



DOLLAR GENERAL | 2020 BTS

REPRESENTATIVE STORE

133 RIDGE RD., NEWTON FALLS, OH 44444

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

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248.646.7722

INVESTMENT SUMMARY

List Price:	\$1,545,449
Current NOI:	\$98,136.00
Initial Cap Rate:	6.35%
Land Acreage:	+/- 1.0
Year Built	2020
Building Size:	9,026 SF
Price PSF:	\$171.22
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.35%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,026 SF. Dollar General store located in Newton Falls, Ohio. 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 October 2020.

This Dollar General is highly visible as it is strategically positioned on Ridge Road which sees 5,388 cars per day. The ten mile population from the site is 76,674 while the three mile average household income \$60,953 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 6.35% cap rate based on the NOI of \$98,136.



PRICE \$1,545,449



CAP RATE 6.35%



LEASE TYPE Absolute NNN



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- New 15 Year Absolute NNN Lease | Zero Landlord Responsibilities
- **Brand New 2020 BTS Construction**
- **Adjacent to a Shop N' Save Anchored Shopping Center**
- 4 (5 Year) Options | 10% Increases At Each Option
- Three Mile Household Income \$60,953
- **Ten Mile Population 76,674**
- **5,388 Cars Per Day on Ridge Road**
- Investment Grade Dollar Store With "BBB" Credit Rating
- DG Reported 30 Consecutive Years of Same Store Sales Growth

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$98,136.00	\$10.87
Gross Income	\$98,136.00	\$10.87
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$98,136.00	\$10.87

PROPERTY SUMMARY

Year Built:	2020
Lot Size:	+/- 1.0 Acres
Building Size:	9,026 SF
Traffic Count:	5,388
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$98,136.00
Rent PSF:	\$10.87
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Tenant
Lease Start Date:	9/5/2020
Lease Expiration Date:	9/30/2035
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



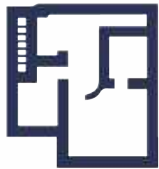
S&P:
BBB

DOLLAR GENERAL

133 RIDGE RD., NEWTON FALLS, OH 44444

 FORTIS NET LEASE™

Tenant Name	Unit Size (sf)	Lease Start	Lease End	Annual Rent	% of GLA	Rent per sf/yr
Dollar General	9,026	9/5/2020	9/30/2035	\$98,136.00	100.0	\$10.87
			Option 1	\$107,949.60		\$11.96
			Option 2	\$118,744.56		\$13.15
			Option 3	\$130,619.02		\$14.47
			Option 4	\$143,680.92		\$15.92
Totals/Averages	9,026			\$98,136.00		\$ 10.87



TOTAL SF
9,026



TOTAL ANNUAL RENT
\$98,136.00



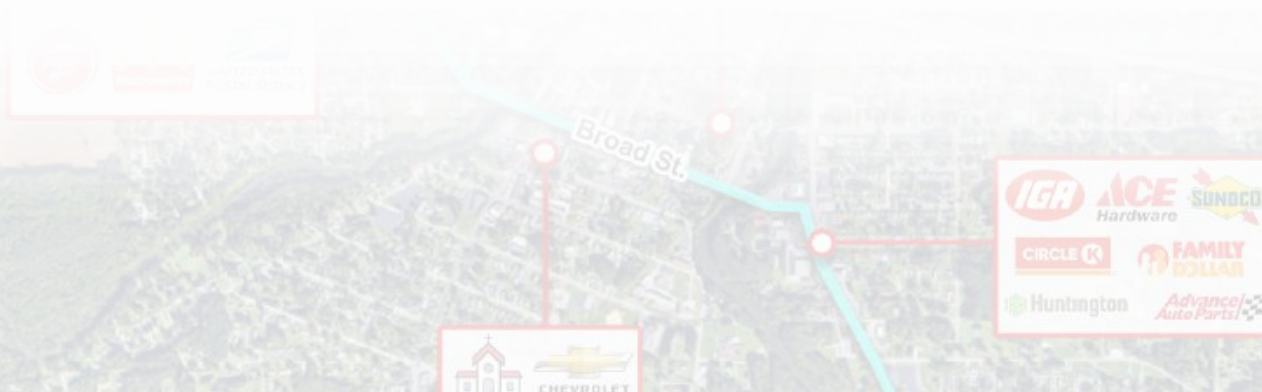
OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$ 10.87



