



DOLLAR GENERAL IN GREAT LOCATION

9TH ST. & 12TH AVE., COLUMBUS, NE 68601

REPRESENTATIVE STORE

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EXCLUSIVELY LISTED BY:

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STATE BROKER OF RECORD:

TERI KREIFELS

DPA REALTORS

NE #20120204

INVESTMENT SUMMARY

List Price:	\$1,300,545
Current NOI:	\$85,836.00
Initial Cap Rate:	6.6%
Land Acreage:	+/- 1.0
Year Built	2019
Building Size:	9,100 SF
Price PSF:	\$142.92
Lease Type:	NNN
Lease Term:	15 Years
Average CAP Rate:	6.6%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,100 SF Dollar General upgraded store located in Columbus, NE. The property is encumbered with a Fifteen (15) Year Absolute NNN Lease, leaving Zero landlord responsibilities. The lease contains Four (Five 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. The store is under construction with rent commencing in June 2019.

This Dollar General is highly visible as it is strategically positioned on 12th Avenue and 9th Street. The intersection at 12th Avenue & 8th Street sees 9,215 cars per day. The five mile population from the site exceeds 26,900, while the one mile median household income exceeds \$60,000 per year, making this location perfect 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 6.6% cap rate based on NOI of \$85.836.00.



PRICE \$1,300,545



CAP RATE 6.6%



LEASE TYPE NNN



TERM 15 Years

INVESTMENT HIGHLIGHTS

- Absolute NNN Lease
- Zero Landlord Responsibilities
- 15 Year Term | Four (5 Year) Options
- 10% Rental Increase At Options
- One Mile Household Income Exceeds \$60,000
- Five Mile Population Exceeds 26,900
- 9,215 Cars Per Day at 12th Avenue & 8th Street
- Dollar General Reported 29 Consecutive Quarter of Same Store Sales Growth
- Situated near many local schools

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$85,836	\$9.43
Gross Income	\$85,836	\$9.43
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$85,836	\$9.43

PROPERTY SUMMARY

Year Built:	2019
Lot Size:	+/- 1.0 Acres
Building Size:	9,100 SF
Traffic Count:	9,215
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	NNN
Primary Lease Term:	15 Years
Annual Rent:	\$85,836
Rent PSF:	\$9.43
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Tenant
Lease Start Date:	6/17/2019
Lease Expiration Date:	6/30/2034
Lease Term Remaining:	15 Years
Rent Bumps:	10% At Options
Renewal Options:	Four (Five Years)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$25.6 BILLION



STORE COUNT:
15,000+

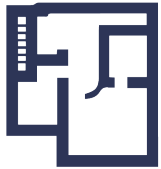


GUARANTOR:
DOLLAR GENERAL



S&P:
BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,100	6/17/2019	6/30/2034	\$85,836	100.0	\$9.43
			Option 1	\$94,419		\$10.37
			Option 2	\$103,861		\$11.41
			Option 3	\$114,247		\$12.55
			Option 4	\$125,672		\$13.81
Totals/Averages	9,100			\$85,836		\$9.43



