



ACTUAL STORE

DOLLAR GENERAL

14686 TELEGRAPH ROAD, TAYLOR, MI 48180

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EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY

List Price:	\$1,427,096
Current NOI:	\$110,600.00
Initial Cap Rate:	7.75%
Land Acreage:	1.43
Year Built	1997
Building Size:	11,060 SF
Price PSF:	\$129.03
Lease Type:	NN
Lease Term:	7 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this Dollar General located at 14868 Telegraph Road in Taylor, MI. The 7 year NN lease features minimal landlord responsibilities. There are three, five year options to renew with ten percent rent bumps at each option period. The lease has a corporate guarantee which has a S&P rating of "BBB" and this is considered investment grade. Dollar General reimburses the landlord for property taxes and also pays a minimum parking area maintenance fee.

The subject property is strategically located near the intersection of Telegraph Road (47,000+ VPD) and Eureka Road (26,000 VPD). This Dollar General is situated 3 miles east of Detroit Metro Airport and one mile from I-75. Surrounding retail tenants include: Dollar Tree, AutoZone, Taco Bell, McDonald's, Verizon, AT&T, Meijer, Kohl's, FiveBelow, Dick's Sporting Goods, The Southland Mall (100 stores), and many more national and local retailers. The subject offering represents an ideal opportunity for a 1031 exchange buyer 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.



PRICE \$1,427,096



CAP RATE 7.75%



LEASE TYPE NN



TERM REMAINING 6 Years

INVESTMENT HIGHLIGHTS

- 11,060 SF Building on Large 1.43 Acre Parcel
- 7 Year NN Lease
- Minimal Landlord Responsibilities
- Corporate Guaranteed Lease | S&P Rating BBB
- 10% Rent Bumps at Option Renewals
- Telegraph Rd (47,000+ VPD) & Eureka Rd (26,000+ VPD)
- More Than 175,000 Residents Within 5 Miles
- Average Household Income Exceeds \$67,000 Within 5 Miles

FINANCIAL SUMMARY

INCOME		PER SF
Gross Income	\$110,600	\$10.00
NET OPERATING INCOME	\$110,600	\$10.00

PROPERTY SUMMARY

Year Built:	1997
Year Renovated:	2018
Lot Size:	1.43 Acres
Building Size:	11,060 SF
Zoning:	Commercial

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	NN
Primary Lease Term:	7 Years
Annual Rent:	\$110,600
Landlord Responsibilities:	Roof, Structure and Parking Lot
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	July 1, 2018
Lease Expiration Date:	June 30, 2025
Lease Term Remaining:	6 Years
Rent Bumps:	10% At Each Option
Renewal Options:	Three, Five Year Options
Lease Guarantor:	Corporate Guarantee
Lease Guarantor Strength:	S&P Rating BBB
Tenant Website:	www.dollargeneral.com



GROSS SALES:
\$26.48 BILLION



STORE COUNT:
15,000+



GUARANTOR:
DG CORPORATE



S&P:
BBB

DOLLAR GENERAL®

OVERVIEW

Company:	Dollar General
Founded:	1939
Total Revenue:	\$21.96 Billion
Net Income:	\$1.25 Billion
Net Worth:	\$25.60 Billion
Headquarters:	Goodlettsville, TN
Website:	www.dollargeneral.com

TENANT HIGHLIGHTS

- Investment Grade "BBB" Rating
- Over 15,000 Stores in 44 States
- \$26.48 Billion In Sales in 2019
- 4% Increase in Same Store Sales for Q2 2019
- Net sales increased 9.2% to \$25.6 billion in 2018 from 2017
- Dollar General Reported 31 Consecutive Quarters of Same Store Sales Growth

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
1-7	\$110,600	\$9,216.66	
Option 1	\$121,660	\$10,138.33	10%
Option 2	\$133,826	\$11,152.16	10%
Option 3	\$147,208	\$12,267.38	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. Opened over 900 stores in 2018, and on track for over 975 opening in 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.

