



O'REILLY AUTO PARTS & DOLLAR GENERAL

1011 SOUTH MONROE STREET, MONROE, MI 48161

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

JOHN ESSHAKI
INVESTMENT ADVISOR
D: 248.419.3840
JESSHAKI@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.

EXCLUSIVELY LISTED BY:

JOHN ESSHAKI

INVESTMENT ADVISOR

D: 248.419.3840

JESSHAKI@FORTISNETLEASE.COM

INVESTMENT SUMMARY

List Price:	\$3,220,000
Current NOI:	\$201,169
Initial Cap Rate:	6.25%
Land Acreage:	5.16 Acres
Year Built	2016
Building Size:	17,216 SF
Price PSF:	\$187.04
Lease Type:	NN
Lease Term:	15 Years & 10 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 17,216 SF Multi Tenant Retail Center located in Monroe, MI. The property is encumbered with a Fifteen (15) Year, and Ten (10) Year Lease. The store is a new development, with proven success of the surrounding area. Each lease contains Four (5) Yr. Options to renew, each with rental rate increases. Both leases are corporately guaranteed. Dollar General Corporation & O'Reilly Auto Parts Corporation hold a credit rating of "BBB+", which is classified as Strong.

This Multi Tenant Retail Center is highly visible as it is strategically positioned on South Monroe Street in Monroe, MI. Five mile population from the site exceeds 54,000 residents, while the one mile average household income exceeds \$64,000 per year, making this location perfect for a Dollar General and O'Reilly Auto Parts. 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 6.25% cap rate based on NOI of \$201,169.



PRICE \$3,220,000



CAP RATE 6.25%



LEASE TYPE NN



TERM 15 & 10 Years

INVESTMENT HIGHLIGHTS

- Brand New NN Leases
- Minimal Landlord Responsibilities
- 15 & 10 Year Terms / 4 (5 Year) Options
- One Mile Average Household Income Exceeds \$64,000
- Ten Mile Population Exceeds 85,800 Residents
- Investment Grade Tenants
- Dollar General Reported 28 Consecutive Quarters of Same Store Sales Growth

LEASE SUMMARY

Tenant:	O'Reilly Auto Parts
Lease Type:	NN
Primary Lease Term:	15 Years
Landlord Responsibilities:	Minimal
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	January 1, 2017
Lease Expiration Date:	December 31, 2031
Lease Term Remaining:	15 Years
Rent Increases:	Every 5 Years
Renewal Options:	4-5 Year Options
Lease Guarantor:	O'Reilly Auto Parts
Lease Guarantor Strength:	"BBB+" Investment Grade
Tenant Website:	www.oreillyauto.com



LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	NN
Primary Lease Term:	10 years
Landlord Responsibilities:	Minimal
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	January 1, 2017
Lease Expiration Date:	December 31, 2026
Lease Term Remaining:	10 years
Rent Increases:	Every 5 Years
Renewal Options:	4-5 year options
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	"BBB+" Investment Grade
Tenant Website:	www.DollarGeneral.com

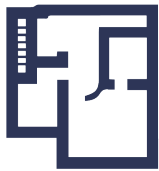
DOLLAR GENERAL

O'REILLY AUTO PARTS & DOLLAR GENERAL

1011 SOUTH MONROE STREET, MONROE, MI 48161

 FORTIS NET LEASE™

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
O'Reilly Auto Parts	1	8,608	January 1, 2017	December 31, 2031	\$107,170	50.0	\$12.45
Dollar General	2	8,557	January 1, 2017	December 31, 2026	\$93,956	49.7	\$10.98
Totals/Averages		17,165			\$201,126		\$11.72



TOTAL SF
17,165



TOTAL ANNUAL RENT
\$201,126



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$11.72



NUMBER OF TENANTS
2



OVERVIEW

Company:	O'Reilly Auto Parts
Founded:	1957
Total Revenue:	\$8.97 Billion
Net Income:	\$653 Million
Locations:	5,019
Headquarters:	Springfield, MO
Website:	www.oreillyauto.com

TENANT HIGHLIGHTS

- Strong E-Commerce Resistant Tenant
- 3rd Largest Auto Parts Supplier Fleet
- Attractive Investment Grade "BBB+" by S&P
- 25 Consecutive Years of Comparable Stores Sales Growth
- 2017 Set a New Revenue Record

