



DOLLAR GENERAL | 18,587 CARS PER DAY

US HIGHWAY 17, HAINES CITY, FL 33844

REPRESENTATIVE STORE

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EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY

List Price:	\$2,498,174
Current NOI:	\$143,645.00
Initial Cap Rate:	5.75%
Land Acreage:	+/- 1.0
Year Built	2020
Building Size:	9,100 SF
Price PSF:	\$274.52
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	5.75%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,100 SF. Dollar General store located in Haines City, Florida. The property offers a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains 4 (5) Yr. 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 will begin construction soon with rent scheduled to commence in November 2020.

This Dollar General is highly visible as it is strategically positioned on the US Highway 17 which sees 18,587 cars per day. Immediately adjacent is a development site for the potential new Polk County building complex. The five mile population from the site is 58,907 while the one mile average household income \$46,140 per year, making this location ideal for a Dollar General. This area is experiencing great growth with the three mile population growth rate at 14.02%. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a “passive” investor to attain the fee simple ownership of 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 5.75% cap rate based on NOI of \$143,645.



PRICE \$2,498,174



CAP RATE 5.75%



LEASE TYPE Absolute NNN



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- **Brand New 15 Year Absolute NNN Lease**
- Zero Landlord Responsibilities
- **Prospective Government Administrative Complex Adjacent**
- 2020 BTS Upgraded Construction
- 4 (5 Year) Options | 10% Increases At Each Option
- One Mile Household Income \$46,140
- **Five Mile Population 58,907**
- **Three Mile Population Growth Rate at 14.02%**
- **18,587 Cars Per Day on Highway 17**
- Investment Grade Dollar Store
- DG Reported 30 Consecutive Years of Same Store Sales Growth

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$143,645.00	\$15.79
Gross Income	\$143,645.00	\$15.79
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$143,645.00	\$15.79

PROPERTY SUMMARY

Year Built:	2020
Lot Size:	+/- 1 Acres
Building Size:	9,100 SF
Traffic Count:	18,587
Roof Type:	Standing Seam
Zoning:	Commercial
Parking Lot:	Asphalt
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$143,645
Rent PSF:	\$15.79
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Tenant
Lease Start Date:	11/2/2020
Lease Expiration Date:	11/30/2035
Lease Term Remaining:	15 Years
Rent Bumps:	10% at Each Option
Renewal Options:	Four (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$27.8 BILLION



STORE COUNT:
16,500+

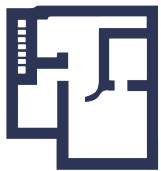


GUARANTOR:
DG CORP



S&P:
BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,100	11/2/2020	11/30/2035	\$143,645	100.0	\$15.78
			Option 1	\$158,016		\$17.36
			Option 2	\$173,808		\$19.10
			Option 3	\$191,196		\$21.01
			Option 4	\$210,312		\$23.11
Totals/Averages	9,100			\$135,144		\$ 15.78



