



**SUBJECT PROPERTY
CONSTRUCTION
SEPTEMBER 2018**

DOLLAR GENERAL

103 S. BRIDGE ST., MANAWA, WI 54949

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

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Wisconsin In-State Broker of Record: Pfefferle Companies, Inc. #834960-91

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IN COORDINATION WITH:



INVESTMENT SUMMARY

List Price:	\$1,254,423
Current NOI:	\$85,928.00
Initial Cap Rate:	6.85%
Land Acreage:	0.92 Acres
Year Built	2018
Building Size:	7,500 SF
Price PSF:	\$167.26
Lease Type:	Absolute NNN
Lease Term:	15 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 7,500 SF Dollar General store located in Manawa, WI. The property is encumbered with a fifteen (15) year absolute NNN lease, leaving zero landlord responsibilities. The lease contains 4 (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 Manawa, WI. The five mile population from the site exceeds 4,000 while the five mile average household income exceeds \$58,000 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 6.85% cap rate based on NOI of \$85,928.



PRICE \$1,254,423



CAP RATE 6.85%



LEASE TYPE Absolute NNN



TERM 15 Years

INVESTMENT HIGHLIGHTS

- Brand New Absolute NNN Lease
- Zero Landlord Responsibilities
- 15 Year Term with 4 (5 Year) Options
- Five Mile Household Income Over \$58,000
- Ten Mile Population Exceeds 13,700
- Investment Grade Dollar Store
- DG Reported 28 Consecutive Quarter of Same Store Sales Growth

FINANCIAL SUMMARY

INCOME	DOLLAR GENERAL	PER SF
Rent	\$85,928	\$11.46
Gross Income	\$85,928	\$11.46
EXPENSE	DOLLAR GENERAL	PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$85,928	\$11.46

PROPERTY SUMMARY

Year Built:	2018
Lot Size:	0.92 Acres
Building Size:	7,500 SF
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Upgraded
Parking Lot:	Asphalt
Warranties	Construction Warranties
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$85,928
Rent PSF:	\$11.46
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	October 22nd, 2018
Lease Expiration Date:	October 21st, 2033
Lease Term Remaining:	15 Years
Rent Bumps:	10% At Options
Renewal Options:	4 (5) Year Options
Lease Guarantor:	Dollar General Corp.
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	7,500	10/22/2018	10/21/2033	\$85,928	100.0	\$11.46
Totals/Averages	7,500			\$85,928		\$11.46



TOTAL SF
7,500



TOTAL ANNUAL RENT
\$85,928



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$11.46



NUMBER OF TENANTS
1



OVERVIEW

Company:	Dollar General
Founded:	1939
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