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BED BATH &
BEYOND

HOBBY
LOBBY

five BELOW



JOANN

Christmas Tree Shops



VALUE CITY
FURNITURE

Famous Dave's

Walgreens

Tim Hortons



Mobil

HAPPY'S
PIZZA
RIBS • CHICKEN • SEAFOOD



Telegraph Road



47,000+ VPD

Eureka Road



26,000+ VPD

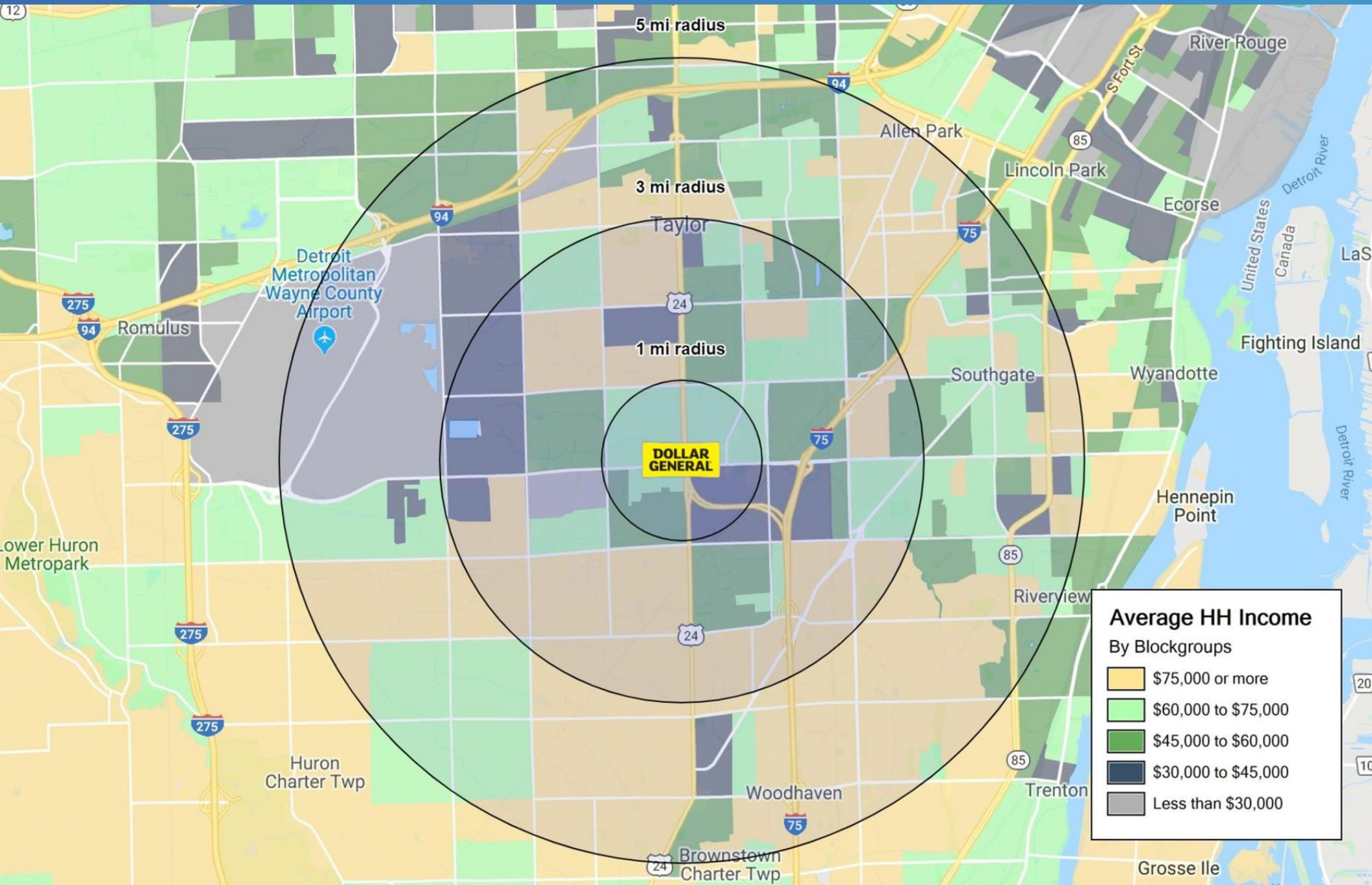
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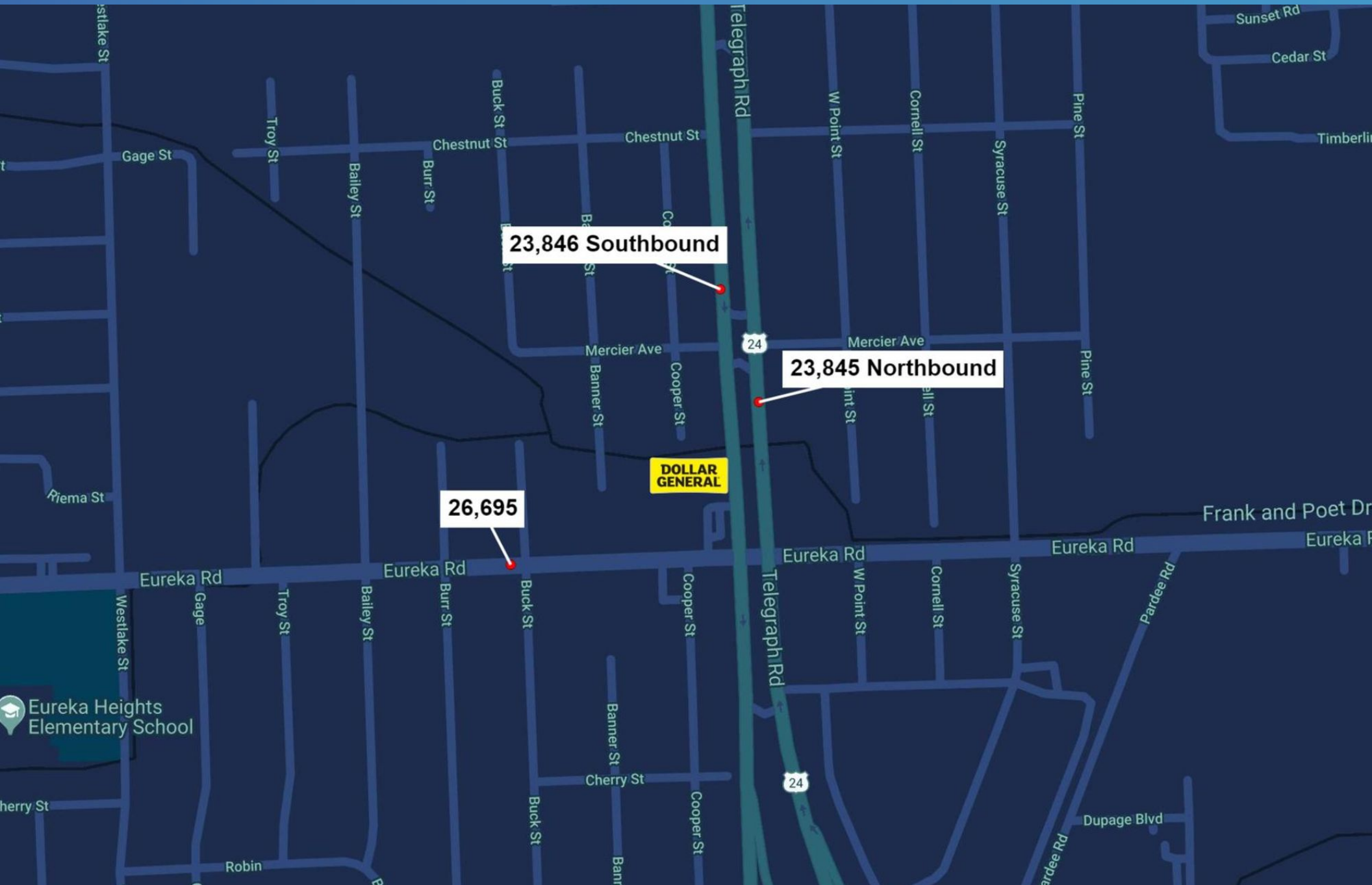




