



BRAND NEW DOLLAR GENERAL

REPRESENTATIVE STORE

1ST AVENUE NW, BEACH, ND 58621

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EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY

List Price:	\$1,450,182
Current NOI:	\$95,712.00
Initial Cap Rate:	6.60%
Land Acreage:	+/- 2.0
Year Built	2020
Building Size:	9,100 SF
Price PSF:	\$159.36
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.60%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this brand new 9,100 SF. Dollar General store located in Beach, North Dakota. 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 is 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 corner of 4th Street NW and 1st Avenue NW which sees 1,763 cars per day. The ten mile population from the site is 1,401 while the three mile average household income \$65,738 per year, making this location ideal 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 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 6.60% cap rate based on the NOI of \$95,712.



PRICE \$1,450,182



CAP RATE 6.60%



LEASE TYPE Absolute NNN



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- **New 15 Year Absolute NNN Lease | Zero Landlord Responsibilities**
- **Brand New 2020 BTS Construction**
- 4 (5 Year) Options | 10% Increases At Each Option
- **Three Mile Household Income \$65,738**
- Ten Mile Population 1,401
- 1,763 Cars Per Day on 1st Avenue NW
- Investment Grade Dollar Store With "BBB" Credit Rating
- DG Reported 30 Consecutive Years of Same Store Sales Growth
- **Quick and easy access to I-94**

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$95,712.00	\$10.52
Gross Income	\$95,712.00	\$10.52
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$95,712.00	\$10.52

PROPERTY SUMMARY

Year Built:	2020
Lot Size:	+/- 2.0 Acres
Building Size:	9,100 SF
Traffic Count:	1,763
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Concrete
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$95,712.00
Rent PSF:	\$10.52
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Tenant
Lease Start Date:	11/29/2020
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+

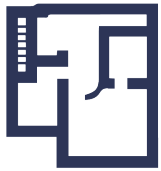


GUARANTOR:
DG CORP



S&P:
BBB

Tenant Name	Unit Size (SF)	Lease Start	Lease End	Annual Rent	% of GLA	Rent per SF/Yr
Dollar General	9,100	11/29/2020	11/30/2035	\$95,712.00	100.0	\$10.52
			Option 1	\$105,283		\$11.57
			Option 2	\$115,811		\$12.72
			Option 3	\$127,393		\$14.00
			Option 4	\$140,132		\$15.40
Totals/Averages		9,100		\$95,712.00		\$ 10.52