NUMBER OF TENANTS
1



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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

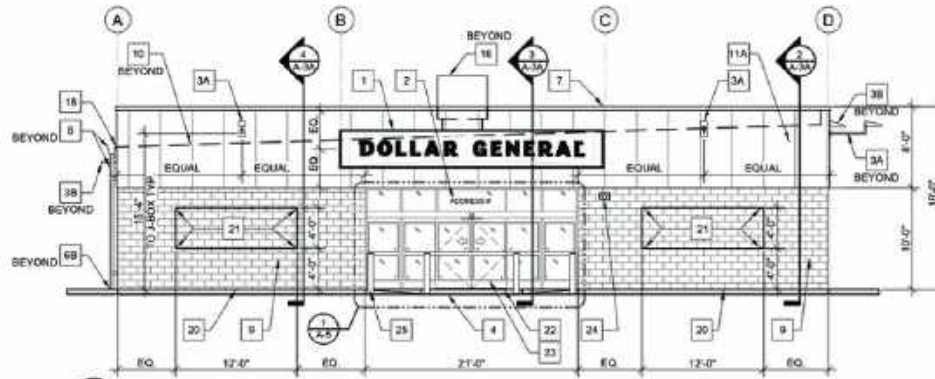


30 YEARS
SAME STORE GROWTH

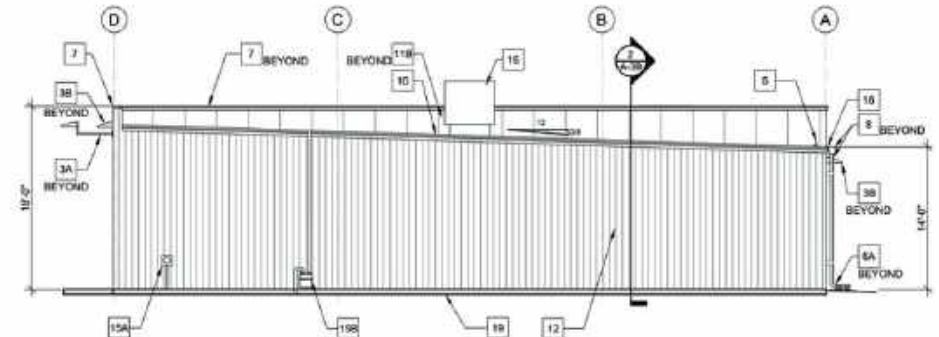
DOLLAR GENERAL is the largest "small box" discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 16,500+ stores with more than 143,000 employees, located across 46 states. Dollar General has more retail locations 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.