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
1-5	\$107,169	\$8,930	-
6-10	\$110,384	\$9,198	3%
11-15	\$118,111	\$9,842	7%
Option 1	\$126,379	\$10,531	7%
Option 2	\$135,225	\$11,268	7%
Option 3	\$144,691	\$12,057	7%
Option 4	\$154,812	\$12,901	7%

COMPANY BACKGROUND

O'Reilly Automotive, Inc., incorporated on December 20, 2010, is a specialty retailer of automotive aftermarket parts, tools, supplies, equipment and accessories in the United States. The Company sells its products to both do-it-yourself (DIY) and professional service provider customers. The Company's product line includes new and re manufactured automotive hard parts, such as alternators, starters, fuel pumps, water pumps, brake system components, batteries, belts, hoses, temperature control, chassis parts, drive line parts and engine parts; maintenance items, such as oil, antifreeze, fluids, filters, wiper blades, lighting, engine additives and appearance products, and accessories, such as floor mats, seat covers and truck accessories. It operated 4,829 stores in 47 states, as of December 31, 2016. The Company has a total of approximately 35 million square feet in its 4,829 stores. The Company's stores are located at various locations, including California, Missouri, Georgia, Georgia, Florida, North Carolina, Oklahoma, Wisconsin, Kansas, Nevada and Connecticut.

DOLLAR GENERAL

OVERVIEW

Company:	Dollar General
Founded:	1939
Total Revenue:	\$21.96 Billion
Net Income:	\$1.25 Billion
Net Worth:	\$25.6 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
- Dollar General Reported 28 Consecutive Quarter of Same Store Sales Growth

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
1-5	\$94,000	\$7,833	-
6-10	\$103,400	\$8,616	10%
Option 1	\$113,740	\$9,478	10%
Option 2	\$125,114	\$10,426	10%
Option 3	\$137,625	\$11,468	10%
Option 4	\$151,387	\$12,165	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.