TOTAL SF
9,100



TOTAL ANNUAL RENT
\$143,645



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$15.78



NUMBER OF TENANTS
1



DOLLAR GENERAL

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 FORTIS NET LEASE™



21.7% INCREASE
SAME STORE SALES '19 - '20



1,000 STORES
OPENING IN 2020



\$27.8 BIL
IN SALES

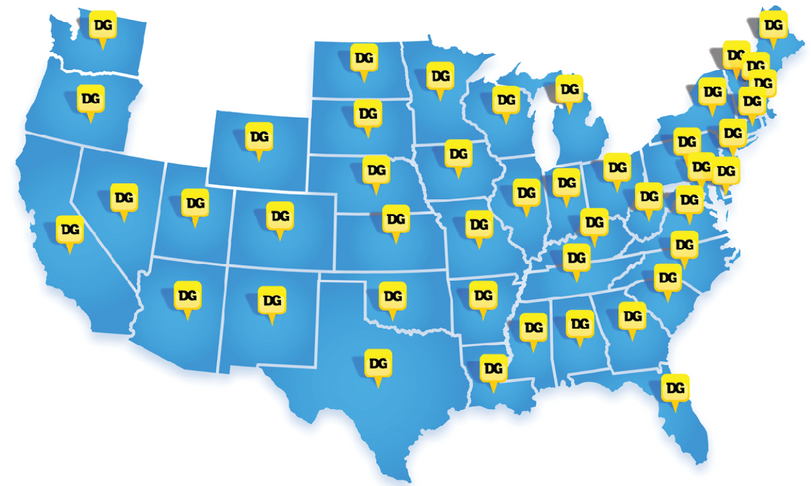


81 YEARS
IN BUSINESS