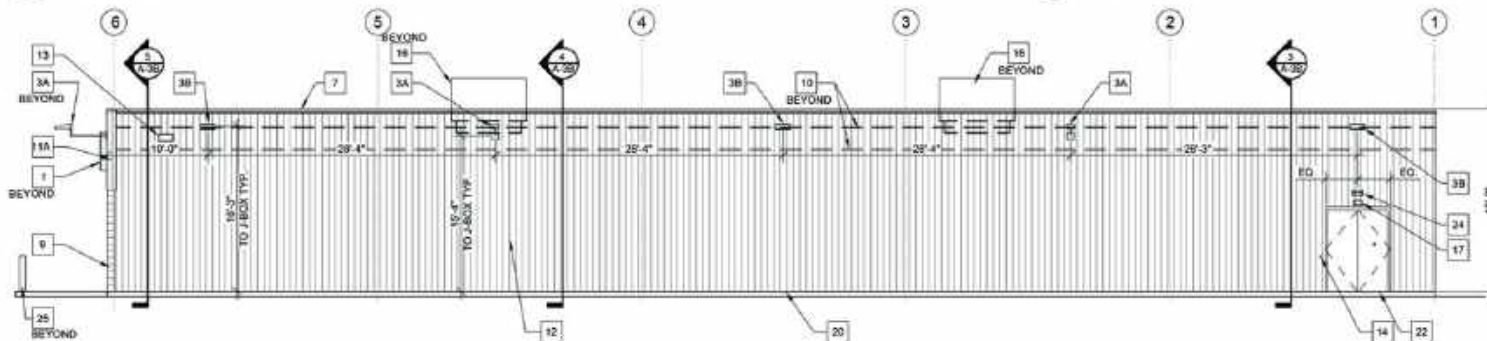
16,500 STORES ACROSS 46 STATES



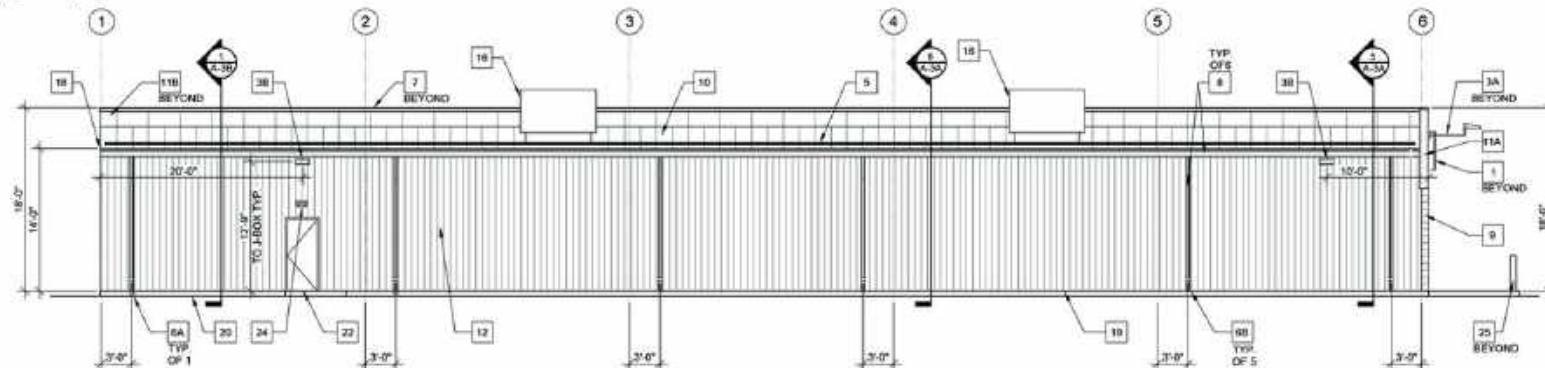
1 WEST ELEVATION
A-2
1/8" = 1'-0"



