



# ABSOLUTE NNN DOLLAR GENERAL

REPRESENTATIVE STORE

9703 HIGHWAY 79, HAYNESVILLE, LA 71038

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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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## INVESTMENT SUMMARY

List Price:	\$1,134,290
Current NOI:	\$76,564.56
Initial Cap Rate:	6.75%
Land Acreage:	+/- 1.207
Year Built	2011
Building Size:	9,100 SF
Price PSF:	\$124.65
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.75%

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,100 SF. Dollar General store located in Haynesville, Louisiana. The property offers a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. There are 5.25 years remaining on the primary term. The lease contains 3 (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 has been open & operating since February 2011.

This Dollar General is highly visible as it is strategically positioned on Highway 79 which sees 4,063 cars per day, next to Haynesville Elementary School which serves around 250+ students. The ten mile population from the site is 5,711 while the three mile average household income is \$36,060 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 6.75% cap rate based on the NOI of \$76,564.56.



PRICE \$1,134,290



CAP RATE 6.75%



LEASE TYPE Absolute NNN



TERM REMAINING 5.25 Years

## INVESTMENT HIGHLIGHTS

- 15 Year Absolute NNN Lease | Zero Landlord Responsibilities
- 3 (5 Year) Options | 10% Increases At Each Option
- **Concrete Parking Lot | 5.25 Years Remaining on Primary Term**
- Three Mile Household Income \$36,060
- Ten Mile Population 5,711
- **4,063 Cars Per Day on Highway 79**
- Investment Grade Dollar Store With "BBB" Credit Rating
- DG Reported 30 Consecutive Years of Same Store Sales Growth
- **Located on Main Thoroughfare**
- Next to Haynesville Elementary School | 250+ Students
- **Only Dollar Store Within 12+ Miles**



## FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$76,564.56	\$8.41
<b>Gross Income</b>	<b>\$76,564.56</b>	<b>\$8.41</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>\$76,564.56</b>	<b>\$8.41</b>

## PROPERTY SUMMARY

Year Built:	2011
Lot Size:	+/- 1.207 Acres
Building Size:	9,100 SF
Traffic Count:	4,063
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Concrete
Warranties	Construction
HVAC	Ground Mounted

## LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$76,564.56
Rent PSF:	\$8.41
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Tenant
Lease Start Date:	2/8/2011
Lease Expiration Date:	2/28/2026
Lease Term Remaining:	5.25 Years
Rent Bumps:	10% at Each Option
Renewal Options:	Three (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+



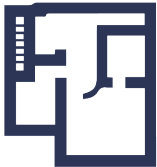
**GUARANTOR:**  
DG CORP



**S&P:**  
BBB



Tenant Name	Unit Size (SF)	Lease Start	Lease End	Annual Rent	% of GLA	Rent per SF/Yr
Dollar General	9,100	2/8/2011	2/28/2026	\$76,564.56	100.0	\$8.41
			Option 1	\$84,221.02		\$9.25
			Option 2	\$92,643.12		\$10.18
			Option 3	\$101,907.43		\$11.20
Totals/Averages	9,100			\$76,564.56		\$8.41