TOTAL SF
9,100



TOTAL ANNUAL RENT
\$85,836



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$9.43



NUMBER OF TENANTS
1



DOLLAR GENERAL

9TH ST. & 12TH AVE., COLUMBUS, NE 68601

 FORTIS NET LEASE™



15,000+
STORES



975 STORES
OPENING IN 2019



\$25.6 BIL
IN SALES



80 YEARS
IN BUSINESS



BBB
S&P RATING

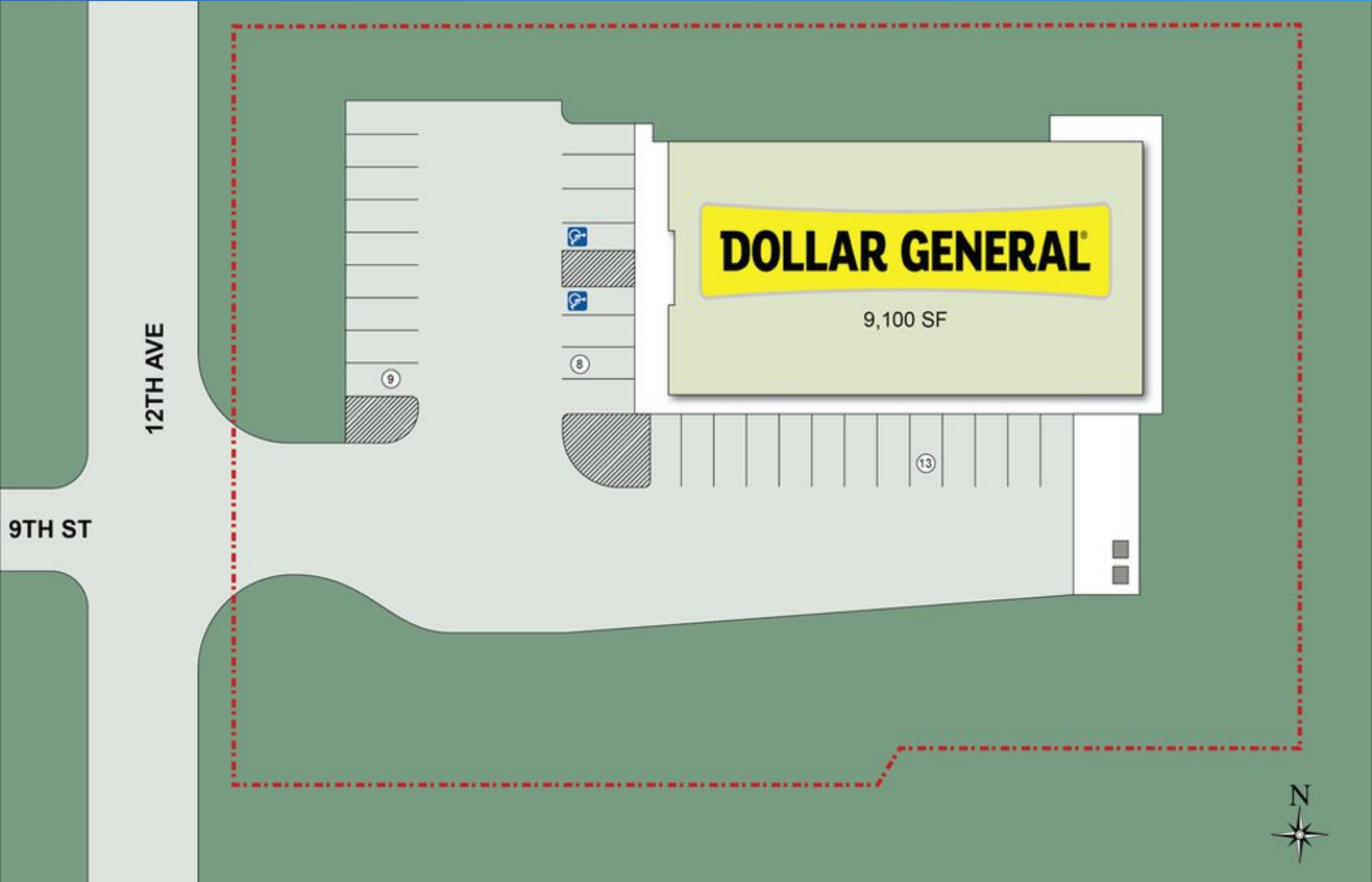
DOLLAR GENERAL is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the company was established in 1939. There are more than 15,000+ stores with more than 130,000 employees, located across 44 states. Dollar General has more retail locations than any 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 2018, with an expected 975 opening for 2019. Same store sales growth from 2018 was 3.2%, with 29 consecutive years of same store sales growth. 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.

