



DOLLAR GENERAL – 3% INC. YEAR 11

1815 FULTON LANE , ASHLAND, IL 62612

ACTUAL PROPERTY

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EXCLUSIVELY LISTED BY:

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STATE BROKER OF RECORD:

WAYNE SOBCZAK

REALTY WORLD (TIFFANY REAL ESTATE)

IL #471-000681

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INVESTMENT SUMMARY

List Price:	\$898,715
Current NOI:	\$74,144.00
Initial Cap Rate:	8.25%
Land Acreage:	1.33 Acres
Year Built	2011
Building Size:	9,014 SF
Price PSF:	\$99.70
Lease Type:	NN
Lease Term:	15 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,014 SF Dollar General store located in Ashland, Illinois. This 15 year, 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 two, five year options with 10% rent increases at each option.

The subject property is situated on Fulton Road, right off highway 125, the most traveled road in Ashland. This Dollar General store is the go to place for discount shopping. Not only is it the only dollar store in town, it is also the only one within a 16 mile radius. The average household income exceeding \$79,000 in a 1 mile radius and the well positioned location on highway 125, make 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 \$898,715



CAP RATE 8.25%



LEASE TYPE NN



TERM 15 Years

INVESTMENT HIGHLIGHTS

- NN Lease
- Corporately Guaranteed Lease
- 15 Year Lease (5 Years Remaining)
- Two, 5 Year Renewal Options
- Rent Increases at Each Option
- 1 Mile Average Household Income Exceeds \$79,000
- The Only Dollar/Discount Store Within 16 Miles

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FINANCIAL SUMMARY

INCOME		PER SF
Gross Income	-	-
EXPENSE		PER SF
Gross Expenses	-	-
NET OPERATING INCOME	\$74,144	\$8.23

PROPERTY SUMMARY

Year Built:	2011
Lot Size:	1.33 Acres
Building Size:	9,014 SF
Zoning:	Comercial
Construction Style:	Prototype

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	NN
Primary Lease Term:	15 Years
Annual Rent:	\$74,144
Landlord Responsibilities:	Roof, Structure & Lot
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	April 1st, 2011
Lease Expiration Date:	May 30th, 2026
Lease Term Remaining:	6.5 Years
Rent Bumps:	3% Year 11; 10% Each Option Period
Renewal Options:	Two, 5-Year Option Periods
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

