



## DOLLAR GENERAL PLUS – RELOCATION STORE

868 US-421 N, BEDFORD, KY 40006

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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.

## EXCLUSIVELY LISTED BY:

### PATRICK HAMMOND

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## INVESTMENT SUMMARY

List Price:	\$1,382,000
Current NOI:	\$82,920.00
Initial Cap Rate:	6.0%
Land Acreage:	1.37
Year Built	2018
Building Size:	10,566 SF
Price PSF:	\$130.80
Lease Type:	Absolute NNN
Lease Term:	15 Years

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 10,566 SF Dollar General PLUS store located in Bedford, KY. The property is encumbered with a fifteen (15) year absolute NNN lease, leaving zero landlord responsibilities. The lease contains 5 (5) year 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.

This Dollar General is highly visible as it is strategically positioned in Bedford, KY. The five mile population from the site exceeds 3,650 while the five mile average household income exceeds \$51,000 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 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** \$1,382,000



**CAP RATE** 6.0%



**LEASE TYPE** Absolute NNN



**TERM** 15 Years

## INVESTMENT HIGHLIGHTS

- Brand New Absolute NNN Lease
- DG 'PLUS' - Relocation Store from Old Inline Location
- 13+ Years Remaining on 15 Year Lease
- Zero Landlord Responsibilities
- Five Mile Population Exceeds 3,650 People
- Investment Grade Dollar Store
- DG Reported 30 Consecutive Quarters of Same Store Sales Growth

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## FINANCIAL SUMMARY

INCOME		PER SF
Gross Income	-	-
EXPENSE		PER SF
Gross Expenses	-	-
NET OPERATING INCOME	\$82,920.00	\$7.85

## PROPERTY SUMMARY

Year Built:	2018
Lot Size:	1.37 Acres
Building Size:	10,566 SF
Zoning:	Commercial
Construction Style:	Prototype

## LEASE SUMMARY

Tenant:	Dollar General PLUS
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$82,920
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	12/15/2018
Lease Expiration Date:	12/31/2033
Lease Term Remaining:	13+
Rent Bumps:	10% at Each Option
Renewal Options:	Five, Five Year Options
Lease Guarantor:	Corporate
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:  
\$21.96 BILLION



STORE COUNT:  
15,000+



GUARANTOR:  
CORPORATE



S&P:  
BBB



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 FORTIS NET LEASE™



**15,000+**  
STORES



**975 STORES**  
OPENING IN 2019



**\$26.48 BIL**  
IN SALES



**80 YEARS**  
IN BUSINESS



**30 QUARTERS**  
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 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.