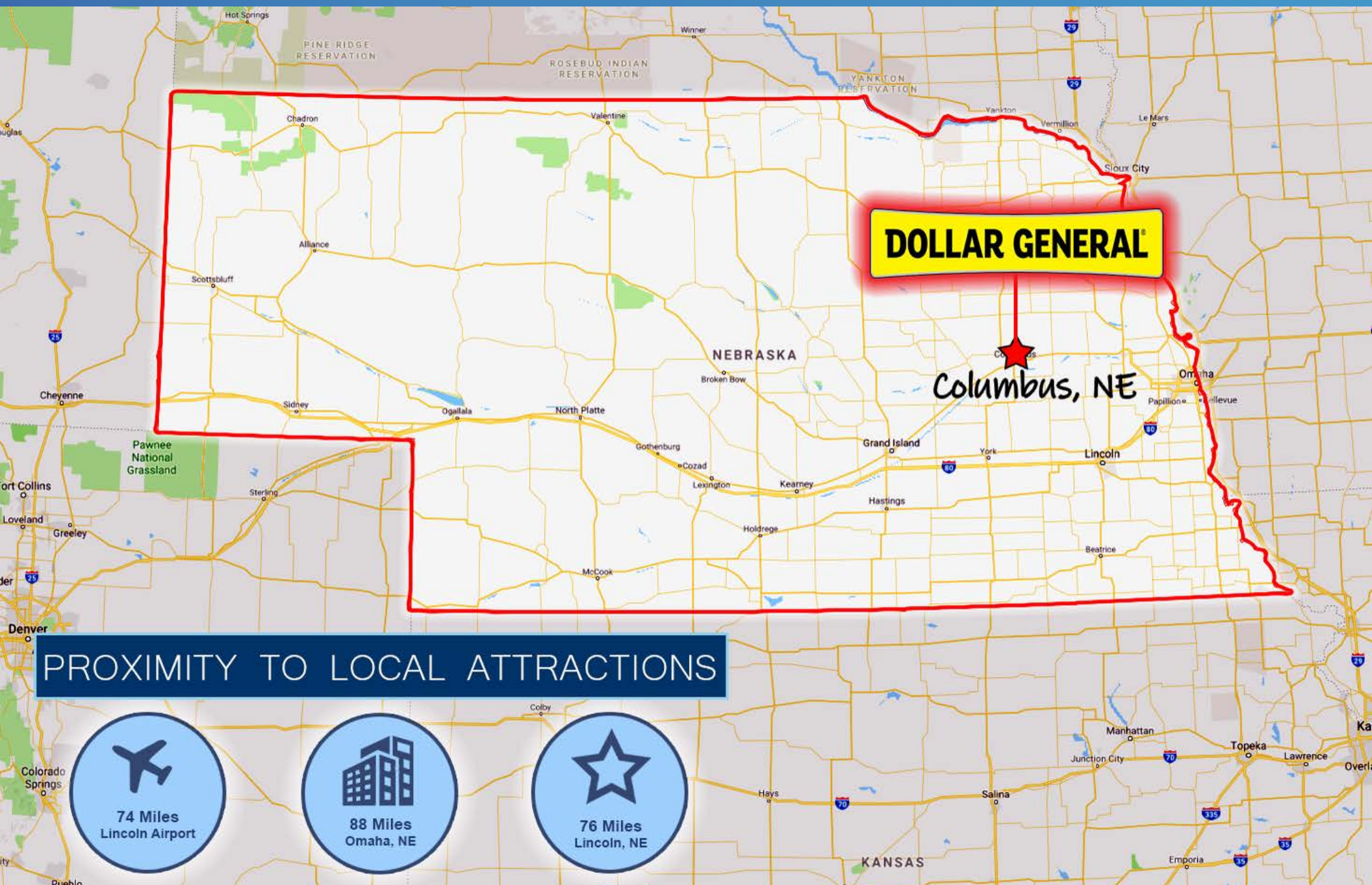


15,000 STORES ACROSS 44 STATES

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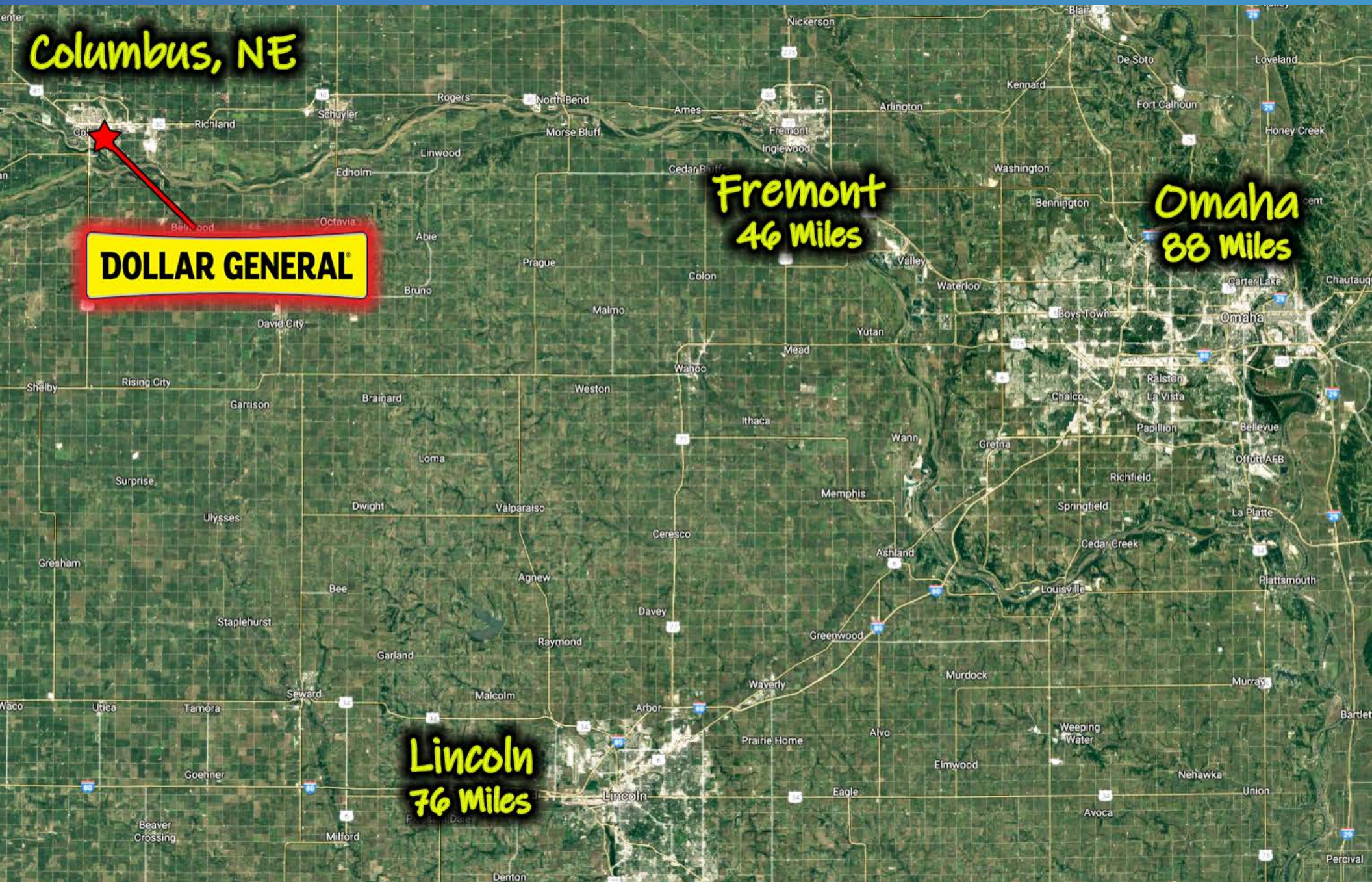




