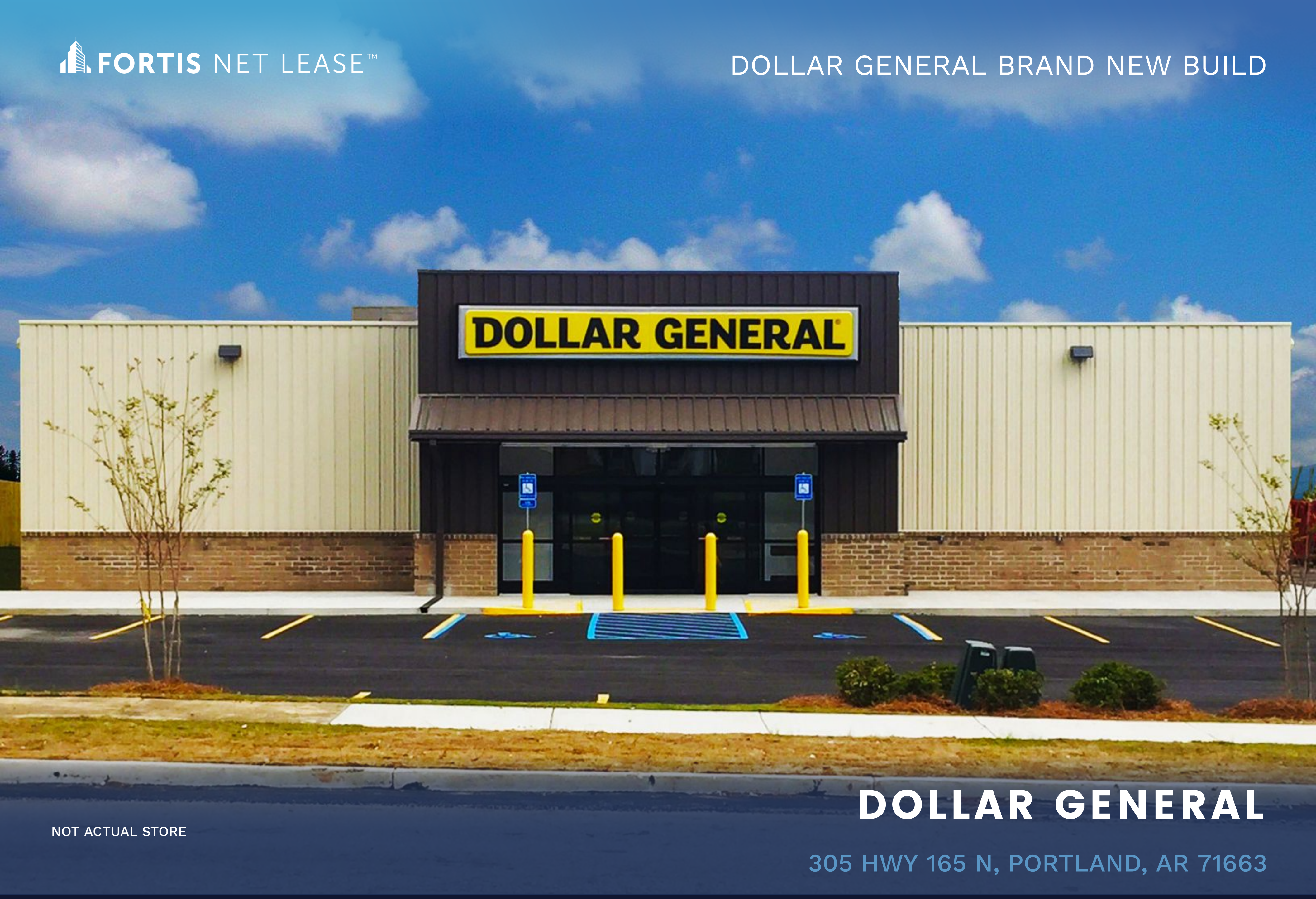
FORTIS NET LEASE™

DOLLAR GENERAL BRAND NEW BUILD



NOT ACTUAL STORE

DOLLAR GENERAL

305 HWY 165 N, PORTLAND, AR 71663

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Farmington Hills, MI 48334
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ARKANSAS BROKER OF RECORD:
Jessica Flake Dearnley | Flake & Kelley Northwest
License #: PB00069947