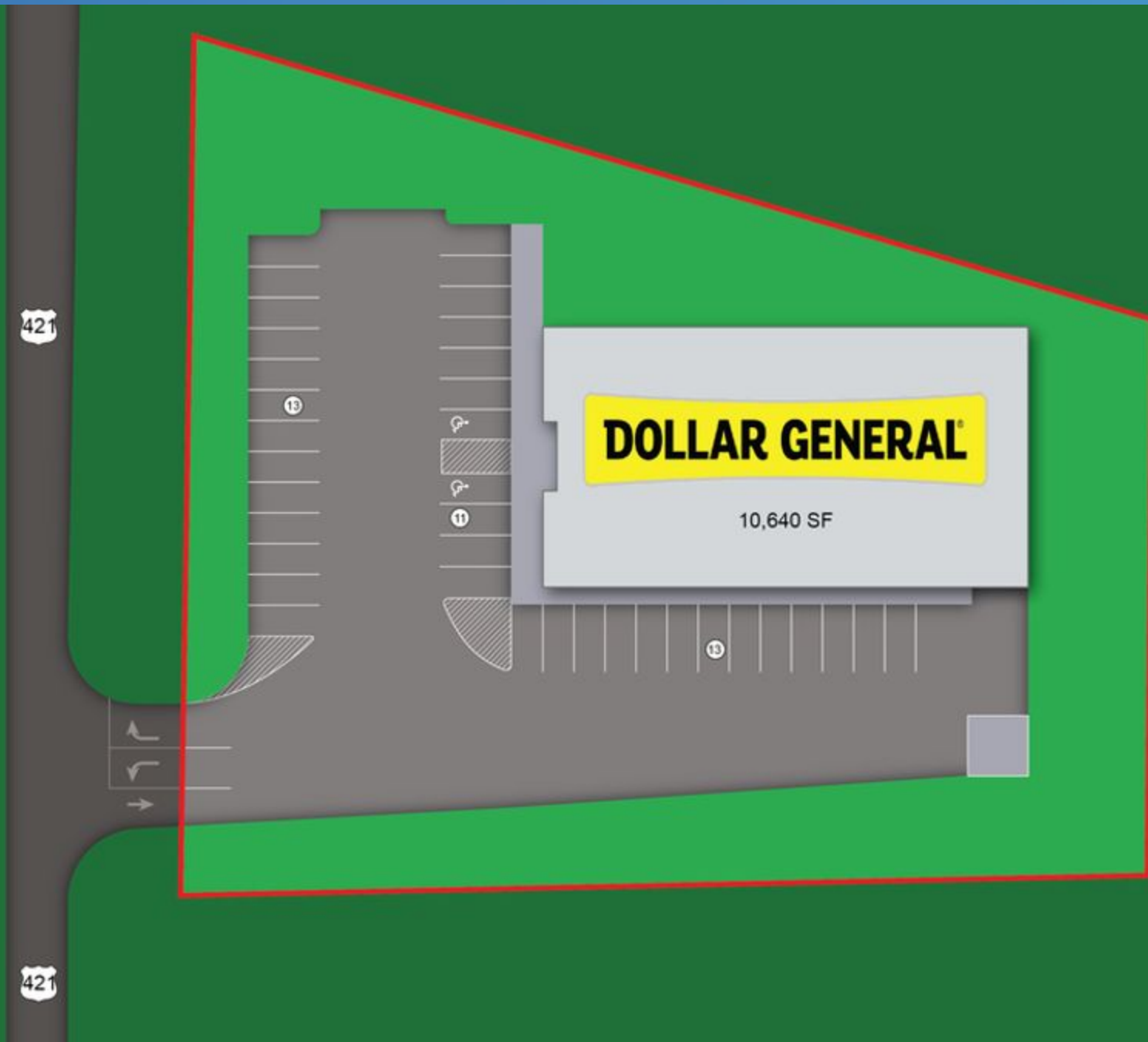


**15,000 STORES ACROSS 44 STATES**

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