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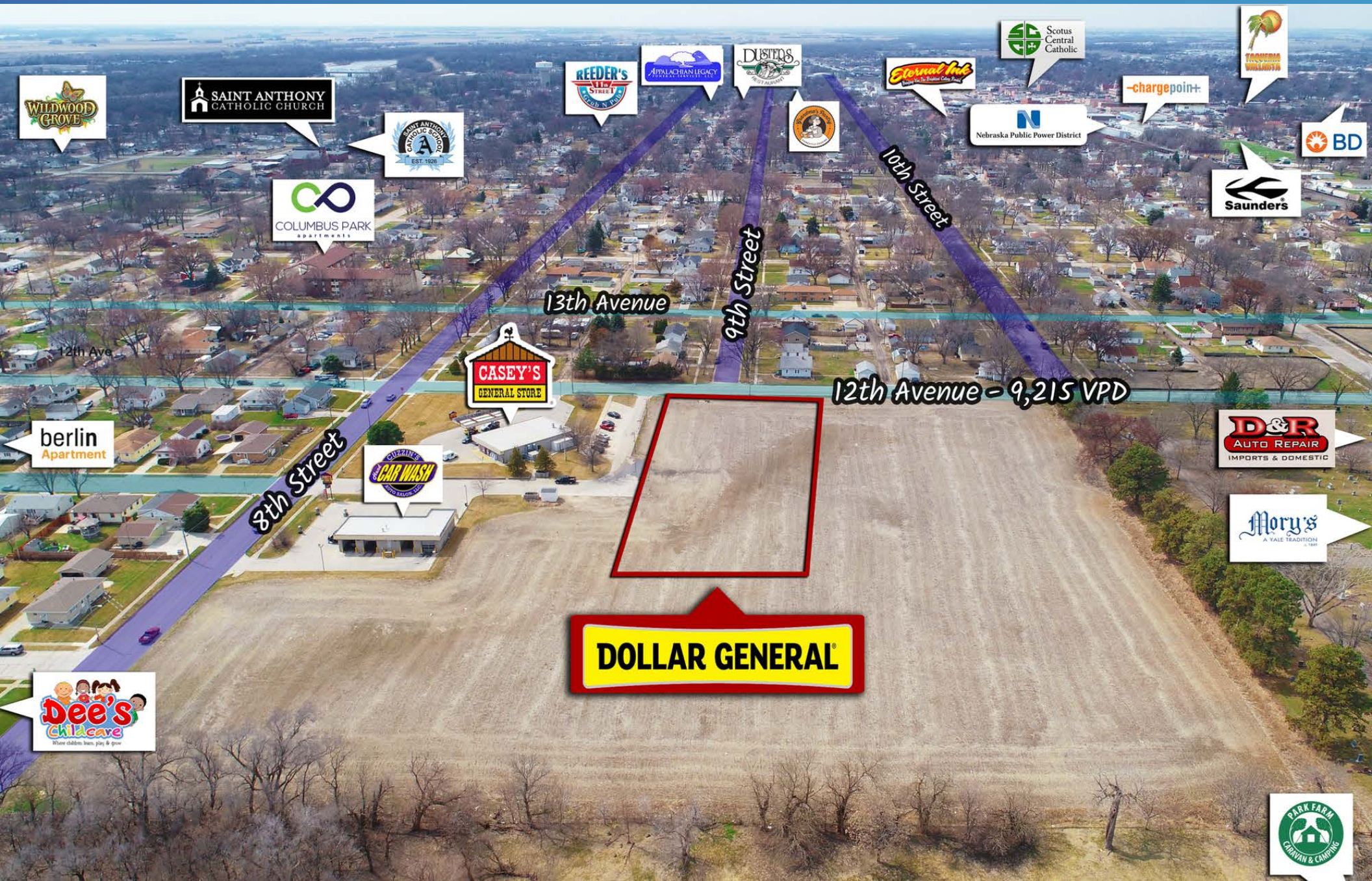
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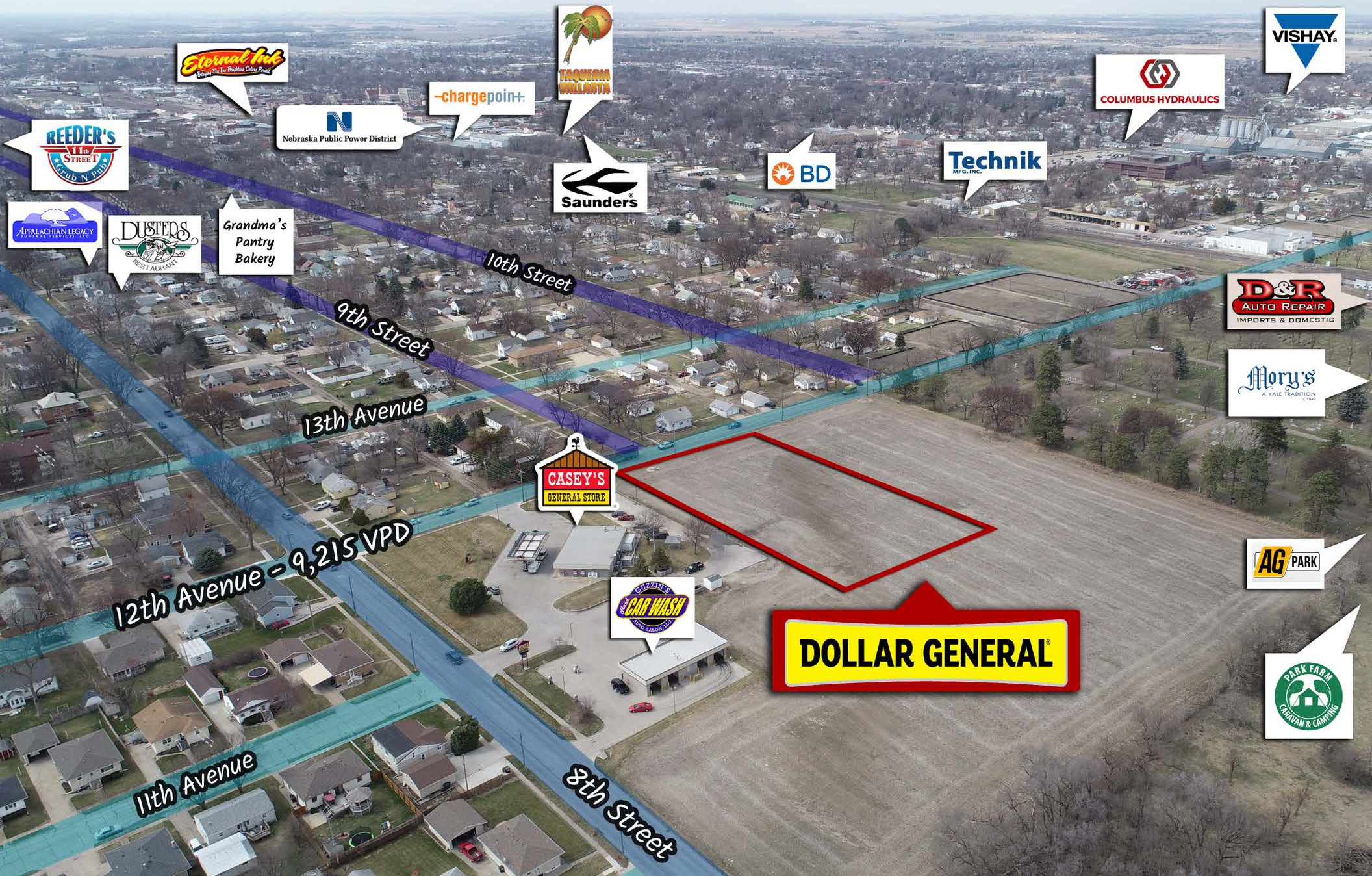
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Columbus is a city in and the county seat of Platte County, in the state of Nebraska. The city lies at an elevation of 1,447 feet. It is built on the flat terrain of the Platte River valley; rolling hills rise to the north of the city.