INVESTMENT SUMMARY

List Price:	$1,100,300
Current NOI:	$77,021.00
Initial Cap Rate:	7.0%
Land Acreage:	1.61
Year Built	2018
Building Size:	7,500 SF
Price PSF:	$146.71
Lease Type:	NNN
Lease Term:	15 Years
Average CAP Rate:	7.0%

PRICE $1,100,300

CAP RATE 7.0%

LEASE TYPE NNN

TERM 15 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 7,500 SF Dollar General store located in Portland, AR. The property is encumbered with a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The parking lot is full concrete. The lease contains Four (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 under construction, with rent scheduled to commence in December 2018.

This Dollar General is highly visible and is strategically positioned in Portland. The five mile population from the site exceeds 3,000 while the two mile median household income exceeds $74,000 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. List price reflects a 7.00% cap rate based on NOI of $78,201.

INVESTMENT HIGHLIGHTS

- Brand New Absolute NNN Lease | Zero Landlord Responsibilities
- 15 Year Term | Four (5 Year) Options
- Two Mile Household Income $74,035
- Five Mile Population Exceeds 3,000
- Only Dollar Store in the Community
- Dollar General announced 28th Straight Quarter of Same Store Sales Growth

FINANCIAL SUMMARY

INCOME	DOLLAR GENERAL	PER SF
Rent	$77,021	$10.27
Gross Income	**$77,021**	**$10.27**

EXPENSE	DOLLAR GENERAL	PER SF
Expense	$0	$0.00
Gross Expenses	**$0**	**$0.00**
NET OPERATING INCOME	**$77,021**	**$10.27**

PROPERTY SUMMARY

Year Built:	2018
Lot Size:	1.61 Acres
Building Size:	7,500 SF
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Warranties	Construction Warranties

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	NNN
Primary Lease Term:	15 Years
Annual Rent:	$77,021
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Tenant
Lease Start Date:	December 2018
Lease Expiration Date:	December 2033
Lease Term Remaining:	15 Years
Rent Bumps:	10% At Options
Renewal Options:	Four (5 Year)
Lease Guarantor:	Dollar General Corp
Lease Guarantor Strength:	BBB
Tenant Website:	www.dollargeneral.com

GROSS SALES:
$21.96 BILLION

STORE COUNT:
14,321+

GUARANTOR:
DOLLAR GENERAL

S&P:
BBB

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

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GPS Gin Co
165
US 165
AG UP
Mississippi Ag
Arkansas Ag
DOLLAR GENERAL