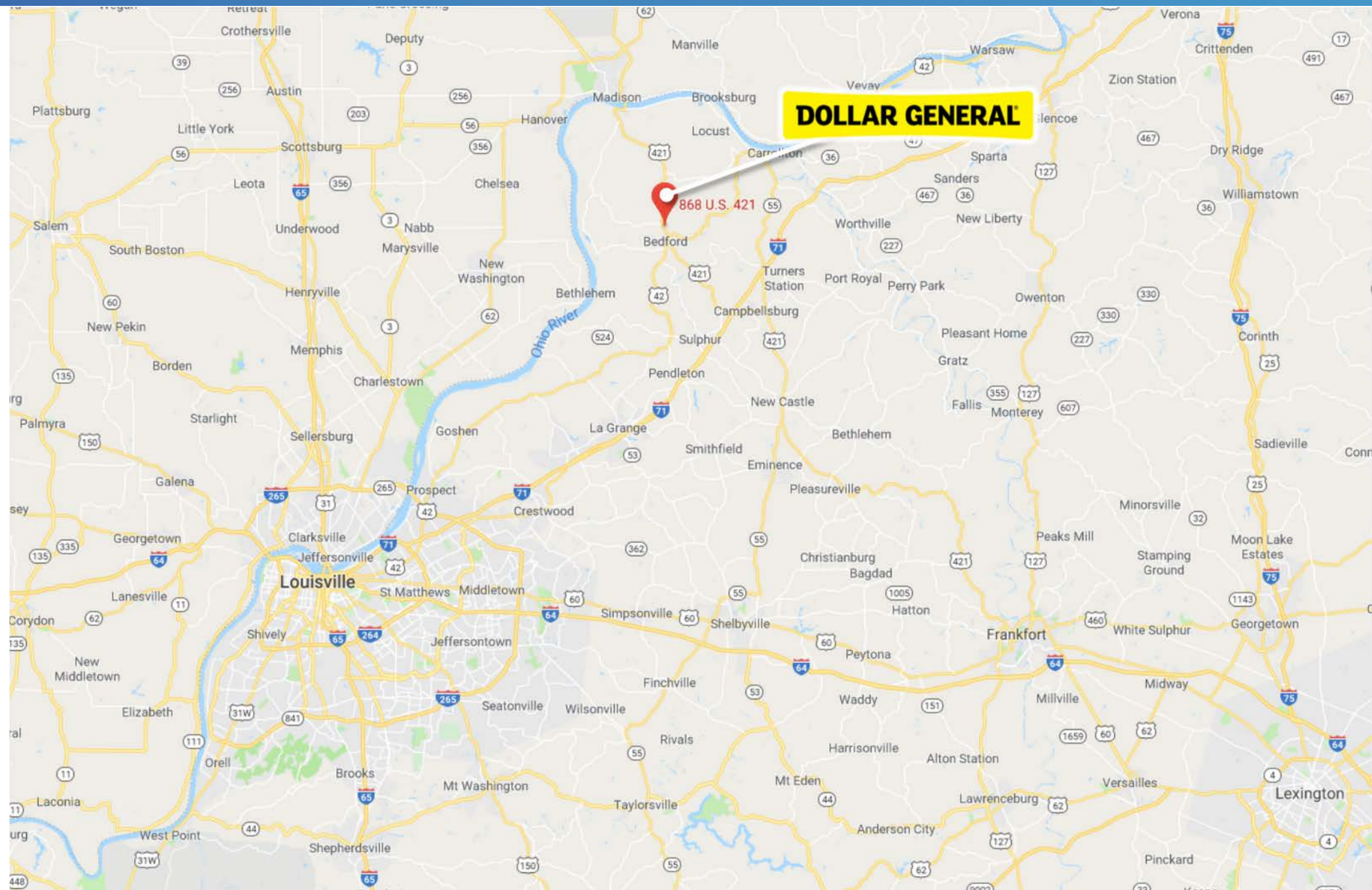




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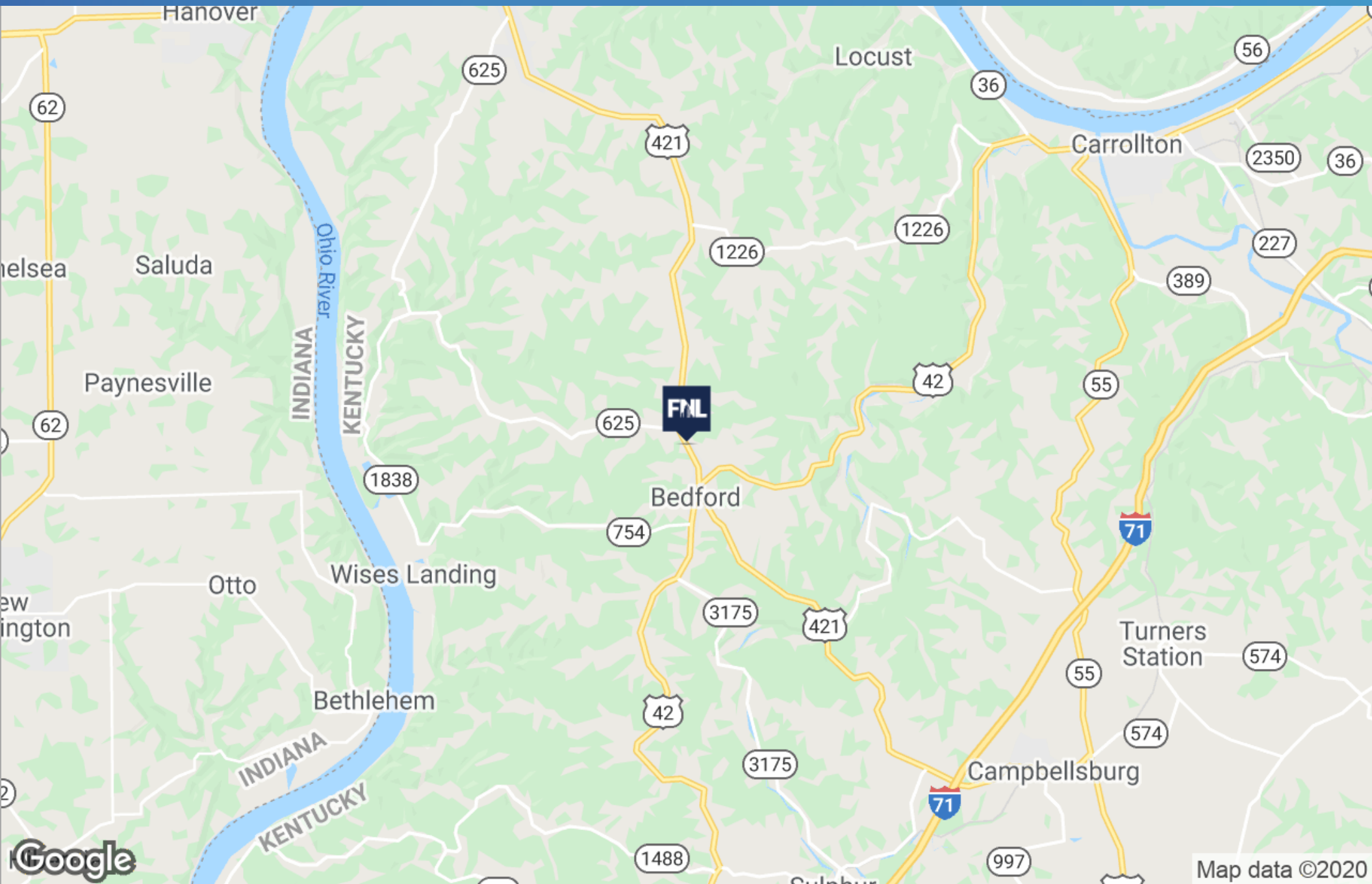