DOLLAR GENERAL®

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
1 - 10	\$74,143.92	\$6,178.66	
11 - 15	\$76,368	\$6,364	3%
Option 1	\$84,004.92	\$7,000.41	10%
Option 2	\$92,404.92	\$7,700.41	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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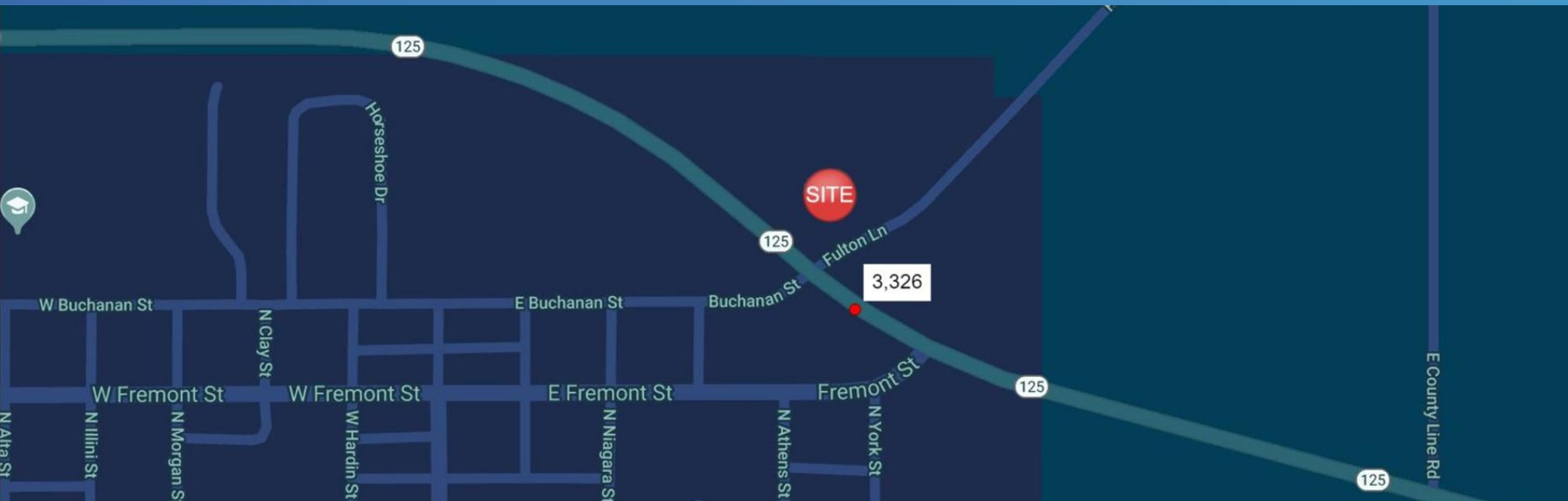
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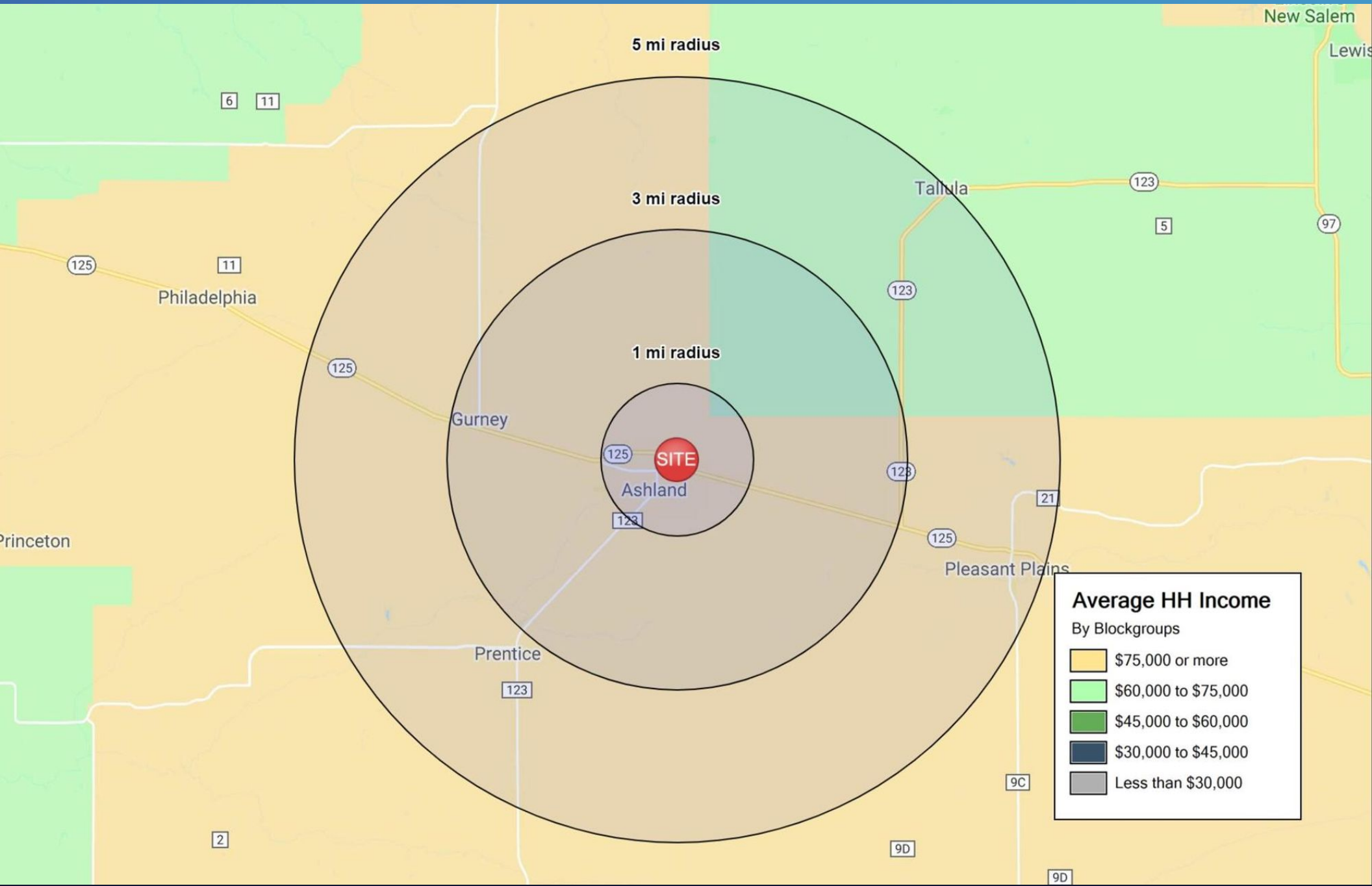
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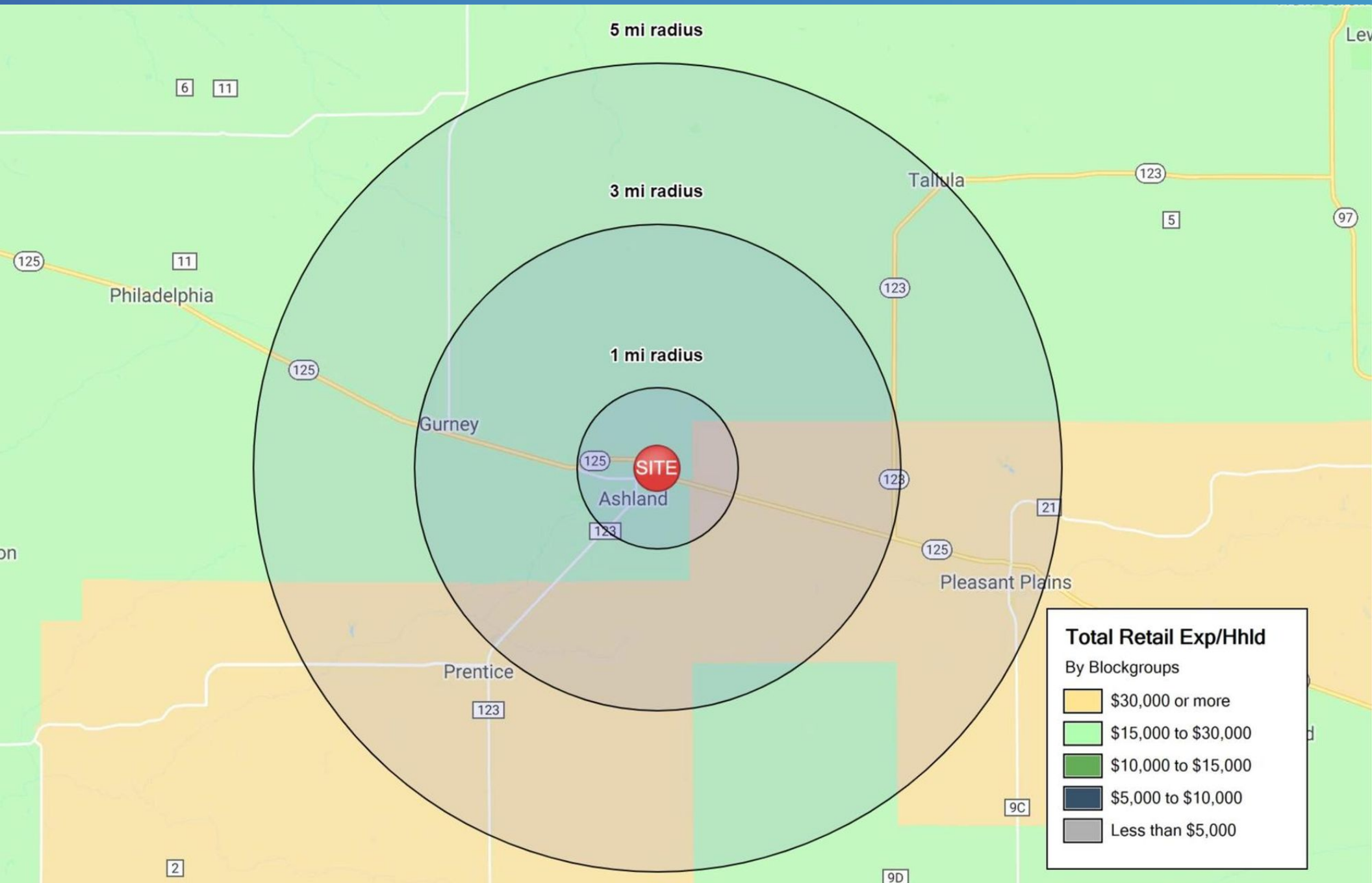
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Ashland is a village in Cass County, in the state of Illinois. It is approximately 22 miles northwest of the capital city of Springfield, the home of President Abraham Lincoln. In 1857 the Petersburg and Tonica railroad was surveyed through that part of Cass County, and that same year, a land company laid out the town of Ashland. The name of the town was taken from the home of the great Kentucky statesman, Henry Clay, who was known as the 'Sage of Ashland' and was the idol of the Whig Party. The men who formed the Land Company were loyal Whigs; and many of the early settlers came from Kentucky, desiring to honor the Sage of Ashland. Ashland proved a success that surpassed the best wishes of its friends. The railroad was built as proposed and people came to the town for permanent settlement.

Situated in the heart of Lincolnland, Ashland now provides the perfect central point for access to historical, cultural and natural amenities and resources. As the Gateway to the Jim Edgar Panther Creek State and Wildlife Area, any visitor will want to stock up in Ashland before exploring the states largest wildlife area. So whether you are Looking for Lincoln or looking to reconnect with nature, Ashland is your first stop.

POPULATION	1 MILE	5 MILES	10 MILES
Total Population 2019	1,214	2,209	4,251
Average Age	41	40.8	43.1
# Of Persons Per HH	2.4	2.6	2.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	503	891	1751
Average HH Income	\$79,040	\$76,208	\$77,962
Median House Value	\$88,838	\$117,470	\$140,563
Consumer Spending (Thousands)	\$13,185	\$23,336	\$46,811





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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