2 EAST ELEVATION
A-2
1/8" = 1'-0"



3 SOUTH ELEVATION (TRUCK SIDE)
A-2
1/8" = 1'-0"

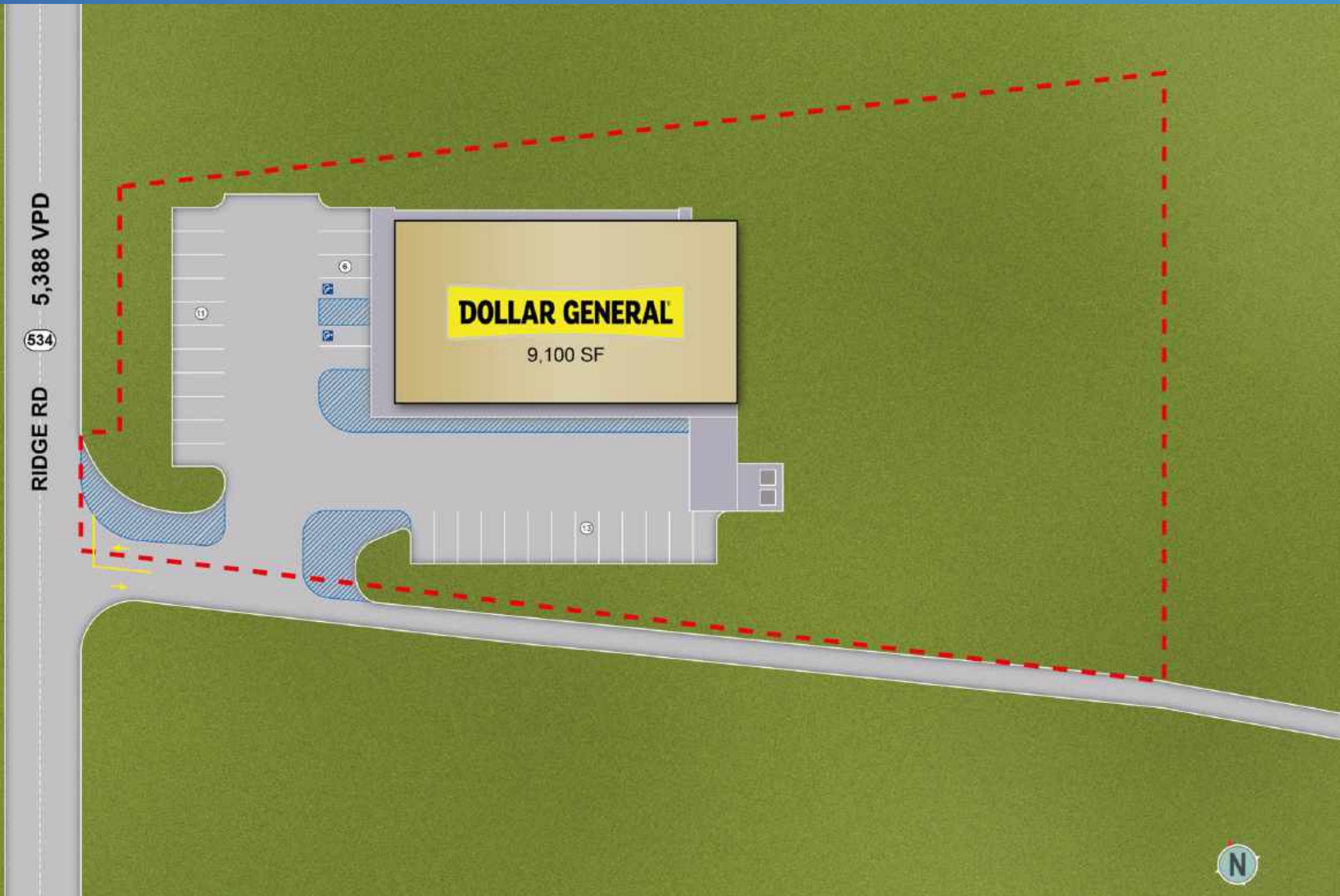


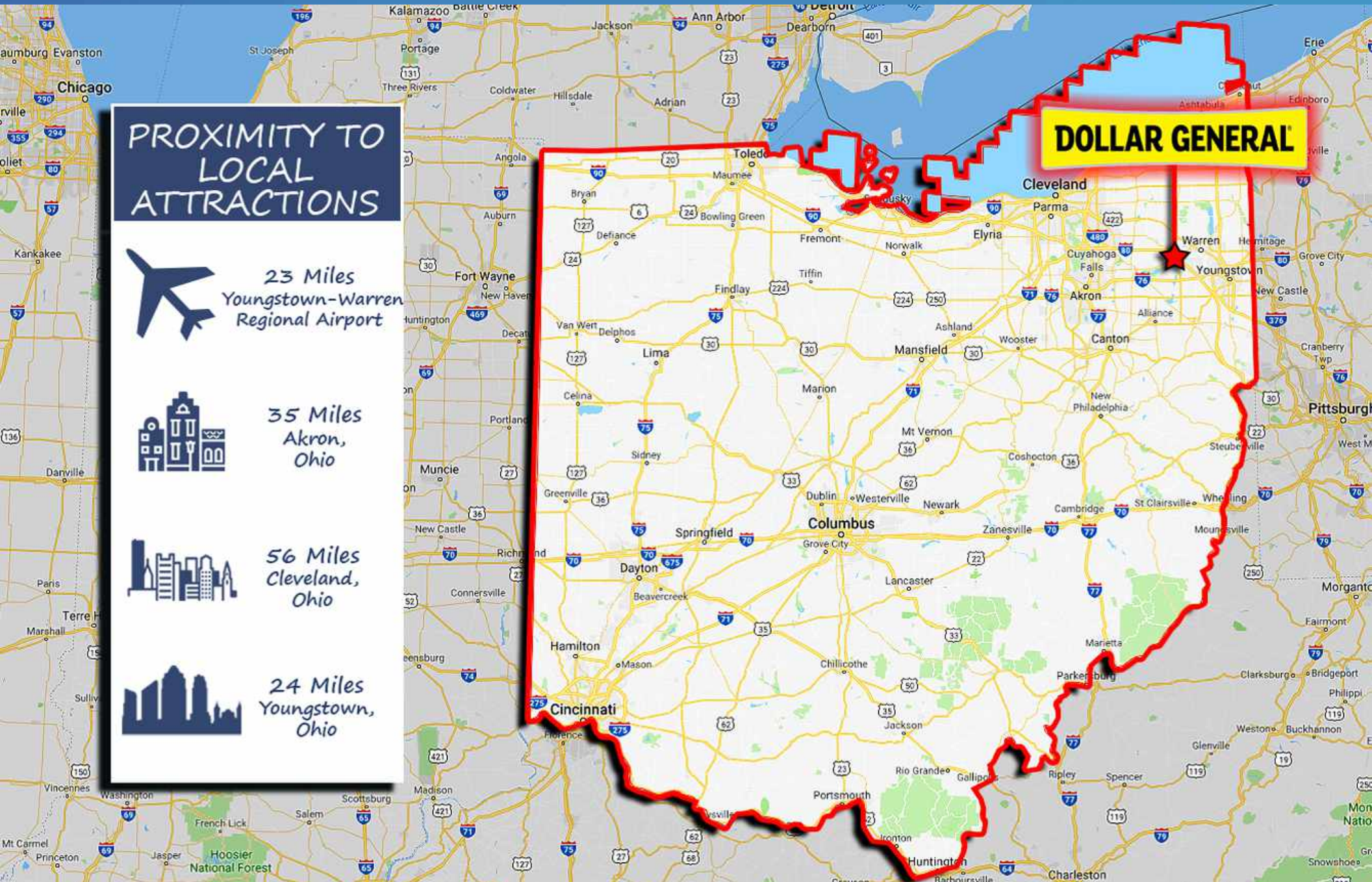
4 NORTH ELEVATION
A-2
1/8" = 1'-0"

