



DOLLAR GENERAL – RECENT RENEWAL

101 EMPIRE STREET, ATLANTA, IL 61723

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IL #471-000681

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INVESTMENT SUMMARY

List Price:	\$910,614
Current NOI:	\$76,264.00
Initial Cap Rate:	8.38%
Land Acreage:	0.86
Year Built	2009
Building Size:	9,100 SF
Price PSF:	\$100.07
Lease Type:	NN
Lease Term:	10 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,100 SF Dollar General store located in Atlanta, Illinois. This recently renewed (5 years remaining) double net lease has minimal landlord responsibilities. The lease has a corporate guarantee from Dollar General which has a “BBB” S&P rating and is considered an investment grade tenant. The store has three, five year options with 10% rent increases at each option.

The subject property is situated right off the historical Route 66 and Interstate 55. This small town has experienced a resurgence of Route 66 enthusiasm that has had a positive impact not only on the downtown area, but the city as a whole. This Dollar General store is the go to place for discount shopping in Atlanta and many other surrounding communities, being the only dollar store within a 12 mile radius. This is an ideal opportunity for a 1031 exchange buyer or a “passive” investor to attain the fee simple ownership of a Dollar General store.



PRICE \$910,614



CAP RATE 8.38%



LEASE TYPE NN



TERM 10 Years

INVESTMENT HIGHLIGHTS

- NN Lease
- Corporately Guaranteed Lease
- Recently Renewed (5 Years Remaining)
- Three, 5 Year Renewal Options
- 10% Rent Increases at Each Option
- Located Off of Historical Route 66
- Only Dollar Store Within 12 Mile Radius

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FINANCIAL SUMMARY

INCOME		PER SF
Gross Income	-	-
EXPENSE		PER SF
Gross Expenses	-	-
NET OPERATING INCOME	\$76,264	\$8.38

PROPERTY SUMMARY

Year Built:	2009
Lot Size:	0.86 Acres
Building Size:	9,100 SF
Zoning:	Commercial Retail
Construction Style:	Prototype

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	NN
Primary Lease Term:	10 Years
Annual Rent:	\$76,264
Landlord Responsibilities:	Roof, Structure & Lot
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	January 1st, 2010
Lease Expiration Date:	September 30th, 2024
Lease Term Remaining:	5 Years
Rent Bumps:	10% Each Option Period
Renewal Options:	Three, 5-Year Options
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	Investment Grade Credit
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$26.48 BILLION



STORE COUNT:
15,000+



GUARANTOR:
CORPORATE



S&P:
BBB

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OVERVIEW

Company:	Dollar General
Founded:	1939
Total Revenue:	\$26.48B
Net Income:	\$1.539B
Net Worth:	\$25.60B
Headquarters:	Goodlettsville, TN
Website:	www.DollarGeneral.com

TENANT HIGHLIGHTS

- Investment Grade "BBB" Rating
- Ranked #123 on Fortune 500
- 7.75% Increase in Sales from 2017 to 2018
- 80 Years In Business
- Dollar General Reported 30 Consecutive Quarter of Same Store Sales Growth

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
Current - 9/30/2024	\$76,264	\$6,355	
Option 1	\$79,895.04	\$6,657.92	10%
Option 2	\$87,885	\$7,323.75	10%
Option 3	\$96,673	\$8,056.08	10%