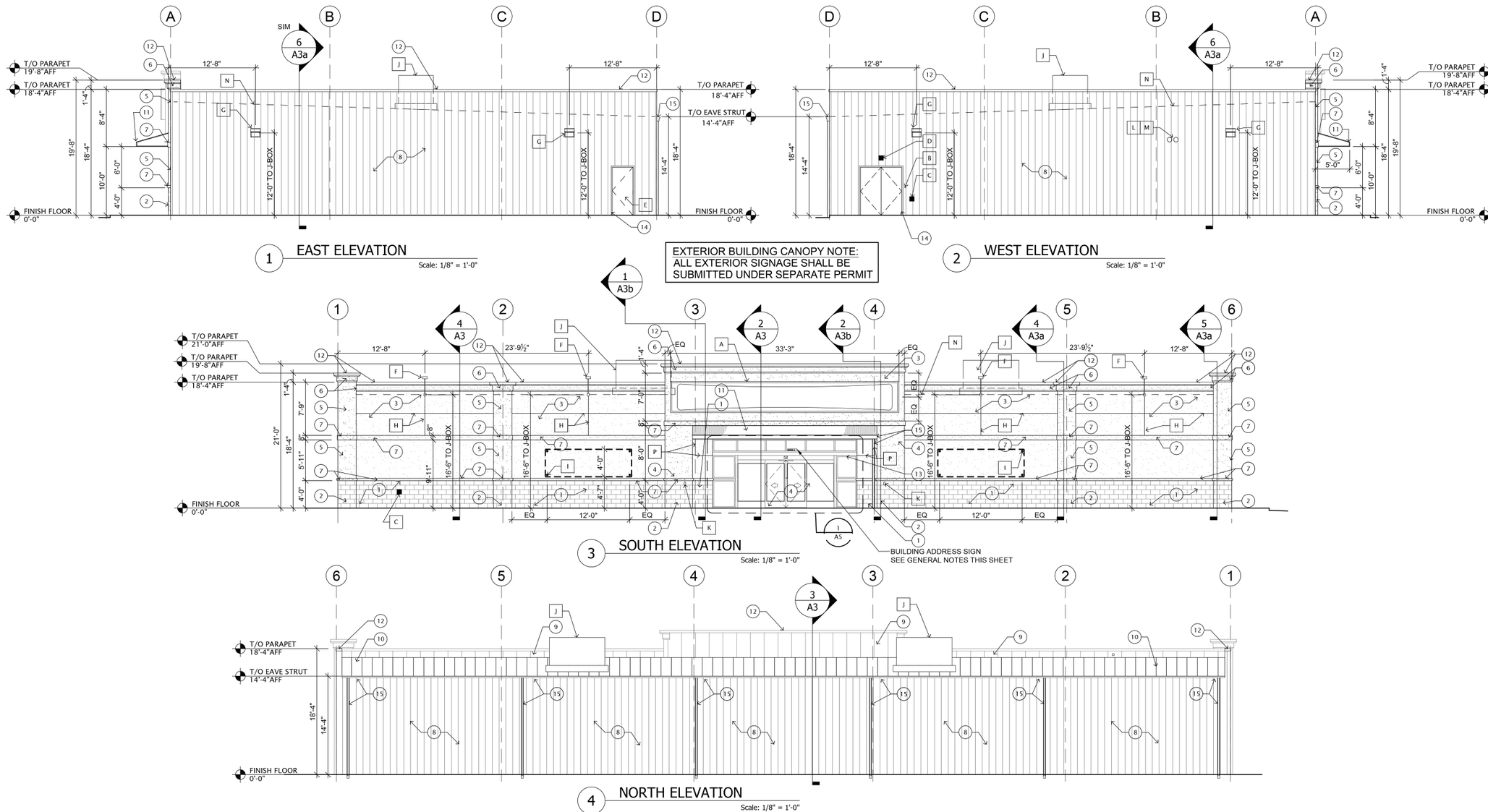


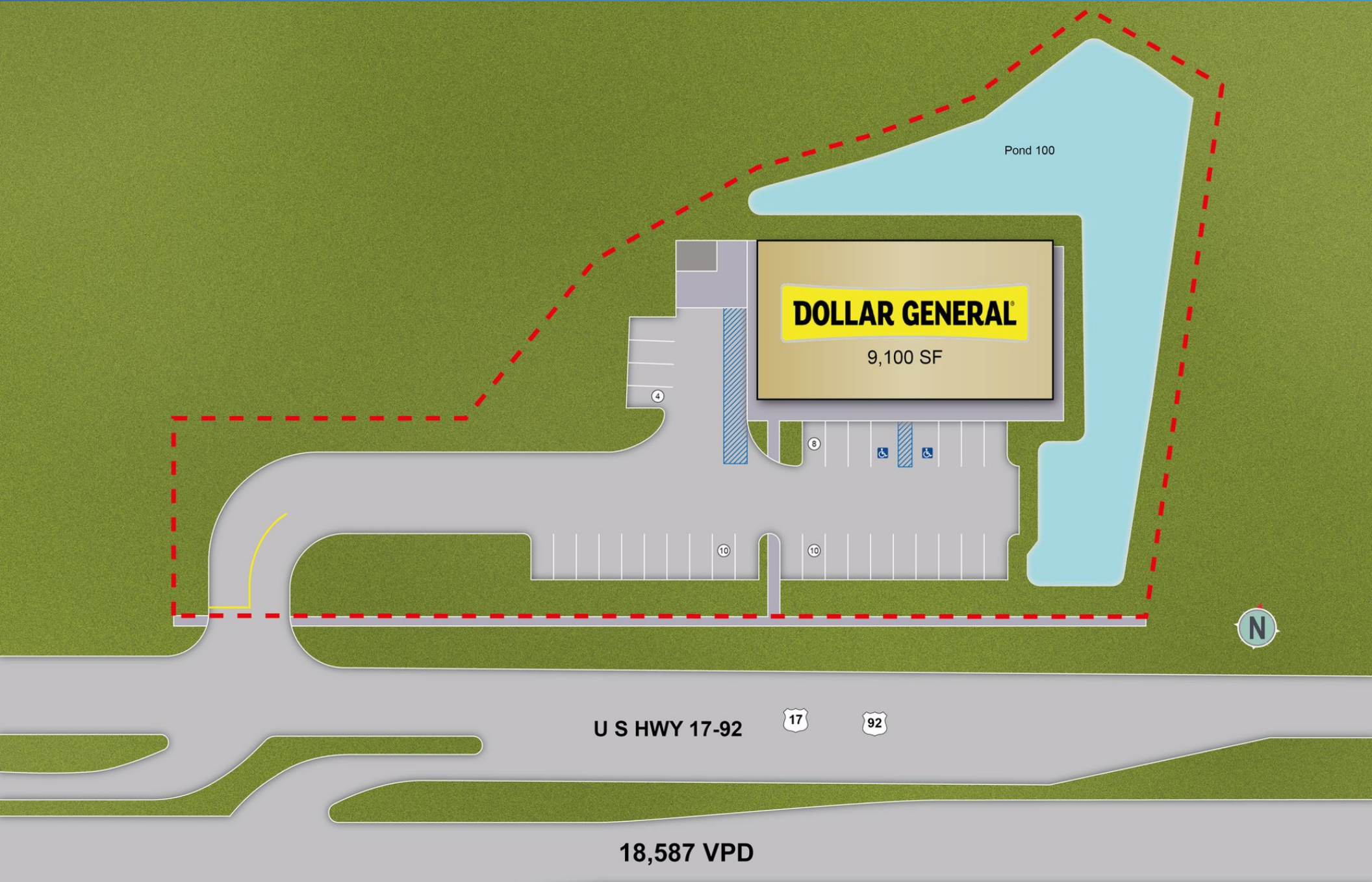
30 YEARS
SAME STORE GROWTH

DOLLAR GENERAL is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 16,500+ stores with more than 143,000 employees, located across 46 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 2019, and planning to open an additional 1,000 more in 2020. 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.