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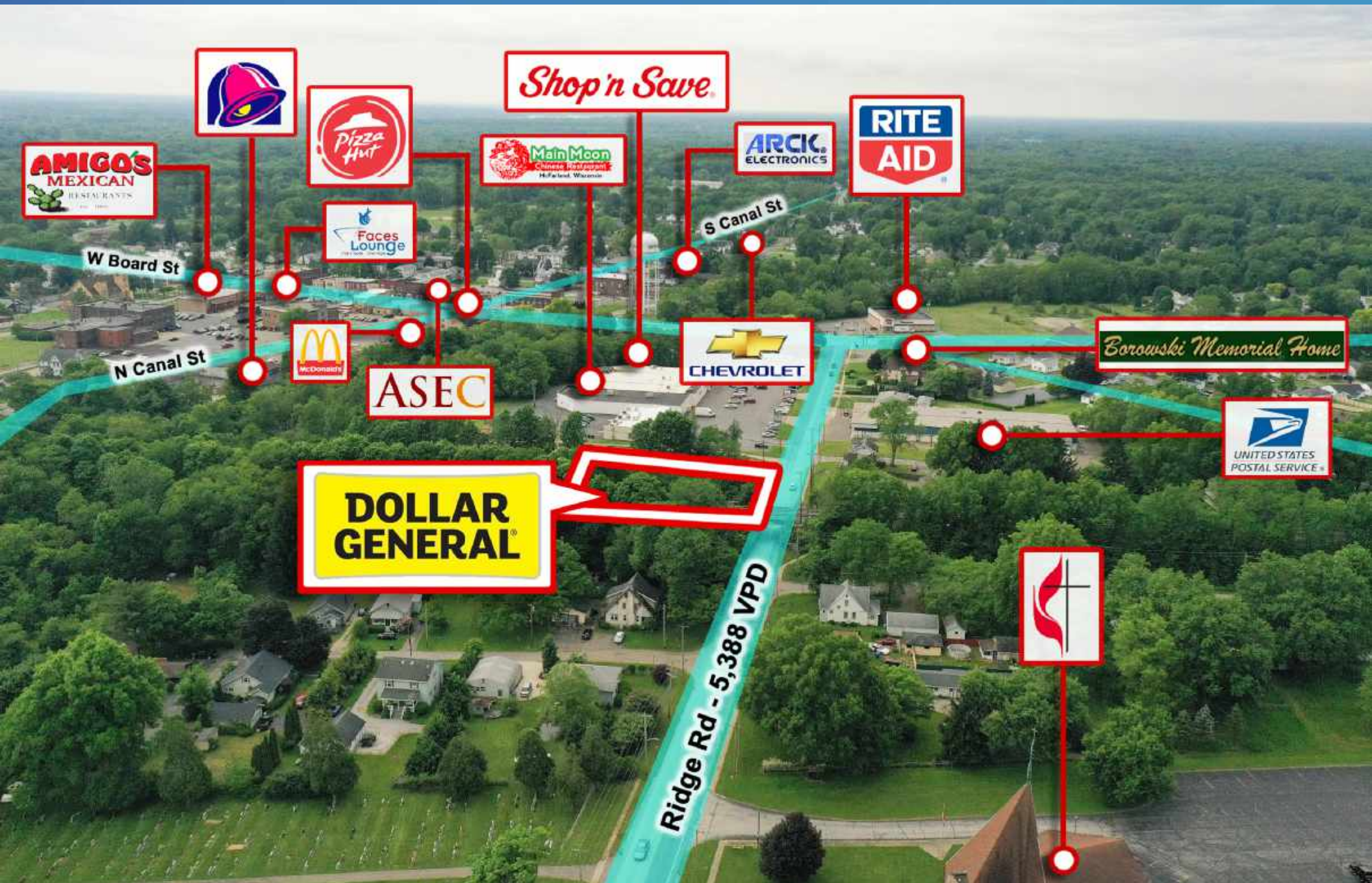