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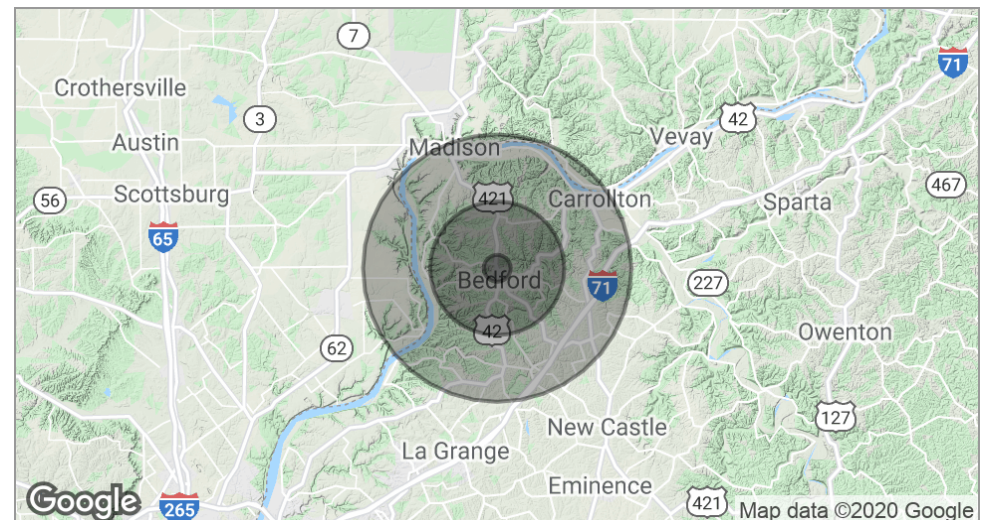
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Bedford is a home rule-class city in Trimble County, Kentucky, in the United States. The population was 677 at the 2000 census. It is the county seat of Trimble County.

It is located at the junction of U.S. Routes 42 and 421. It was named for Bedford, Virginia, former home of the first settler, Richard Bell, who built a house near what he called Bedford Spring in 1805. The town was founded in 1816 and first incorporated in 1850. Following its loss of city status, it was reincorporated in 1946.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2018	2,635	3,654	20,570
Average Age	40.80	40.60	40.20
# Of Persons Per HH	2.6	2.6	2.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,011	1,412	8,006
Average HH Income	\$47,704	\$51,025	\$63,357







TOTAL SALES VOLUME

\$5.5B

PROPERTIES SOLD

2,500+

BROKER & BUYER REACH

345K

STATES SOLD IN

40

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