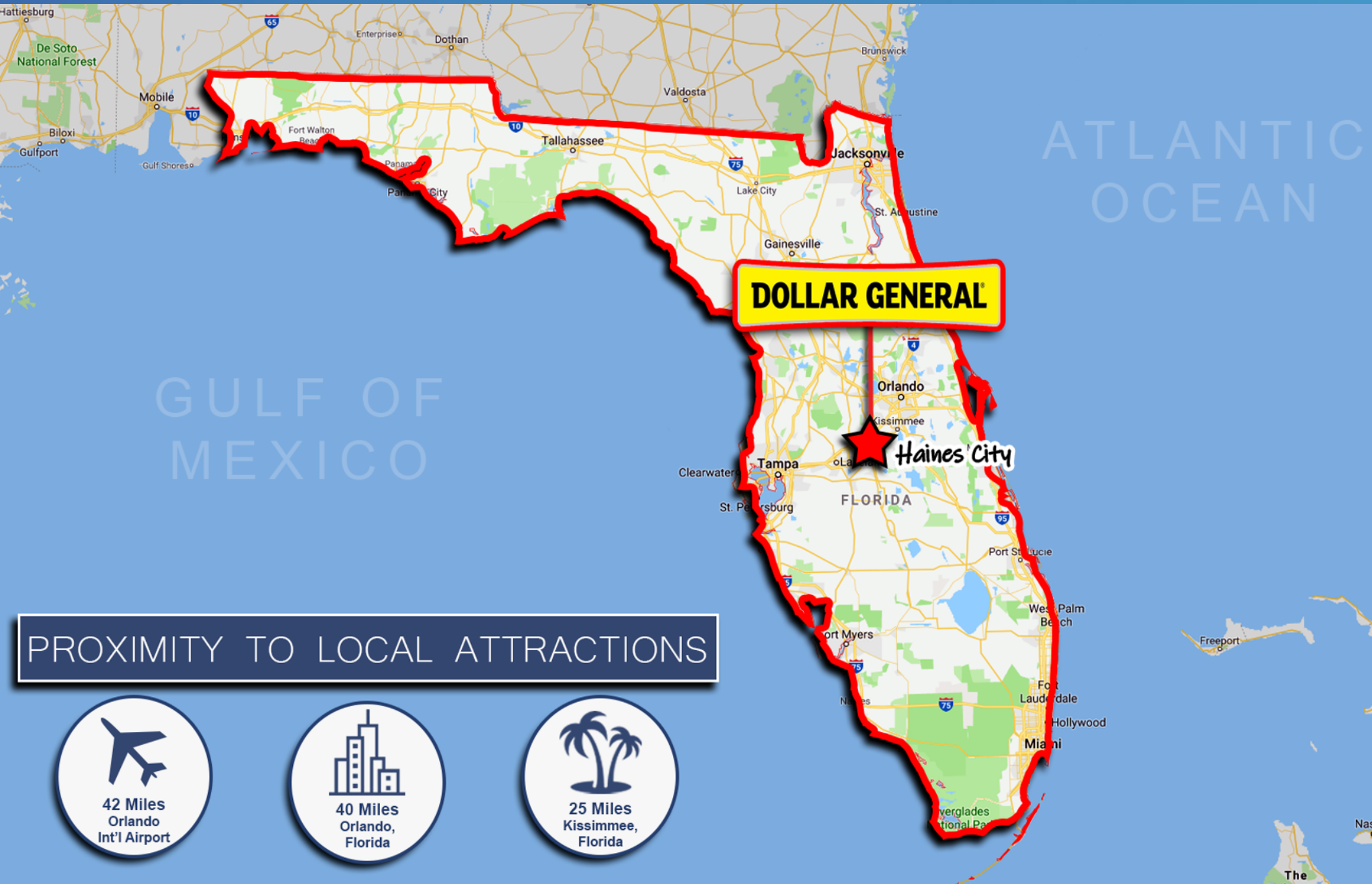
16,500 STORES ACROSS 46 STATES

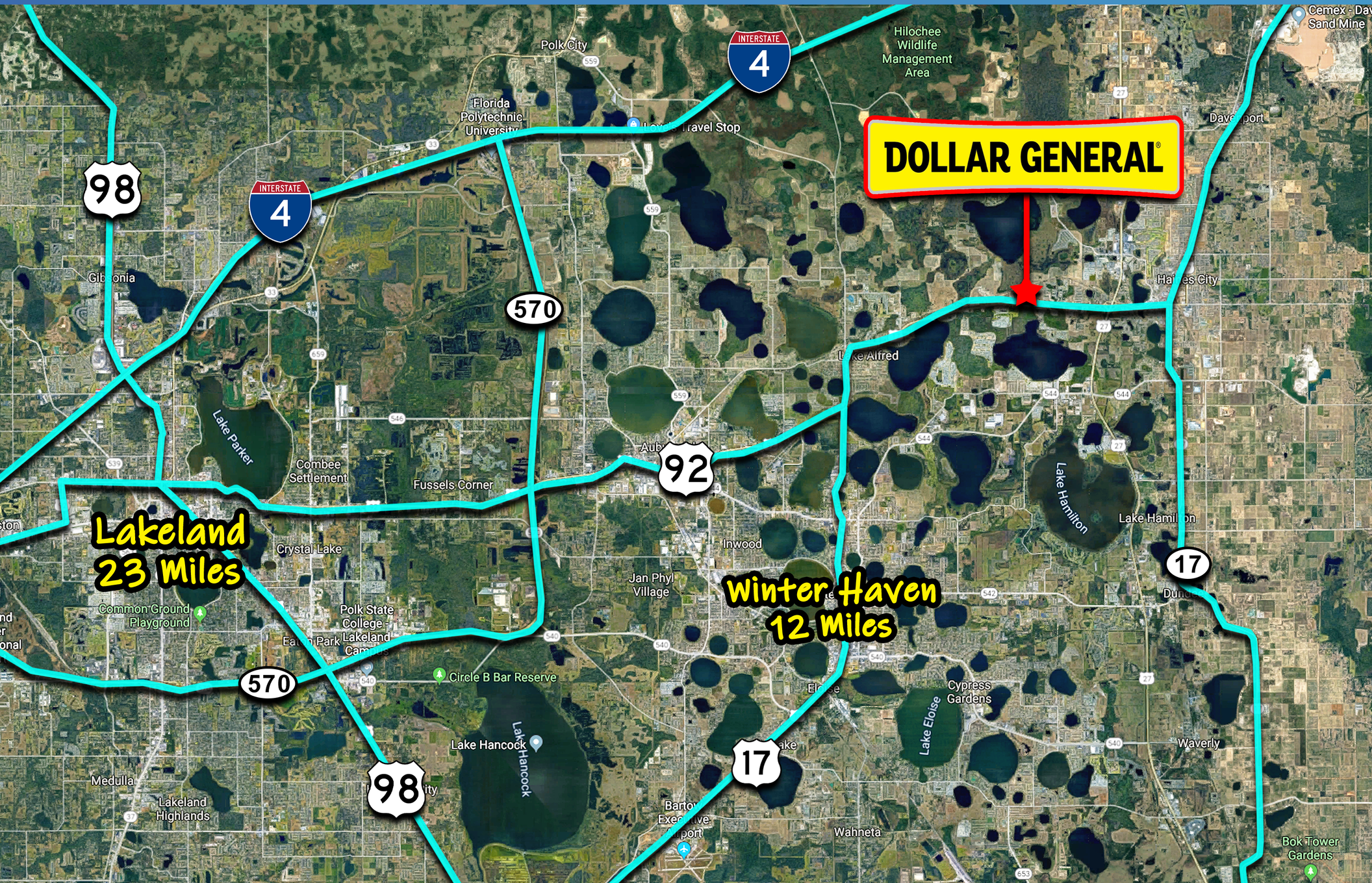