TOTAL SF
9,100



TOTAL ANNUAL RENT
\$95,712



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$10.52



NUMBER OF TENANTS
1





21.7% INCREASE
SAME STORE SALES '19 - '20



1,000 STORES
OPENING IN 2020



\$27.8 BIL
IN SALES

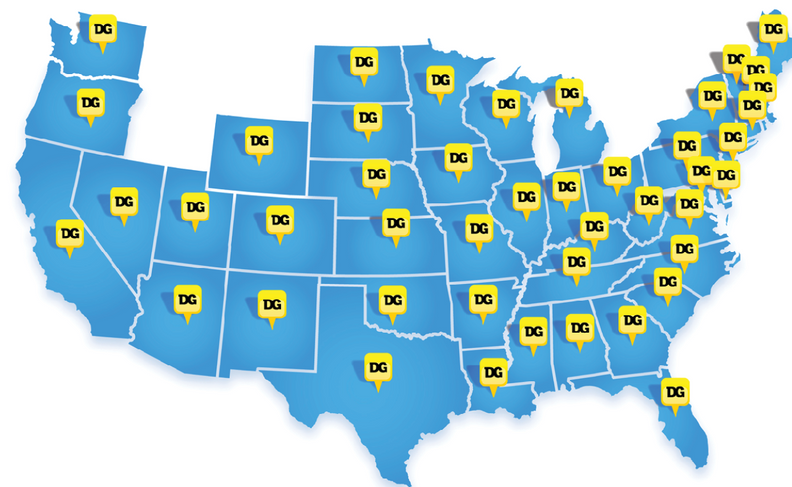


81 YEARS
IN BUSINESS

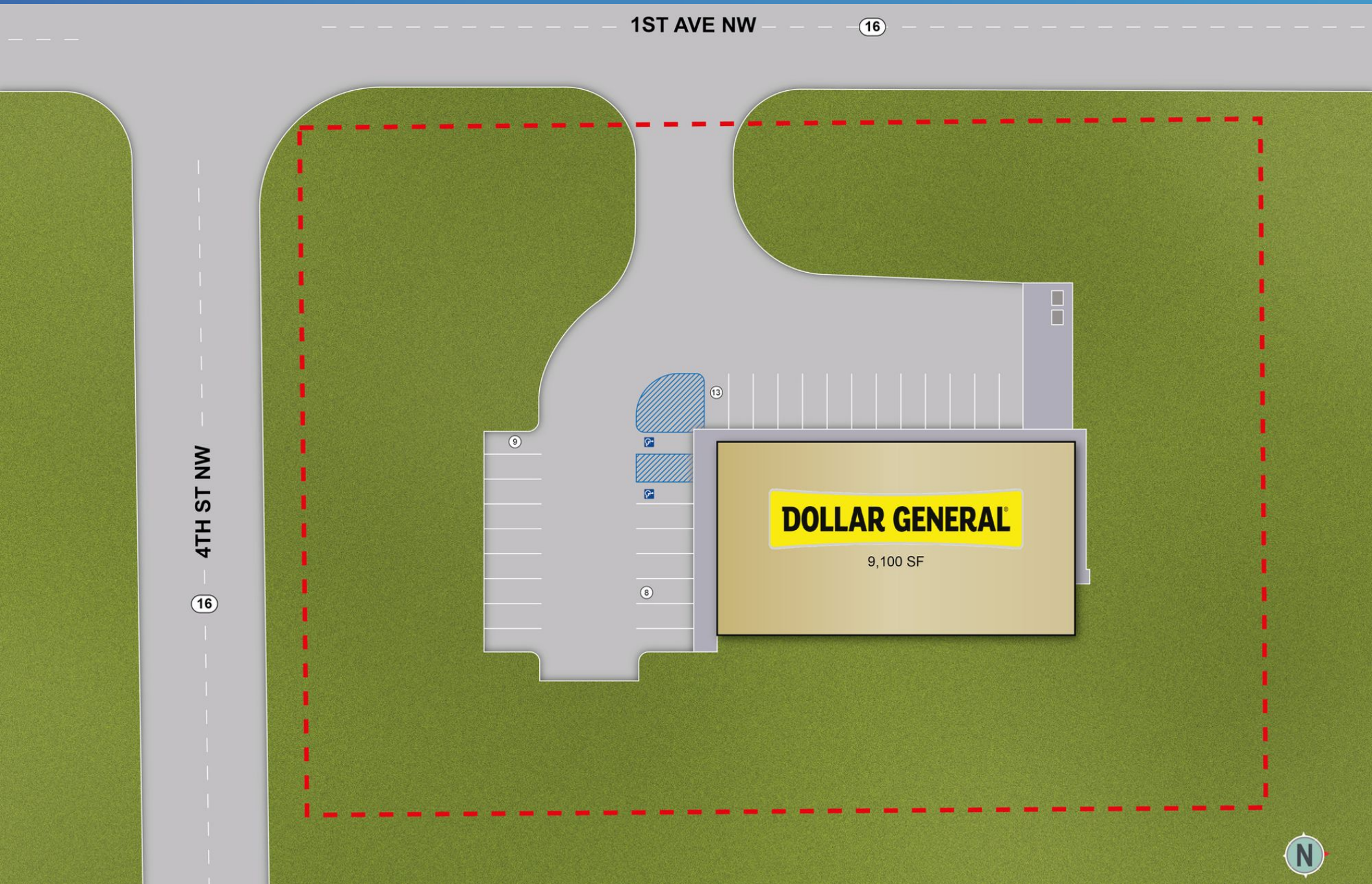


30 YEARS
SAME STORE GROWTH

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



PROXIMITY TO LOCAL ATTRactions



66 Miles
Dickinson Theodore
Roosevelt
Regional Airport



62 Miles
Dickinson,
ND

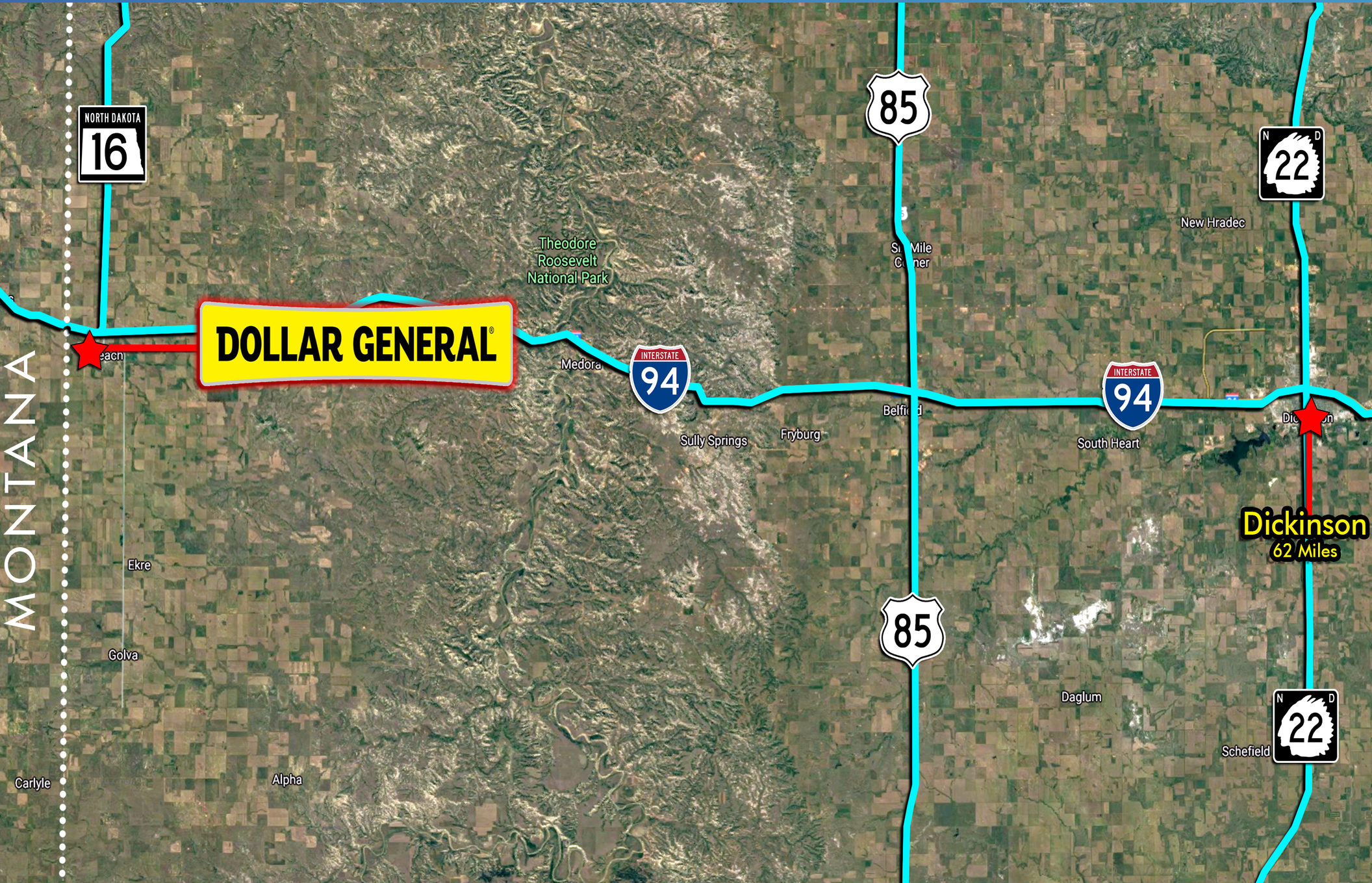


158 Miles
Bismarck, ND



2.8 Miles
Montana
State
Border



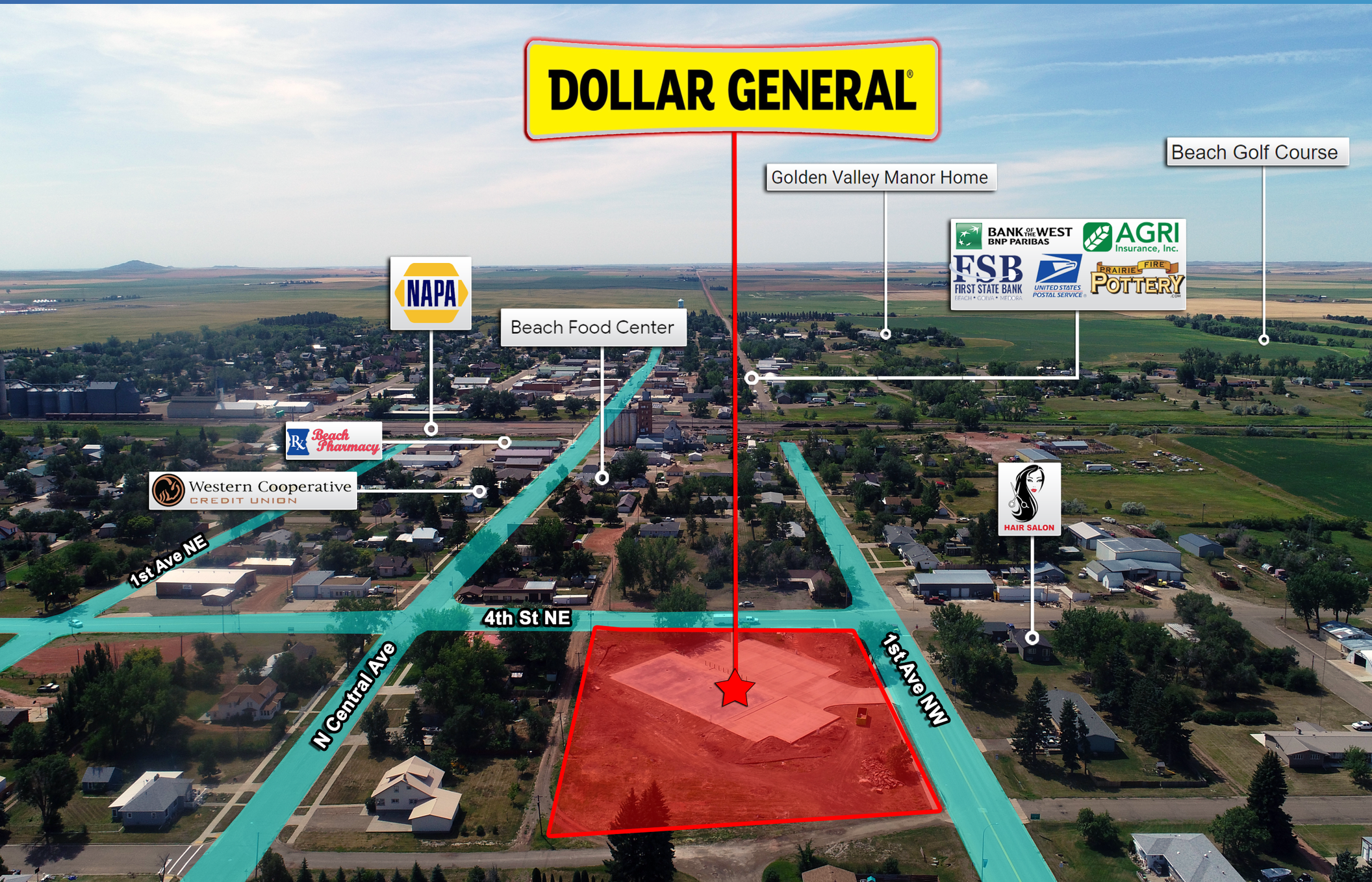


DOLLAR GENERAL

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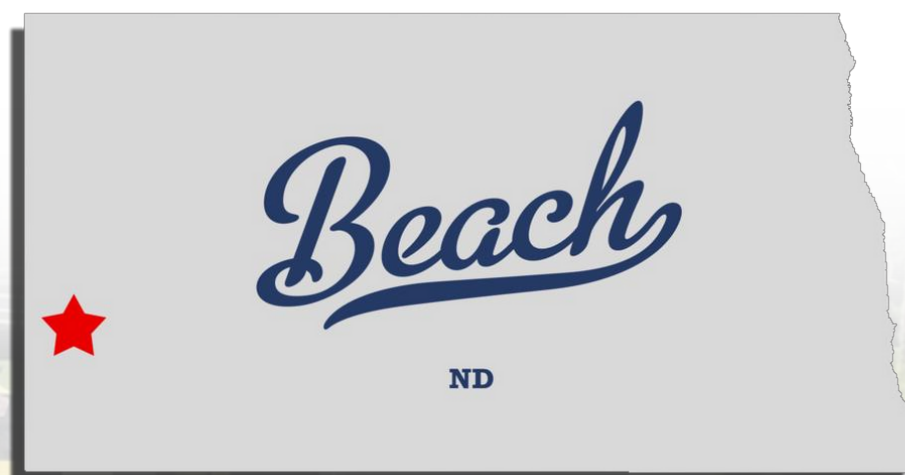