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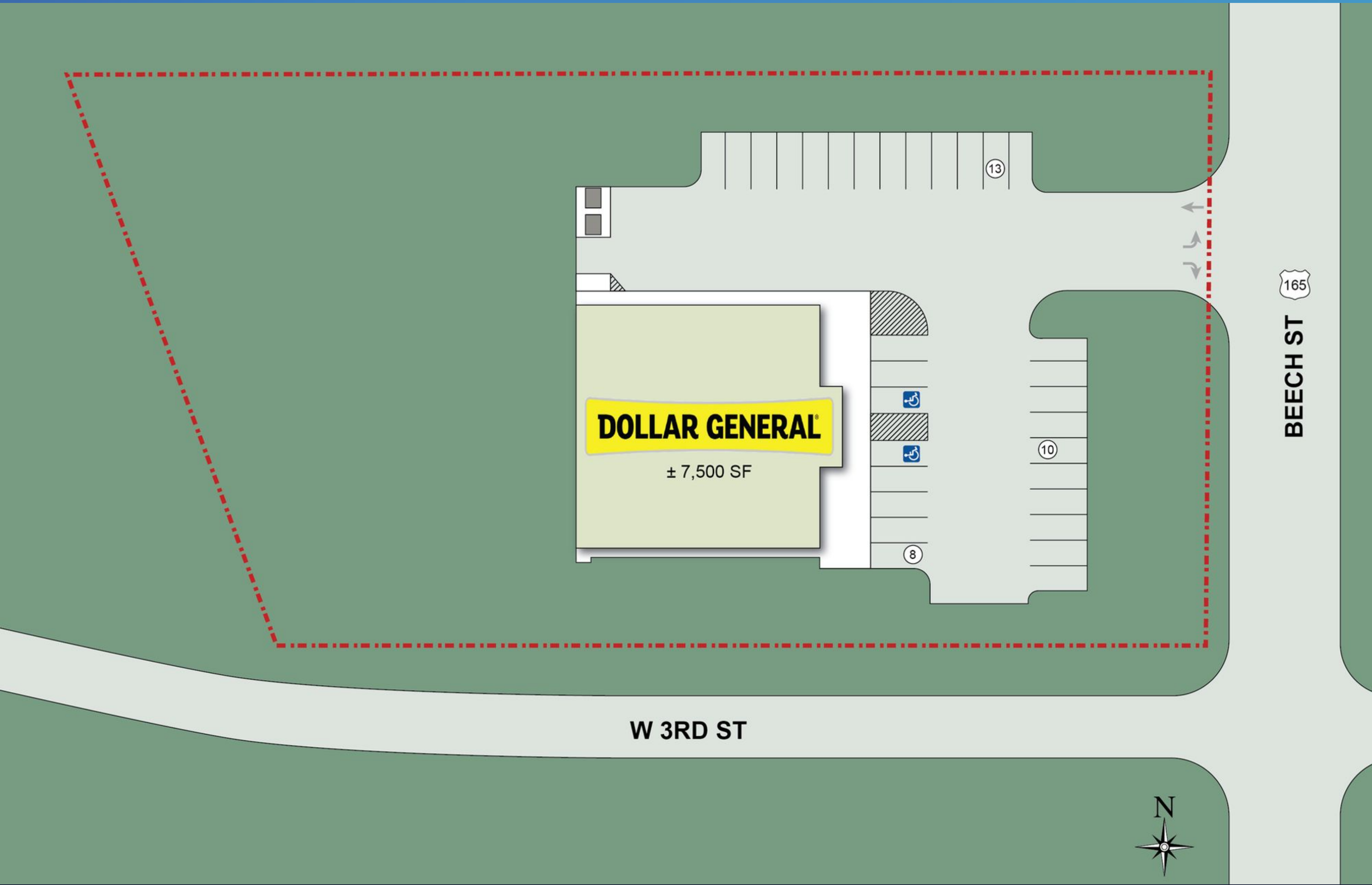