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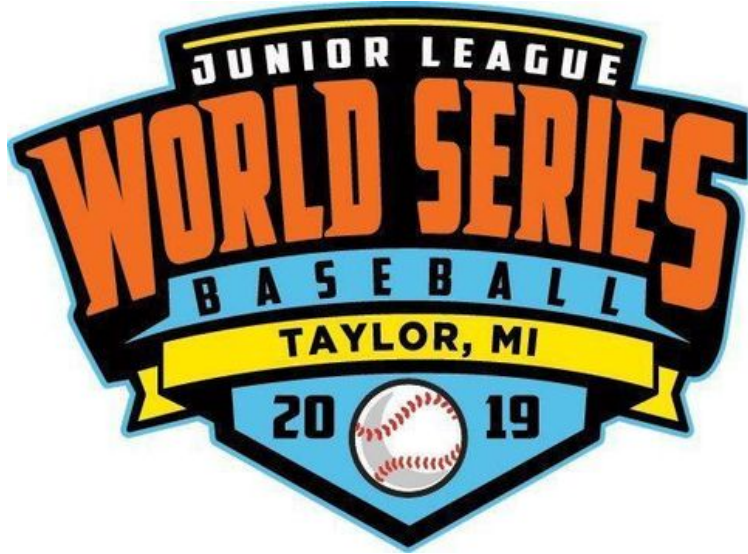


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Taylor is a city in Wayne County in the state of Michigan. Taylor is the 17th most populous city in Michigan. Taylor is named in honor of Zachary Taylor, a national military hero in the 1840s, who would go on to be elected the 12th President of the United States in 1849.

Taylor is home to Southland Shopping Center (100 stores), Wallside Windows Factory, Taylor Sportsplex, Taylor Meadows Golf Course, Lakes of Taylor Golf Course, Oakwood Heritage Hospital, the Michigan State Police Metro South Post and Wayne County Community College Downriver Campus. Taylor is the birthplace of Hungry Howie's Pizza. Taylor has a large park named Heritage Park that features: ball diamonds, soccer fields, playgrounds, historic buildings, shops, a fishing pond, 1/3 mile walking path, path system, old growth nature area, plus a petting farm. The park is home to the Taylor South Little League, the Junior League World Series and the Taylor Soccer Club. The city also features a Walmart superstore, Target superstore, Meijer superstore, Kohl's, Burlington Coat Factory, Dick's Sporting Goods, Jo-Ann, Bed, Bath, and Beyond, Kmart, Kroger, and two Home Depot locations.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2019	6,212	54,643	175,826
Average Age	40.2	38.4	39.6
# Of Persons Per HH	2.4	2.5	2.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,598	21,598	70,238
Average HH Income	\$56,923	\$61,820	\$67,827
Median House Value	\$87,486	\$122,970	\$116,903





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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