



## 2021 BTS DOLLAR GENERAL

HIGHWAY 32, ALMA, GA 31510

ACTUAL PROPERTY RENDERING

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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:

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## STATE BROKER OF RECORD:

### STEVE MILLER

MILLER REALTY SERVICES, INC,

GA #11102

5784 LAKE FOREST DR, STE 252

ATLANTA, GA 30328

770.409.0266

## INVESTMENT SUMMARY

List Price:	\$1,714,487
Current NOI:	\$102,012.00
Initial Cap Rate:	5.95%
Land Acreage:	1.0 +/-
Year Built	2021
Building Size:	9,100 SF
Price PSF:	\$188.41
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	5.95%

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present this brand new 9,100 SF. upgraded Dollar General store located in Alma, Georgia. The property offers a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains 4 (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. The store is preparing for construction and is on track to open in May of 2021.

This Dollar General is highly visible as it is strategically positioned on the corner of Teakwood Road and Highway 32 which sees 6,150 cars per day. The ten mile population from the site is 14,451 while the three mile average household income is \$57,016 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 5.95% cap rate based on the NOI of \$102,012.



**PRICE** \$1,714,487



**CAP RATE** 5.95%



**LEASE TYPE** Absolute NNN



**TERM REMAINING** 15 Years

## INVESTMENT HIGHLIGHTS

- **New 15 Year Absolute NNN Lease | Zero Landlord Responsibilities**
- 4 (5 Year) Options | 10% Increases At Each Option
- **Corner Location | 2021 BTS**
- **Upgraded Design | Corner Entry Store**
- Three Mile Household Income \$57,016
- Ten Mile Population 14,451
- **6,150 Cars Per Day on Highway 32**
- Investment Grade Dollar Store With "BBB" Credit Rating
- DG Reported 30 Consecutive Years of Same Store Sales Growth
- **On Main Thoroughfare Connecting Neighborhood Communities**



## FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$102,012.00	\$11.21
<b>Gross Income</b>	<b>\$102,012.00</b>	<b>\$11.21</b>
EXPENSE		PER SF
Expenses	\$0	\$0.00
<b>Gross Expenses</b>	<b>\$0</b>	<b>\$0.00</b>
<b>NET OPERATING INCOME</b>	<b>\$102,012.00</b>	<b>\$11.21</b>

## PROPERTY SUMMARY

Year Built:	2021
Lot Size:	1.0 +/- Acres
Building Size:	9,100 SF
Traffic Count:	6,150
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Upgraded
Parking Lot:	Asphalt
Warranties	Construction
HVAC	Roof Mounted

## LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$102,012.00
Rent PSF:	\$11.21
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Tenant
Lease Start Date:	5/28/2021
Lease Expiration Date:	5/31/2036
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+



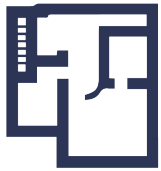
**GUARANTOR:**  
DG CORP



**S&P:**  
BBB



TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,100	5/28/2021	5/31/2036	\$102,012.00	100.0	\$11.21
			Option 1	\$112,213.20		\$12.33
			Option 2	\$123,434.52		\$13.56
			Option 3	\$135,777.97		\$14.92
			Option 4	\$149,355.77		\$16.41
Totals/Averages	9,100			\$102,012.00		\$11.21