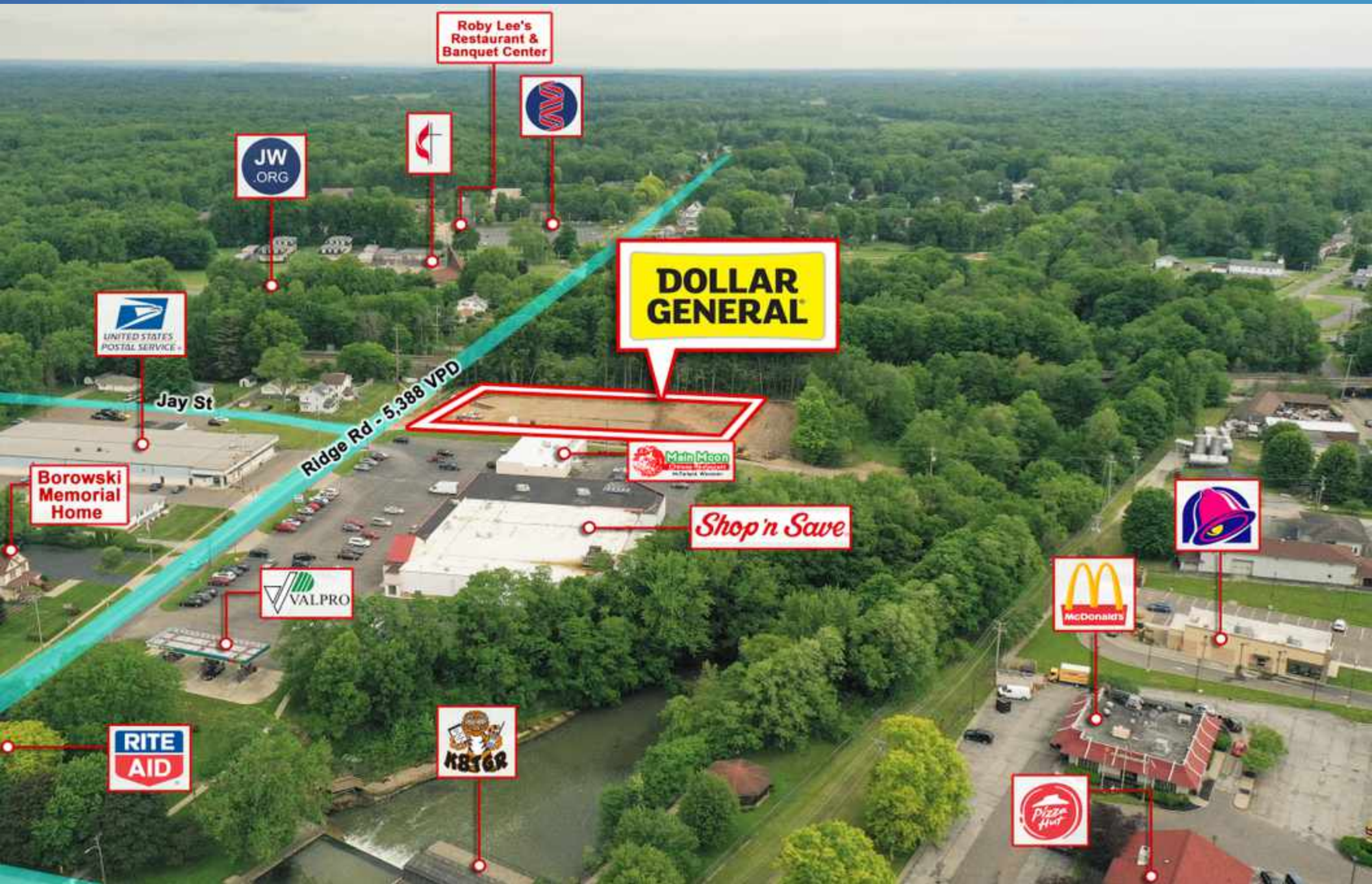
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Newton Falls is a city located within Newton Township in Trumbull County, Ohio. Nestled within the township is the historic and walkable city home to the famous 44444 ZIP code — the only US zip code in the contiguous US where all five numbers are the same.

The last surviving covered bridge in Trumbull County is also found here. It was constructed in 1831 over the Mahoning River, and it has a few other notable titles. The Newton Falls covered bridge is the second-oldest surviving covered bridge in Ohio, the oldest still in use on its original site and the only covered bridge in the state with a covered crosswalk.

Walk the Newton Falls Trail and visit the town's namesake falls. The waterfalls feed into different branches of the Mahoning River.

In town, stop at Healthy Treasures Café for delicious beverages you can't find anywhere else. Find country and rustic gifts and décor at the Shabby Settee Gift Shop.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2018	8,265	15,373	76,674
Average Age	42.4	41.6	40.9
# Of Persons Per HH	2.4	2.5	2.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,398	6,065	29,994
Average HH Income	\$60,953	\$62,382	\$55,357
Median House Value	\$116,358	\$121,201	\$102,277
Consumer Spending (Thousands)	\$76,353	\$139,923	\$641,923





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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