Beach is a city in and the county seat of Golden Valley County in the State of North Dakota. Beach was incorporated in 1909. The mayor of Beach is Henry Gerving.

New traditions are laying root in Golden Valley County. In keeping with North Dakota's heritage from pioneer days pottery has long been a needed item for survival. But in modern times it has become a collectable item sought after by collectors and people who appreciate hand crafted pieces. Prairie Fire Pottery, located in Beach, is keeping with the long traditions of pottery production in North Dakota. They also produce a very unique clay tile with footprints of animals from the area as well as from endangered species from around the world. Prairie Fire Pottery is also a proud supplier to zoos and parks around the world. This is a must stop for any traveler passing the region.

People celebrate their history in the Golden Valley County Museum. Many people from the community have given their time, labor, interest and many donations to make this a living history of the people who lived in the county. Exhibitions in the museum are planned to show the visitor what it was like long ago. The museum offers over 2,000 exhibits and features a restored 1909 school house, old tractors and other pieces of old equipment to a horse drawn hearse from the very early 1900s.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2020	373	425	1,401
Average Age	43.7	43.7	43.6
# of Persons Per HH	2.1	2.1	2.1
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	170	195	635
Average HH Income	\$65,738	\$65,015	\$63,379
Median House Value	\$143,877	\$142,727	\$151,633
Consumer Spending (Thousands)	\$4,021	\$4,586	\$15,303





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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