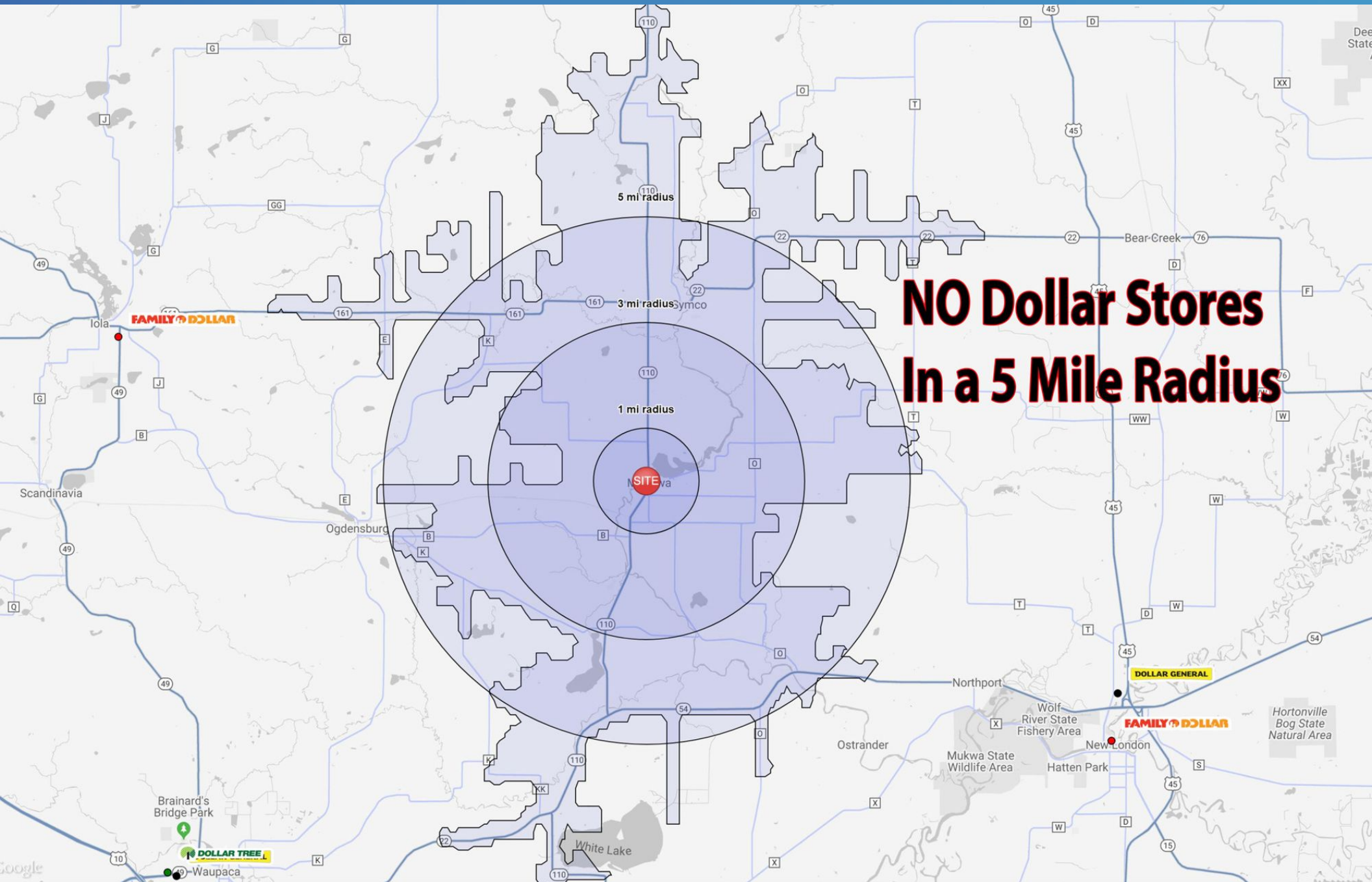
LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP	YIELD
1 - 15	\$85,928	\$-	-	6.85%
Option 1	\$94,520	\$	10%	7.5%
Option 2	\$103,972	\$	10%	8.3%
Option 3	\$114,370	\$	10%	9.1%
Option 4	\$125,807	\$	10%	10%

