



DOLLAR GENERAL

304 BOLTON BROWNSVILLE ROAD, BOLTON, MS 39041

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

PATRICK HAMMOND
SENIOR ADVISOR
D: 248.419.3808
PHAMMOND@FORTISNETLEASE.COM

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EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY

List Price:	\$1,091,710
Current NOI:	\$79,149.00
Initial Cap Rate:	7.25%
Land Acreage:	2.15
Year Built	2016
Building Size:	9,026 SF
Price PSF:	\$120.95
Lease Type:	NNN
Lease Term:	15 Years

INVESTMENT OFFERING

Fortis Net Lease is please to present this 9,026 square foot Dollar General store located in Bolton, MS. The property is encumbered with a fifteen (15) year absolute NNN lease, leaving zero landlord responsibility. 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 Bolton, MS. The five mile population from the site exceeds 2,975 while the five mile average household income exceeds \$74,179 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 7.25% cap rate based on NOI of \$79,149.



PRICE \$1,091,710



CAP RATE 7.25%



LEASE TYPE NNN



TERM 15 Years

INVESTMENT HIGHLIGHTS

- Brand New Absolute NNN Lease
- Zero Landlord Responsibilities
- 15 Year Term / 4 (5 Year) Options
- Five Mile Household Income Over \$71,000
- Investment Grade Dollar Store
- DG Reported 28 Consecutive Quarter of Same Store Sales Growth

FINANCIAL SUMMARY

INCOME	DOLLAR GENERAL	PER SF
Gross Income	\$79,179	\$8.77
EXPENSE	DOLLAR GENERAL	PER SF
Gross Expenses	-	-
NET OPERATING INCOME	\$79,149	\$8.77

PROPERTY SUMMARY

Year Built:	2016
Lot Size:	2.15 Acres
Building Size:	9,026 SF
Zoning:	Commerical
Parking Lot:	Concrete

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	NNN
Primary Lease Term:	15 Years
Annual Rent:	\$79,179
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	May 13, 2016
Lease Expiration Date:	May 31, 2031
Lease Term Remaining:	12.5 Years
Rent Bumps:	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:	193
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	\$79,179	\$6,598	-	7.25%
Option 1	\$87,060	\$7,255	10%	7.97%
Option 2	\$95,760	\$7,980	10%	8.77%
Option 3	\$105,348	\$8,779	10%	9.65%
Option 4	\$115,884	\$9,657	10%	10.61%
Option 5	\$127,464	\$10,622	10%	11.68%

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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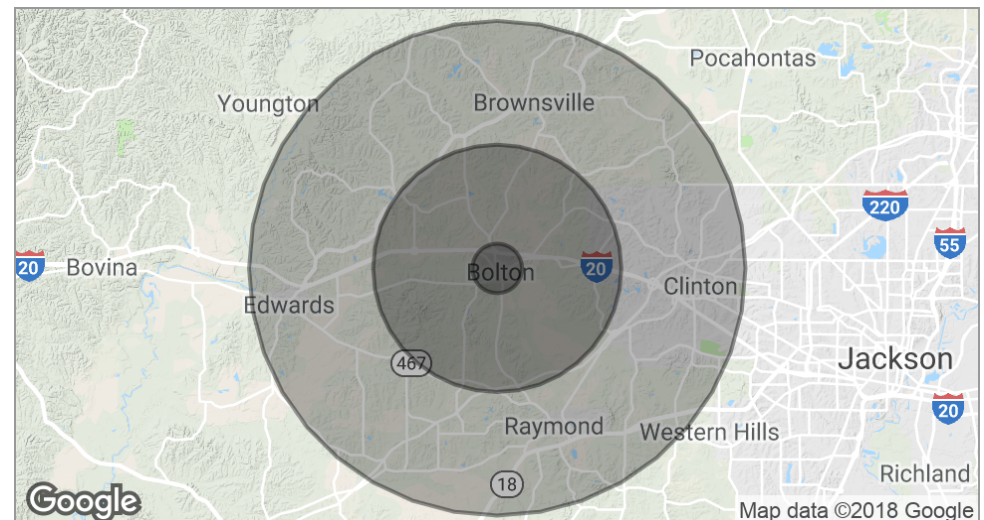


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population 2018	122	2,872	28,589
Median Age	42.8	41.8	36.9
# Of Persons Per HH	2.6	2.7	2.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	47	1,081	10,082
Average HH Income	\$62,004	\$58,762	\$65,285
Average House Value	\$95,488	\$97,121	\$164,227





TOTAL SALES VOLUME

\$5.0B

PROPERTIES SOLD

2,200

BROKER & BUYER REACH

250K

STATES SOLD IN

40

The FNL Team

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