COMPANY BACKGROUND

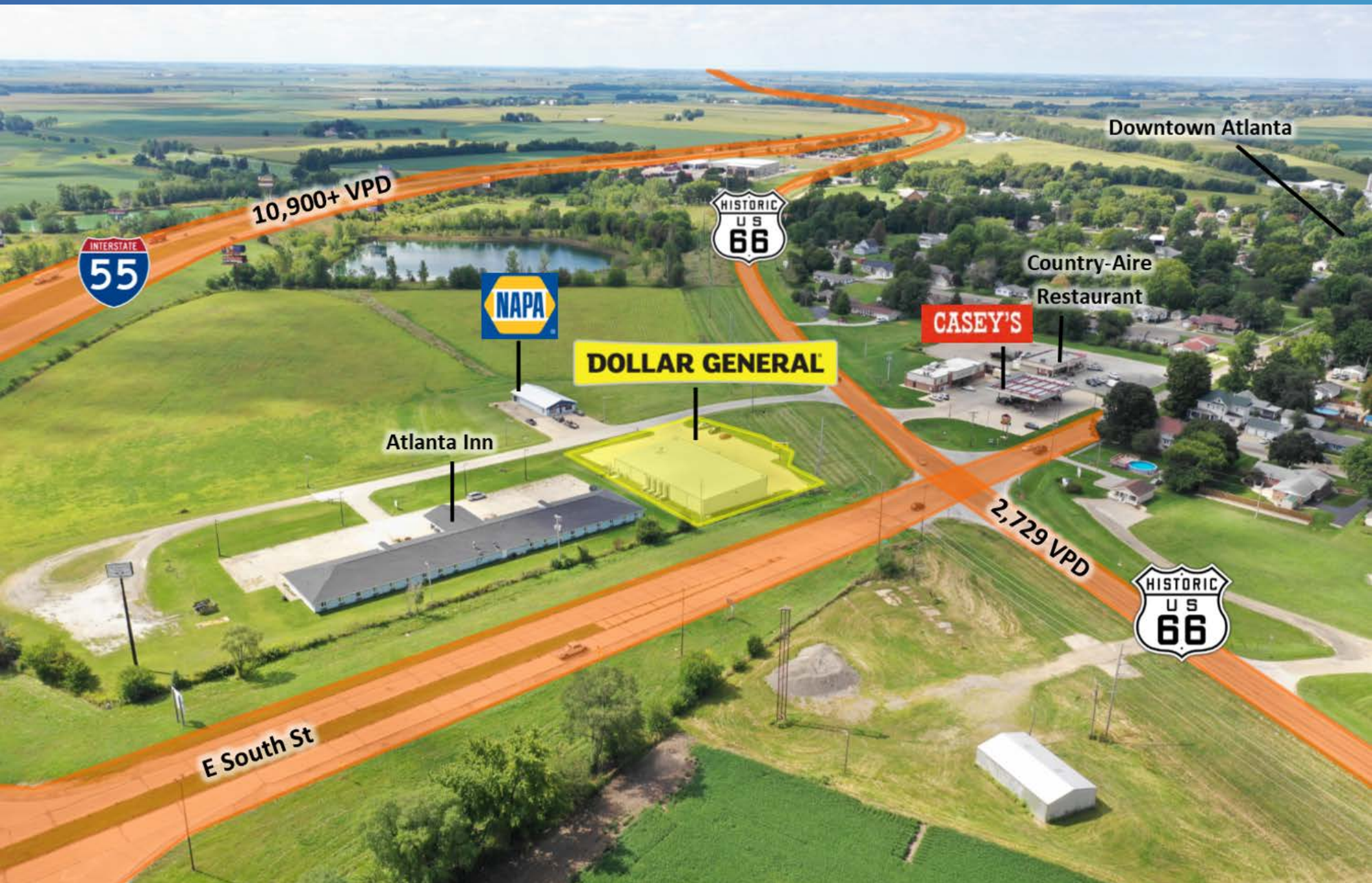
Dollar General is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the company was established in 1939. There are more than 15,000 stores with more than 130,000 employees, located across 44 states. Dollar General has more retail locations than any retailer 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. 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 2018 sales rose by 7.75%, in comparison to year end 2017, to \$23.471 Billion. During the same time period, same store sales continued their growth trend. Dollar General’s annual net income and diluted earnings per share (EPS) for year end 2018 was \$1.539 billion (a 23% increase from 2017) and \$5.63 (a 27.09% increase from 2017). As of 2018, Dollar General is ranked #123 on the Fortune 500, a 5 spot jump from the previous year ranking.