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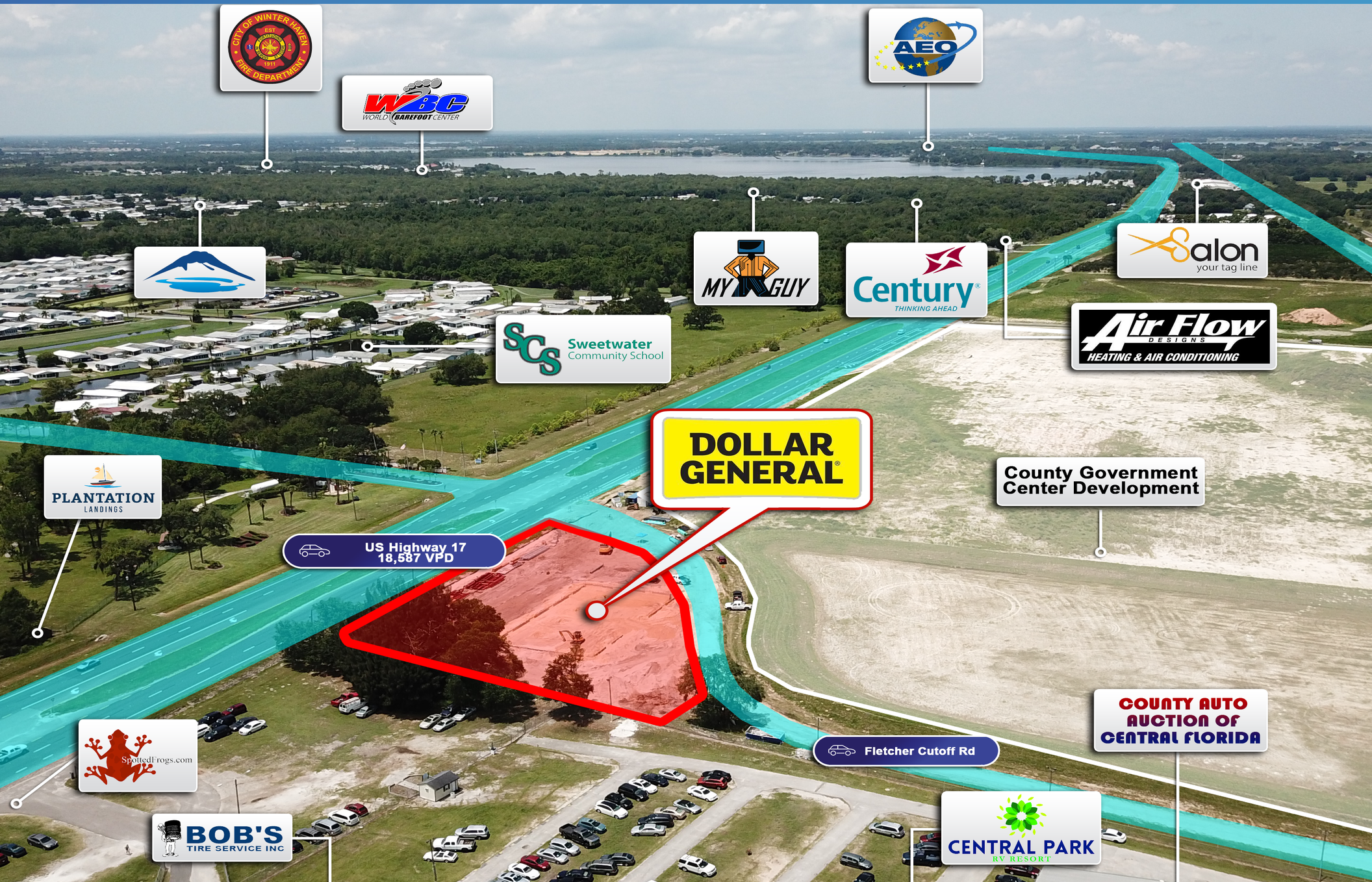
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