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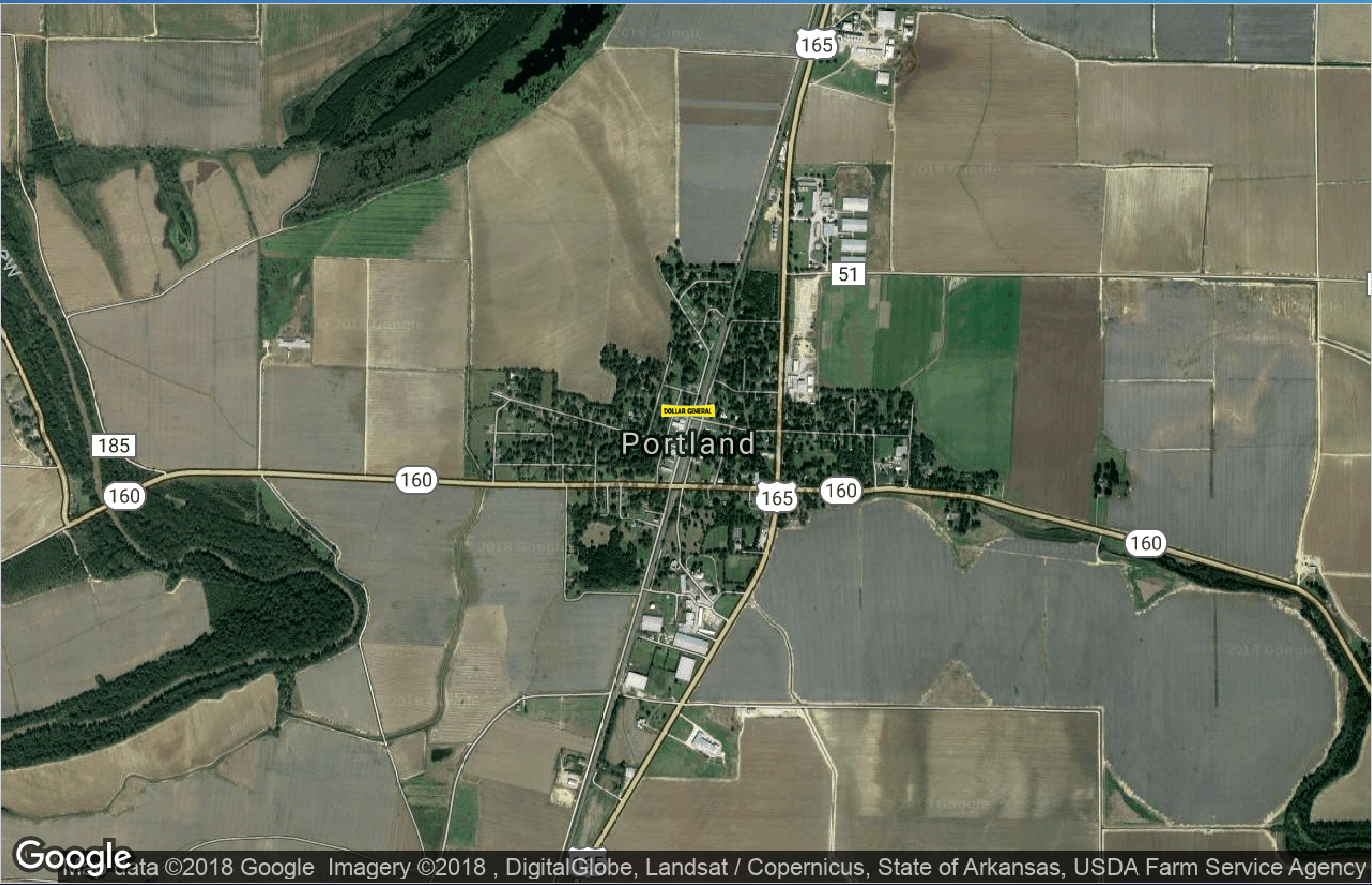
165
51
DOLLAR GENERAL
Portland
185
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Google
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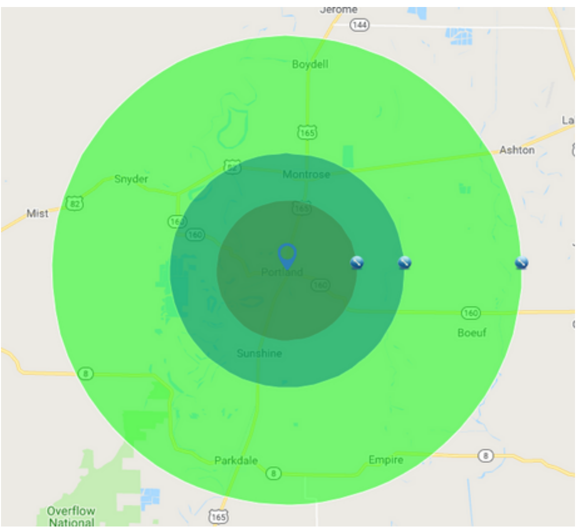
POPULATION	3 MILES	5 MILES	10 MILES
Total Population	449	682	1,407
Median Age	45.4	43.8	39.2
Median Age (Male)	44.8	43.0	37.4
Median Age (Female)	46.7	46.0	40.9

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	188	286	563
# Of Persons Per HH	2.4	2.4	2.5
Average HH Income	$52,250	$47,921	$51,872
Average House Value	$68,931	$68,064	$68,789

Portland is a town in Ashley County, Arkansas. Ashley County, the fifth-largest county in Arkansas in terms of land area, was formed on November 30, 1848 from portions of Drew, Chicot and Union Counties. It was named after Chester Ashley, a US Senator and land speculator. The final borders were laid in 1861. The courtroom in the courthouse has a one-of-a-kind architecture: it is round, and the seats are arranged so that members of the audience can always see each other.



FNL

TOTAL SALES VOLUME	PROPERTIES SOLD	BROKER & BUYER REACH	STATES SOLD IN
$5.0B	2,200	250K	40

The FNL Team

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