Columbus's economy is based on agriculture and manufacturing, with many industrial companies attracted by cheap, plentiful hydroelectric power.

Take the plunge – at Pawnee Plunge Water Park, to be exact. Stand in awe of a historic bridge or life-size memorial that includes the famous Higgins boats from World War II. Study an artist's interpretation. Travel the Lincoln Highway Scenic & Historic Byway (Hwy. 30). Swing a club. Follow a lakeside trail or wander along the Loup River in search of a meadowlark's call. Live music. History. A night at the races. Specialty shops and great Nebraska steak. It's peaceful nooks and raucous celebrations. It's Columbus and Platte County, Nebraska. With so much to offer, this area attracts tourists from all over the country.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2018	6,489	23,040	26,963
Total Population 2023	6,581	23,409	27,384
Population Growth Rate	1.42%	1.60%	1.56%
Average Age	36.6	38.4	38.4
# Of Persons Per HH	2.5	2.4	2.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,5259	9,249	10,683
Average HH Income	\$60,121	\$66,325	\$68,191
Median House Value	\$102,920	\$141,298	\$144,836
Consumer Spending (Thousands)	\$57,361	\$218,605	\$256,896





DOLLAR
GENERAL

TOTAL SALES VOLUME

\$5.5B

PROPERTIES SOLD

2,500+

BROKER & BUYER REACH

345K

STATES SOLD IN

40

Click to Meet Team Fortis

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