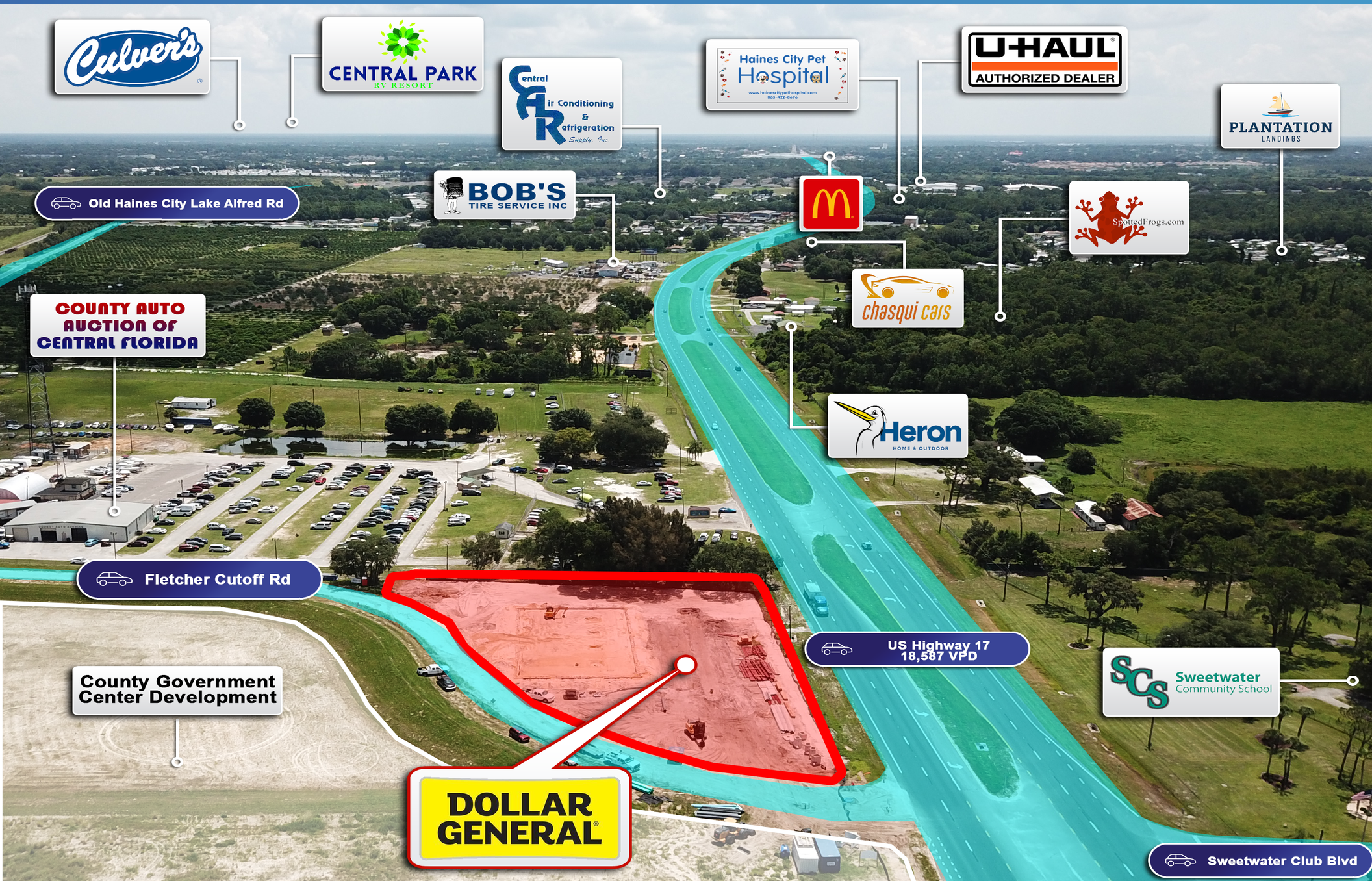
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**DOLLAR
GENERAL®**