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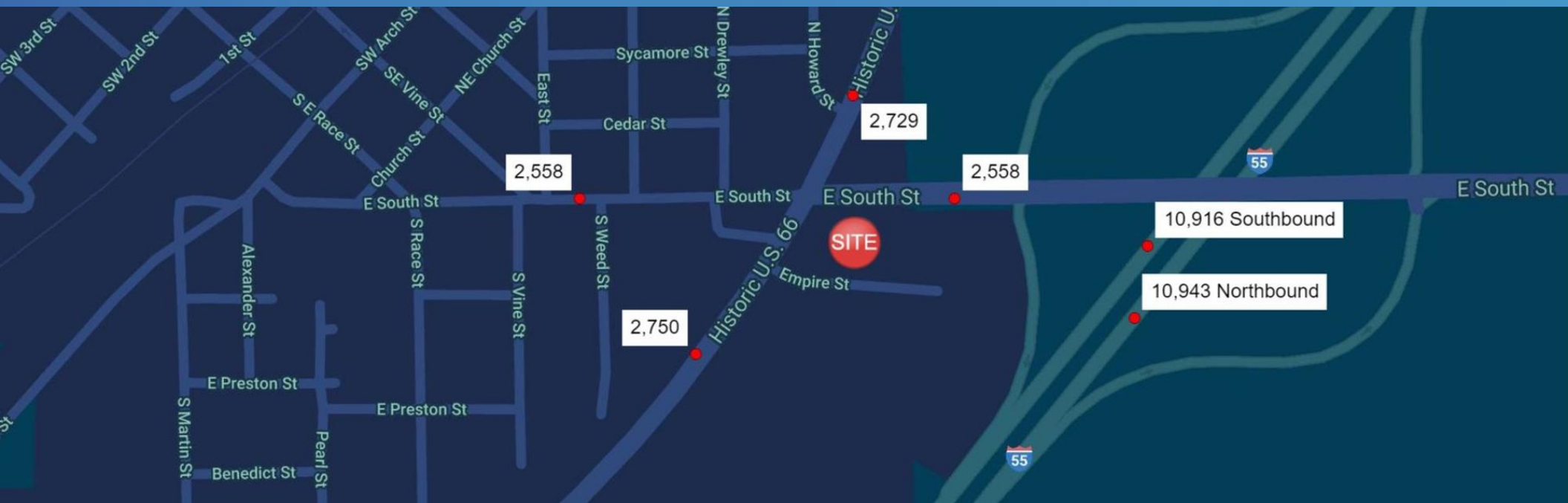
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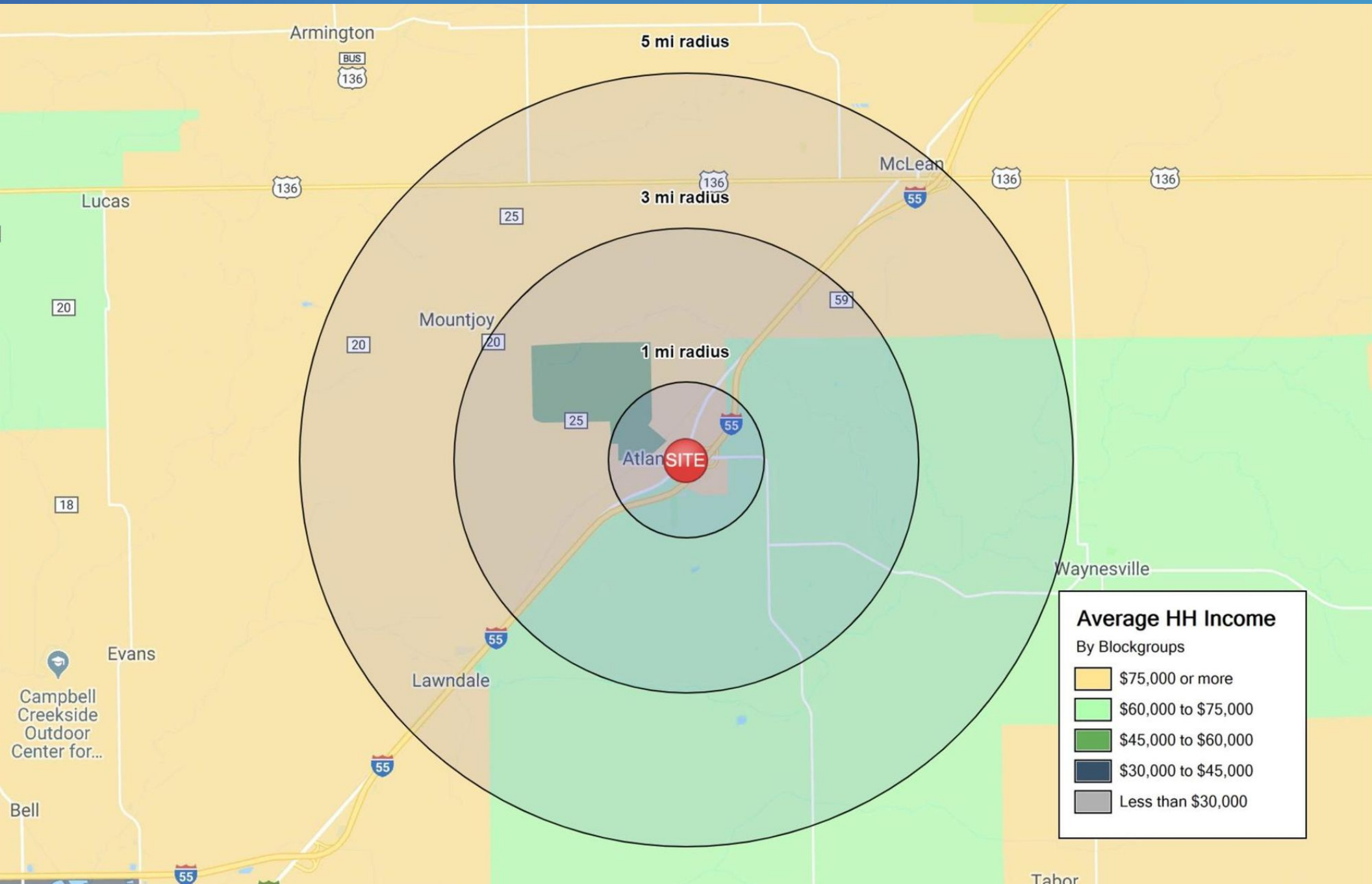
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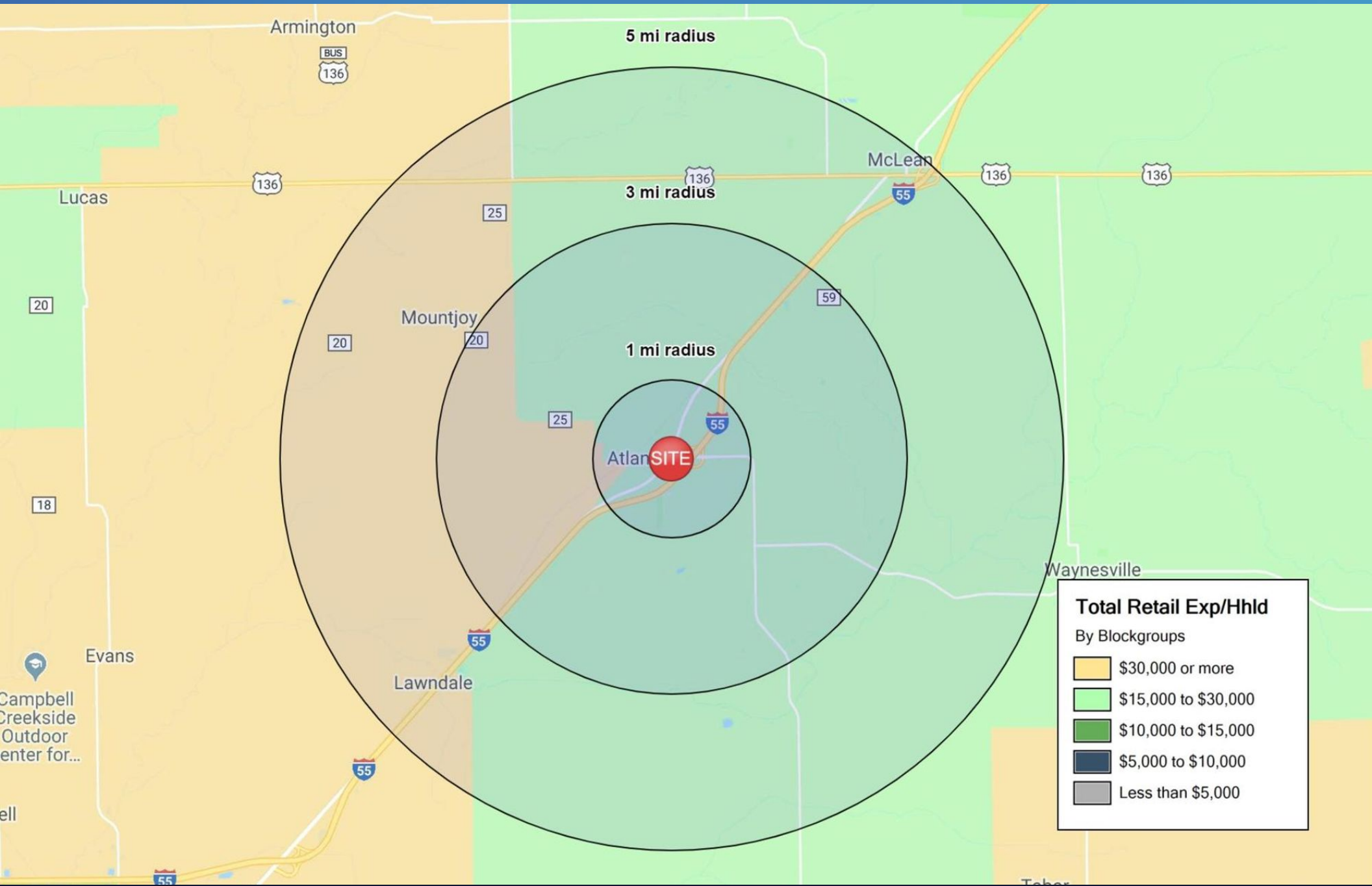
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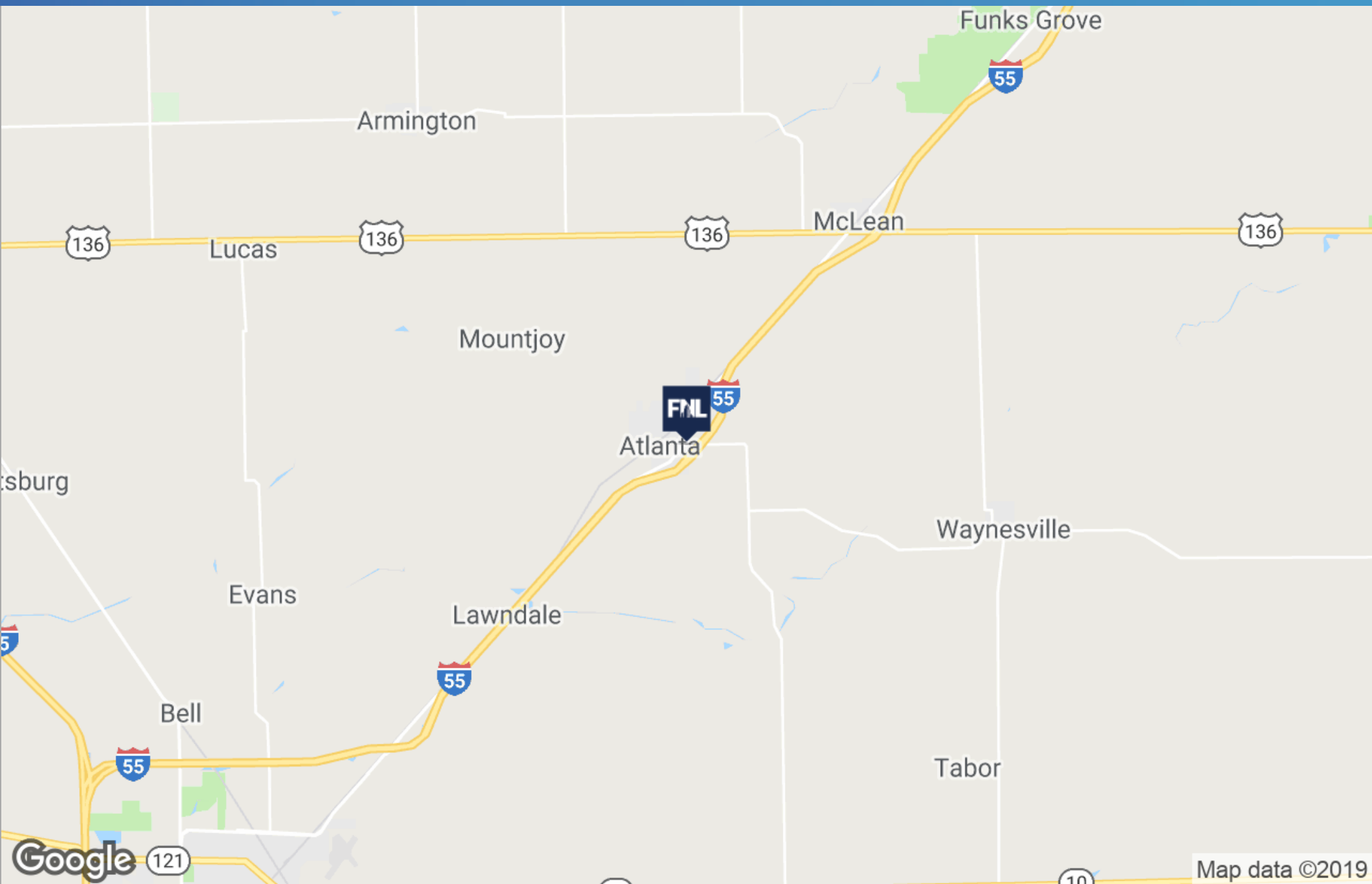
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Atlanta is a city in Logan County, Illinois. Originally surveyed and platted in 1853 as the town of Xenia, the city of Atlanta was not formally incorporated until 1855. Atlanta was named after the larger city of Atlanta, Georgia.

Abraham Lincoln frequently visited close friends in Atlanta, while riding the 8th Judicial Circuit as a young prairie lawyer. Atlanta was one of the first in the state to establish a Wide Awake Group – well known for its support for Lincoln in his bid to become President. The Atlanta History Museum, along with Looking for Lincoln exhibits tell the stories of Lincoln's connections to the city. Atlanta also has a rich Route 66 history. The downtown area has experienced a resurgence in Route 66 enthusiasm, with the reopening of the Palms Grill Cafe and the relocation of the Bunyon's Statue to downtown from its original location in Cicero. There are many shopping opportunities as well in the historic downtown district.

POPULATION	1 MILE	5 MILES	10 MILES
Total Population 2019	1,470	2,999	9,427
Average Age	39.8	40.3	40.2
# Of Persons Per HH	2.4	2.4	2.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	615	1,201	3,600
Average HH Income	\$60,221	\$70,797	\$73,624
Median House Value	\$99,487	\$115,678	\$127,346
Consumer Spending (Thousands)	\$14,345	\$30,224	\$92,166





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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