O'REILLY AUTO PARTS & DOLLAR GENERAL

1011 SOUTH MONROE STREET, MONROE, MI 48161

 FORTIS NET LEASE™



O'REILLY AUTO PARTS & DOLLAR GENERAL

1011 SOUTH MONROE STREET, MONROE, MI 48161



 FORTIS NET LEASE™



MONROE CENTER

1011 SOUTH MONROE STREET, MONROE, MI 48161



O'REILLY AUTO PARTS & DOLLAR GENERAL

1011 SOUTH MONROE STREET, MONROE, MI 48161

 FORTIS NET LEASE™

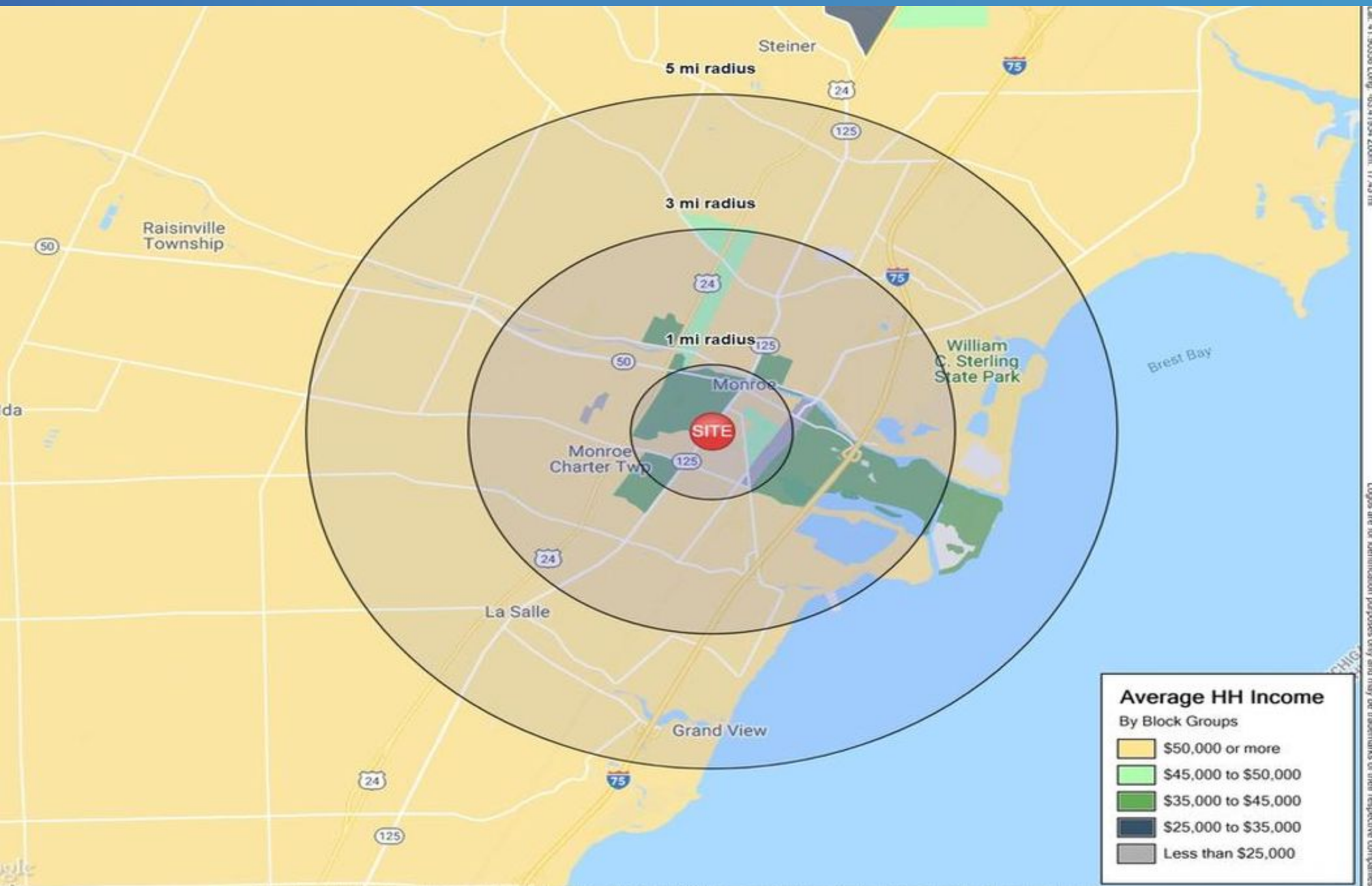


O'REILLY AUTO PARTS & DOLLAR GENERAL

1011 SOUTH MONROE STREET, MONROE, MI 48161

 FORTIS NET LEASE™

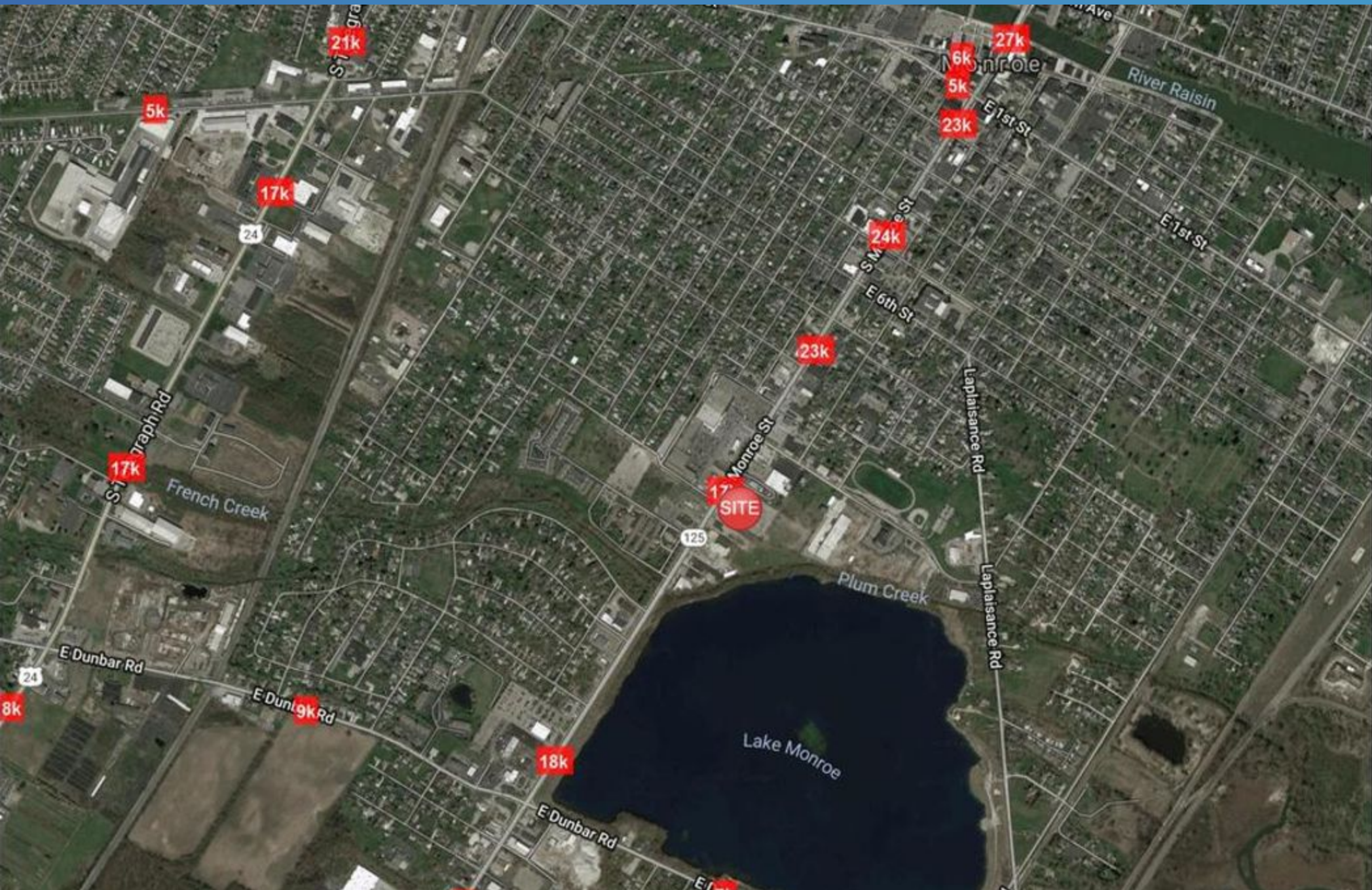




O'REILLY AUTO PARTS & DOLLAR GENERAL

1011 SOUTH MONROE STREET, MONROE, MI 48161

 FORTIS NET LEASE™

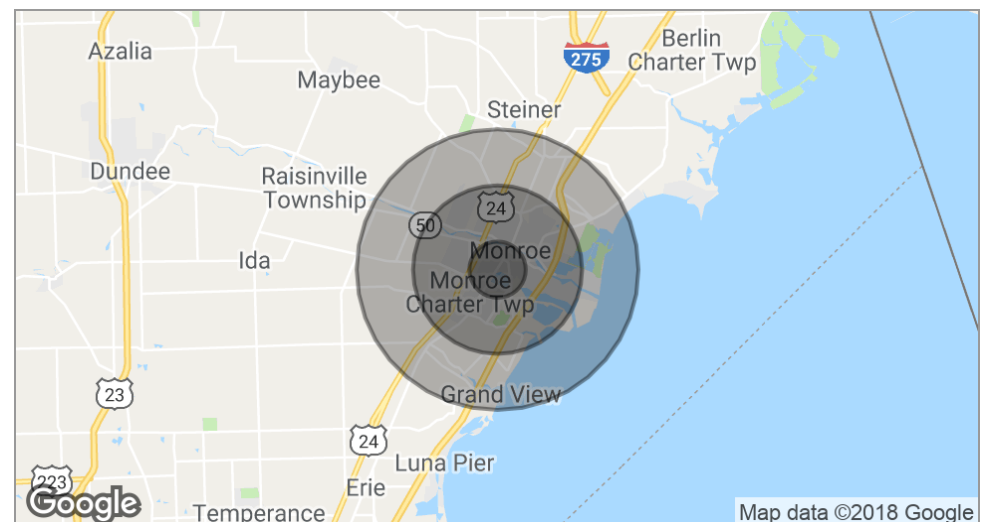




Monroe is a city in the U.S. state of Michigan located on the western shore of Lake Erie. It is the largest city and county seat of Monroe County. The city is bordered on the south by Monroe Charter Township, but both are politically independent. Monroe is located approximately 14 miles (23 km) north of Toledo, Ohio, and 25 miles (40 km) south of Detroit. The United States Census Bureau lists Monroe as the core city in the Monroe Metropolitan Area. Monroe is officially part of the Detroit-Ann Arbor-Flint combined statistical area, and the city is sometimes unofficially included as a northerly extension of the Toledo Metropolitan Area. La-Z-Boy was founded in Monroe and remains the location of the company's world headquarters. Monroe is known as the childhood residence of George Armstrong Custer and other members of his family.



POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2018	26,583	54,010	85,802
Average Age	40.2	39.9	40.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	10,722	21,177	32,967
Average HH Income	\$64,564	\$64,511	\$72,651
Consumer Spending (Thousands)	241,207	488,455	832,554





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

EXCLUSIVELY LISTED BY:

JOHN ESSHAKI

INVESTMENT ADVISOR

D: 248.419.3840

JESSHAKI@FORTISNETLEASE.COM