housing costs and the 27th lowest crime rate, out of 351 metropolitan areas. There are many notable people who have come from Danville: Ferrell Edmunds - NFL player, Percy Miller, Jr. - first black baseball player in the Carolina League, Timothy Peters - NASCAR racecar driver.

The River District Festival was formed seven years ago to celebrate the revitalization of the “river district” and historic downtown, as well as increase awareness and visibility of the area. The festival serves as an event to bring all members of the community together to enjoy art, music and learning and to celebrate what is happening in our region. This event brings thousands of people into the town.

POPULATION	2 MILE	3 MILES	5 MILES
Total Population 2018	1,203	2,654	9,355
Average Age	42.20	42.20	42.10
# Of Persons Per HH	2.50	2.50	2.50
HOUSEHOLDS & INCOME	2 MILE	3 MILES	5 MILES
Total Households	481	1,062	3,800
Average HH Income	\$50,615	\$51,433	\$53,177
Consumer Spending (Thousands)	\$10,966	\$24,366	\$86,417





DOLLAR
GENERAL

TOTAL SALES VOLUME

\$5.0B

PROPERTIES SOLD

2,200

BROKER & BUYER REACH

250K

STATES SOLD IN

40

The FNL Team

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