Haines City is a city in Polk County, Florida. It is the third most populous city in Polk County. It is part of the Lakeland–Winter Haven Metropolitan Statistical Area, which, in turn, is considered part of the Tampa Bay Area. On February 23, 1914, the Town of Haines City was incorporated. The first regular meeting of the Town Council of Haines City was called to order by Chairman T.H. Stone at 7:30 p.m. on March 2, 1914. On January 5, 1925 the first meeting of the City of Haines City was held and Eugene E Bryan was elected as Mayor. In addition, Jesse P. Ferrill was appointed temporary City Manager to hold office until his successor should be employed.

Today the City of Haines City is one of the fastest growing cities in central Florida and is strategically located just west of Orlando and east of Tampa. Haines City has amenities and assets that make it an attractive location for families, new business, and a variety of special events. With slightly over 23,000 residents the City of Haines City can be found in the Heart of Florida. Come visit and learn why people from all over the world call Haines City home.

A new park on Lake Eva, replacing a previous park on the site, was completed in 2009. The city has also built a new park, called "8-Acre Park", and auditorium in the Oakland area, on the northern side of the city. Haines City is also responding to the arrival of Legoland Florida in Winter Haven. Legoland's expected tourist influx is leading Haines City to search for ways to advertise and bring more people to the historic downtown area, specifically motorists coming down U.S. 27 from Interstate 4.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2018	2,486	23,602	58,907
Total Population 2023	2,822	26,911	66,991
Population Growth Rate	13.52%	14.02%	13.72%
Average Age	61.3	49.8	43.4
# Of Persons Per HH	1.9	2.3	2.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,276	10,161	22,494
Average HH Income	\$46,140	\$56,803	\$57,930
Median House Value	\$90,757	\$99,305	\$133,919
Consumer Spending (Thousands)	\$22,916	\$204,073	\$465,642





TOTAL SALES VOLUME

\$6B

PROPERTIES SOLD

3,000+

BROKER & BUYER REACH

345K

STATES SOLD IN

43

Click to Meet Team Fortis

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