**TOTAL SF**  
9,100



**TOTAL ANNUAL RENT**  
\$102,012.00



**OCCUPANCY RATE**  
100%



**AVERAGE RENT/SF**  
\$11.21



**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

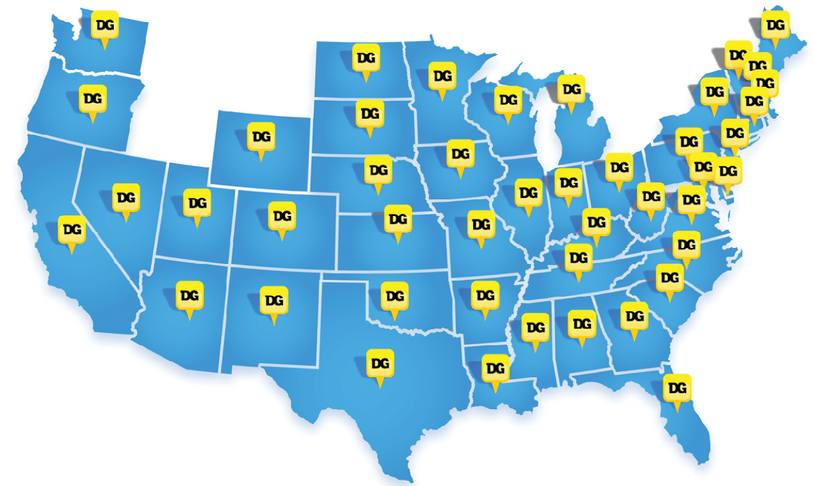


**81 YEARS**  
IN BUSINESS



**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**





6,150 VPD

HWY 32 E 32

TEAKWOOD RD

DOLLAR GENERAL

9,100 SF



## PROXIMITY TO LOCAL ATTRACTIONS



73 Miles  
Brunswick  
Golden Isles  
Airport



213 Miles  
Atlanta,  
GA



109 Miles  
Savannah,  
GA



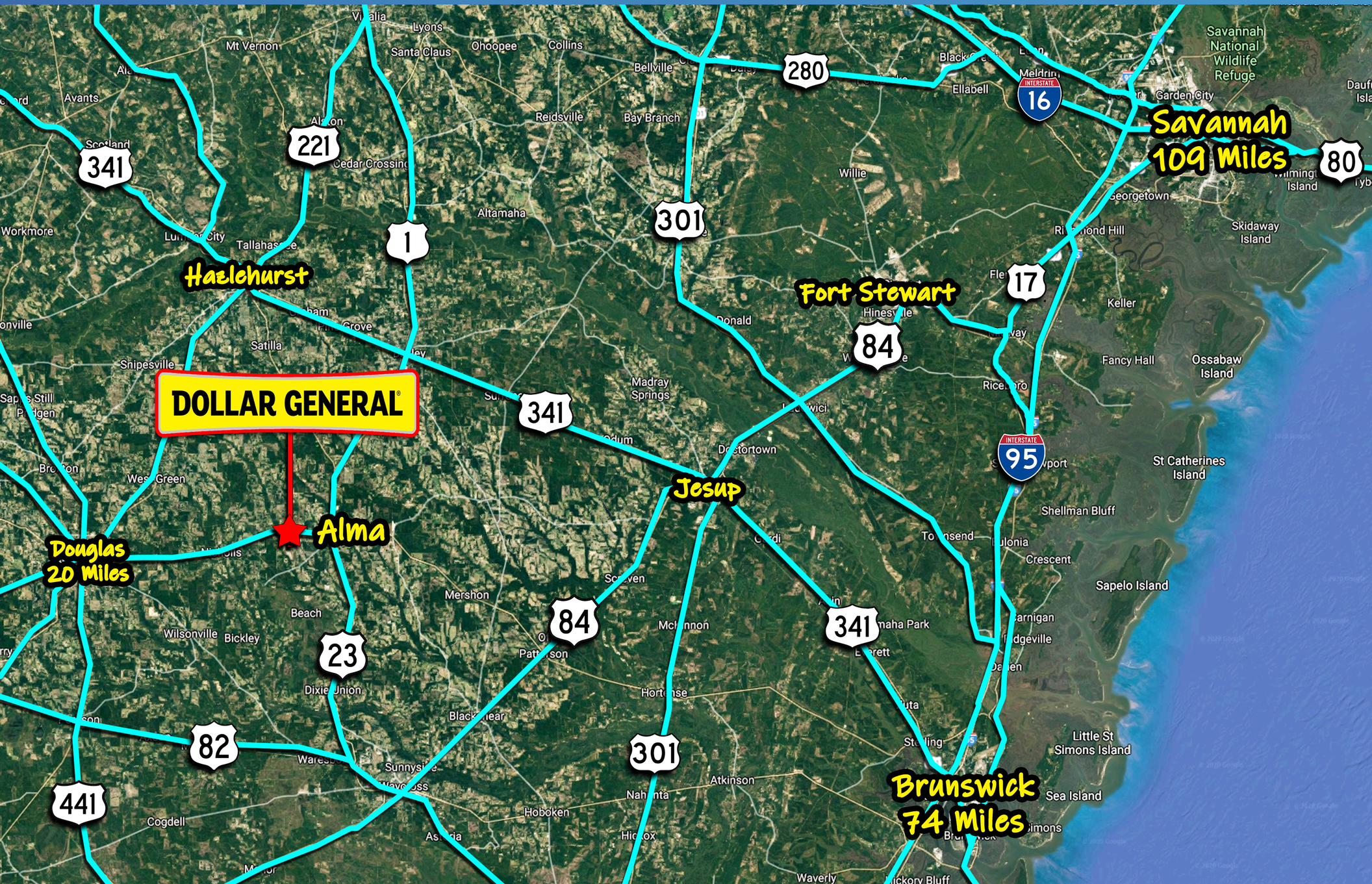
74 Miles  
Brunswick,  
GA



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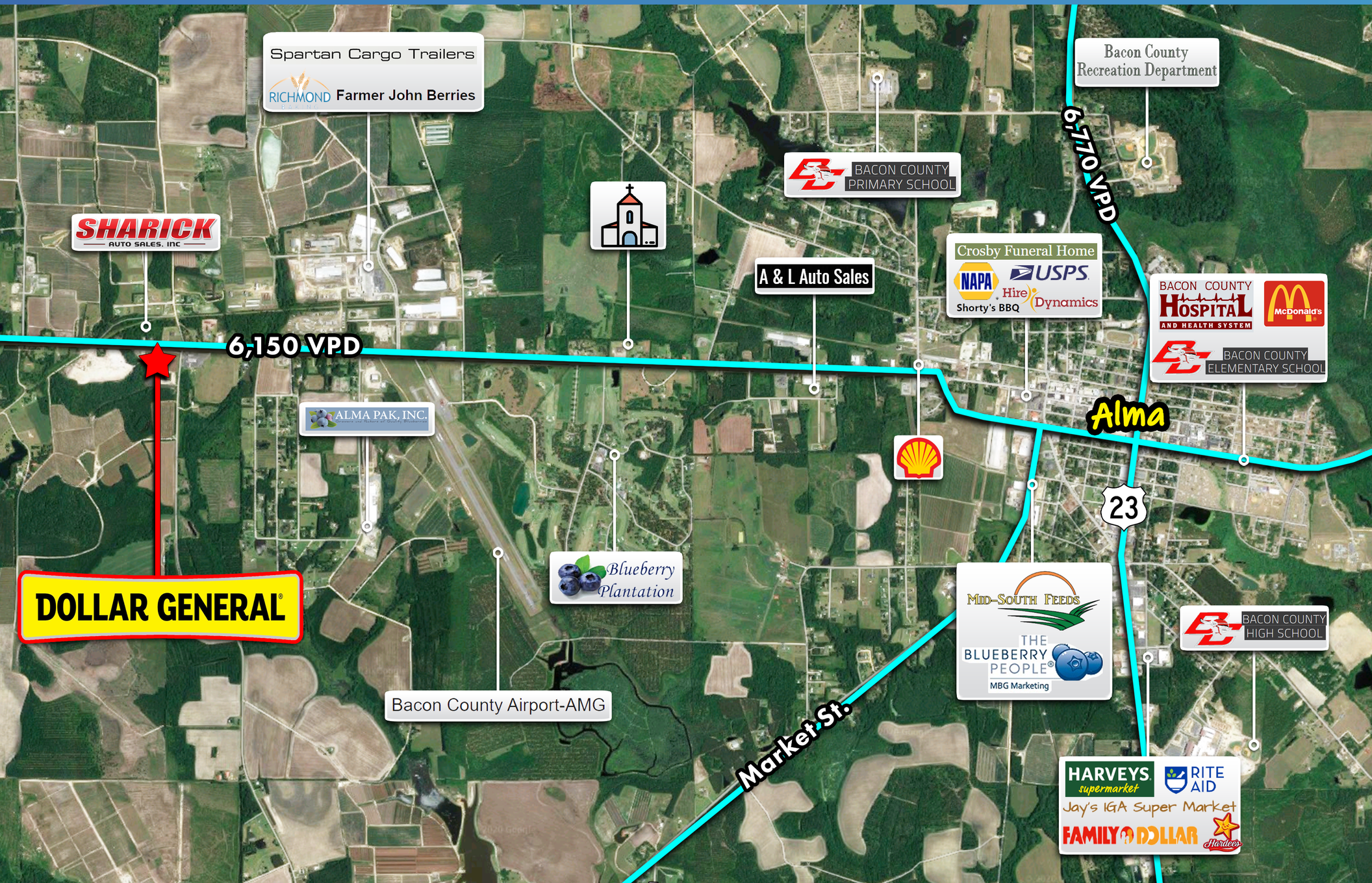




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Alma is a city in Bacon County, Georgia and the county seat. Alma was founded in 1900 as a stop on the Atlantic Coast Line Railroad. It was incorporated as a city in 1906 and designated seat of the newly formed Bacon County in 1914. There are two theories about the origin of the name of the town. The first is that it was named for the wife of a traveling salesman, Alma Sheridan; the other is that it was named for the initial letter of the four state capitals Georgia has had: Augusta, Louisville, Milledgeville, and Atlanta.

There are four sites in Alma listed on the National Register of Historic Places: Alma Depot, Bacon County Courthouse, Bacon County School, and the Rabinowitz Building.

The Georgia Blueberry Festival is a locally organized festival. Its goal is to honor and recognize the importance of the blueberry crop to Alma and Bacon County and to thank those who are involved in the production of the blueberries. The Festival provides entertainment, activities, and food to local residents and visitors.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2020	2,376	6,874	14,451
Median Age	38.6	37.4	38.7
# Of Persons Per HH	2.6	2.5	2.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	925	2,555	4,656
Average HH Income	\$57,016	\$50,329	\$51,597
Median House Value	\$91,338	\$88,052	\$83,257
Consumer Spending	\$21.1M	\$52.6M	\$100.4M





TOTAL SALES VOLUME

\$6B

PROPERTIES SOLD

3,000+

BROKER & BUYER REACH

345K

STATES SOLD IN

43

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