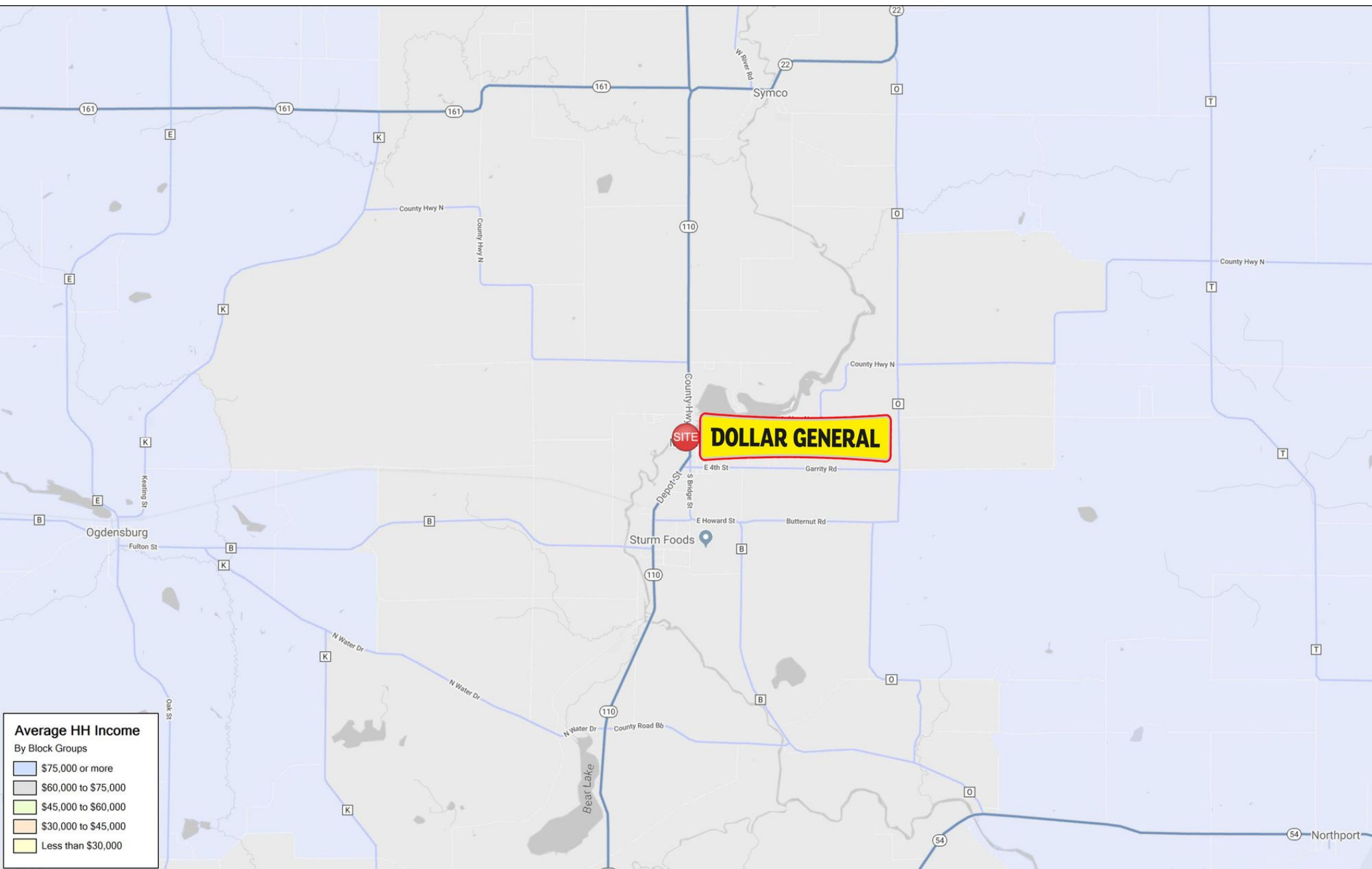
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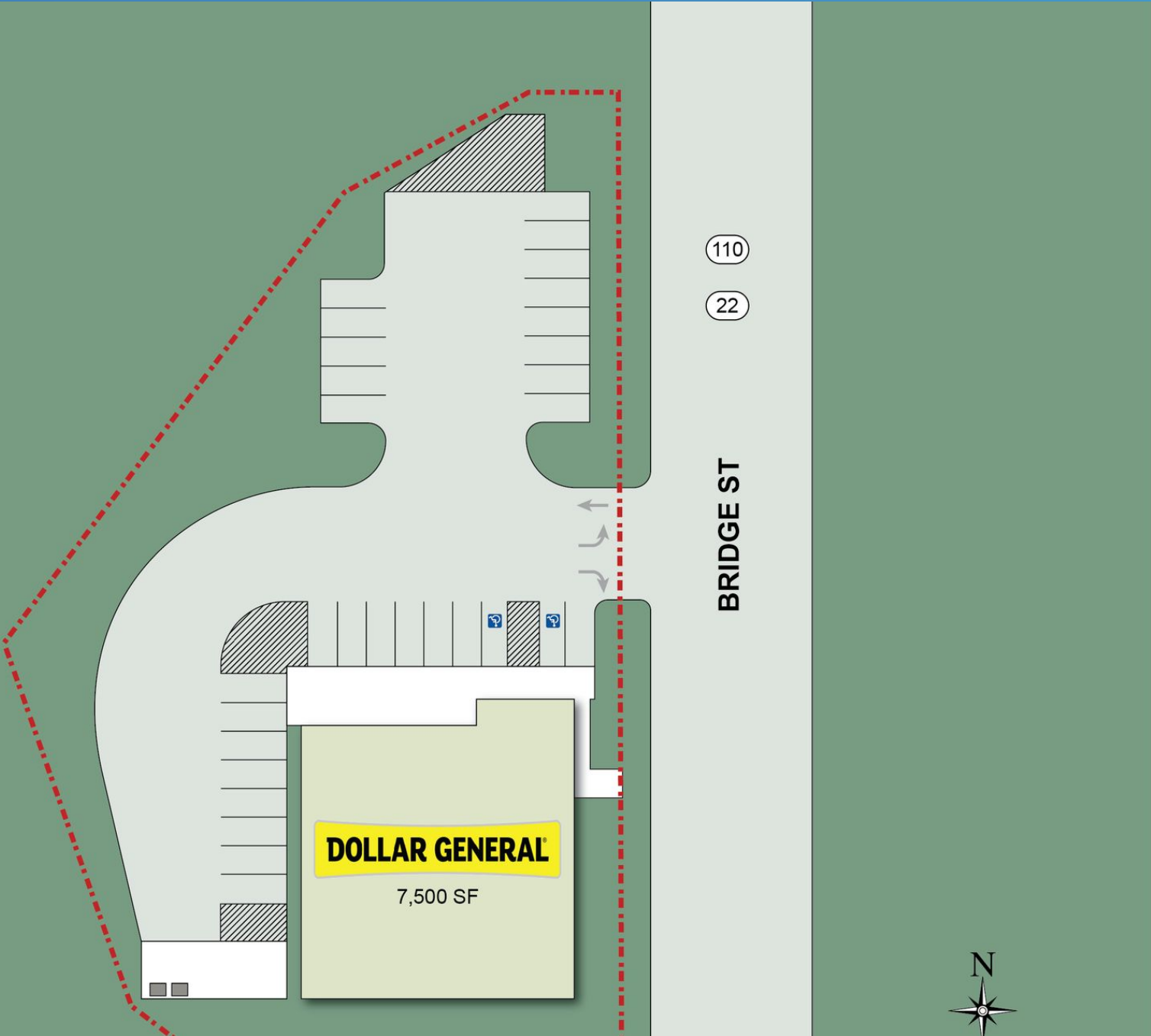
Dollar General is the largest "small box" discount retailer in the United States. Headquartered in Goodlettsville, TN, the company was established in 1939. There are more than 14,000 stores with more than 114,000 employees, located across 43 states. Dollar General has more retail locations than any retailer 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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Manawa is a city in Waupaca County, Wisconsin, United States. Manawa hosts an annual Midwestern Rodeo in July, which consists of a rodeo, Independence Day parade, and four rodeo performances. Manawa enjoys the best of both worlds with that “small town country feeling,” and yet the host to one of the largest employers in the State and the largest annual Mid Western Rodeo. Manawa is nestled along the Little Wolf River with its trails and a myriad of outdoor recreational opportunities. Manawa has low crime rates and excellent opportunities for commerce, small business and light industry expansion. We are centrally located in Waupaca County and under an hour travel to the Fox Valley.

POPULATION	1 MILE	5 MILES	10 MILES
Total Population 2018	1,411	4,025	13,705
Total Population 2023	1,379	3,949	13,490
Average Age	39.60	41.70	42.30
# Of Persons Per HH	2.30	2.40	2.40
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Average HH Income	\$55,526	\$58,475	\$56,090
Median House Value	\$115,707	\$149,663	\$155,918





TOTAL SALES VOLUME

\$5.0B

PROPERTIES SOLD

2,200

BROKER & BUYER REACH

250K

STATES SOLD IN

40

The FNL Team

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