TOTAL SF  
9,100



TOTAL ANNUAL RENT  
\$76,564.56



OCCUPANCY RATE  
100%



AVERAGE RENT/SF  
\$8.41



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

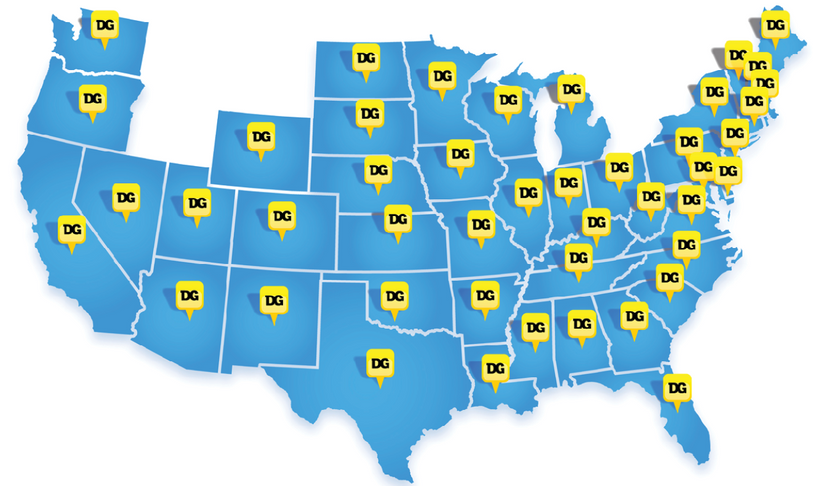


**81 YEARS**  
IN BUSINESS



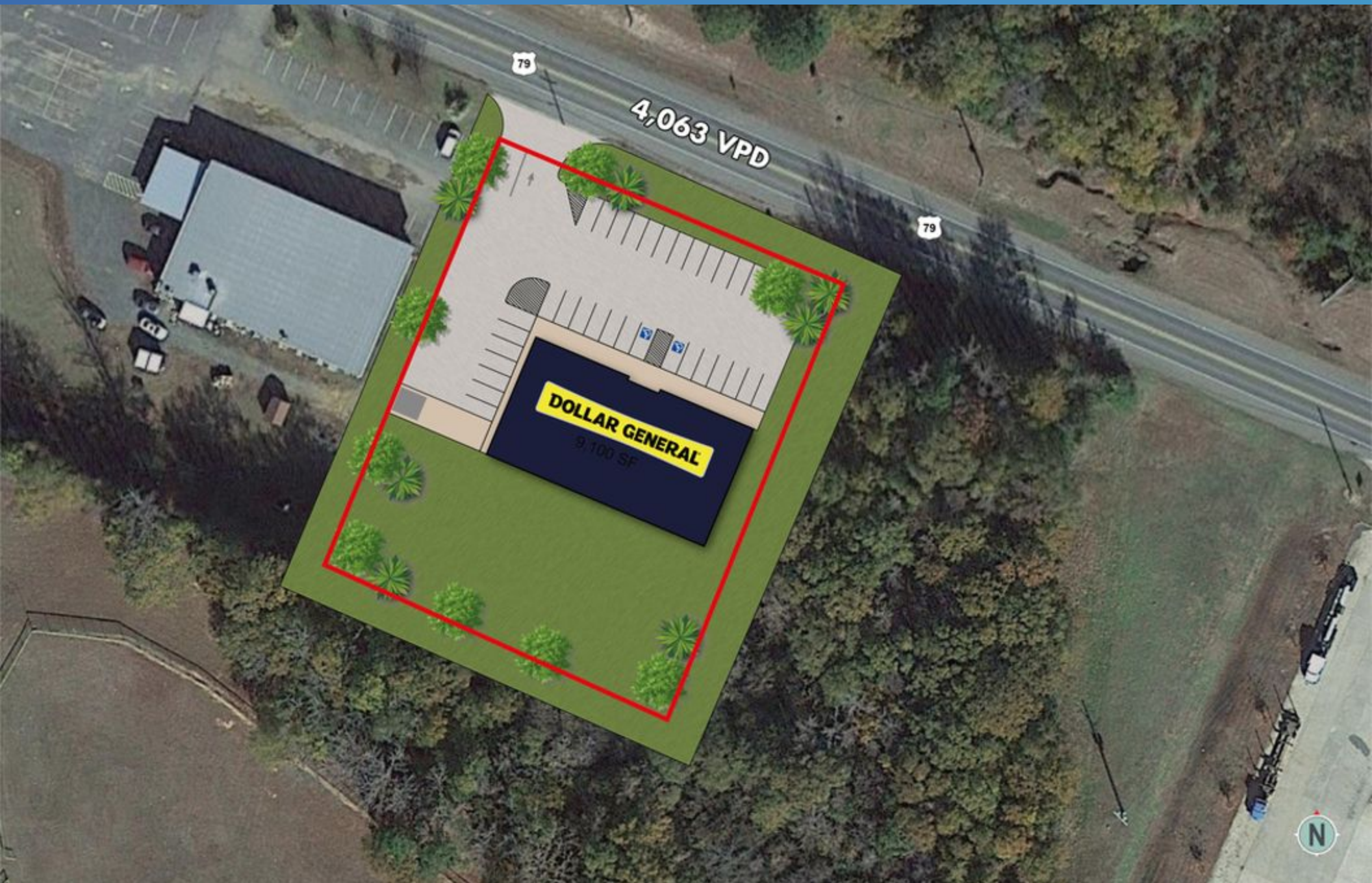
**30 YEARS**  
SAME STORE GROWTH

**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**



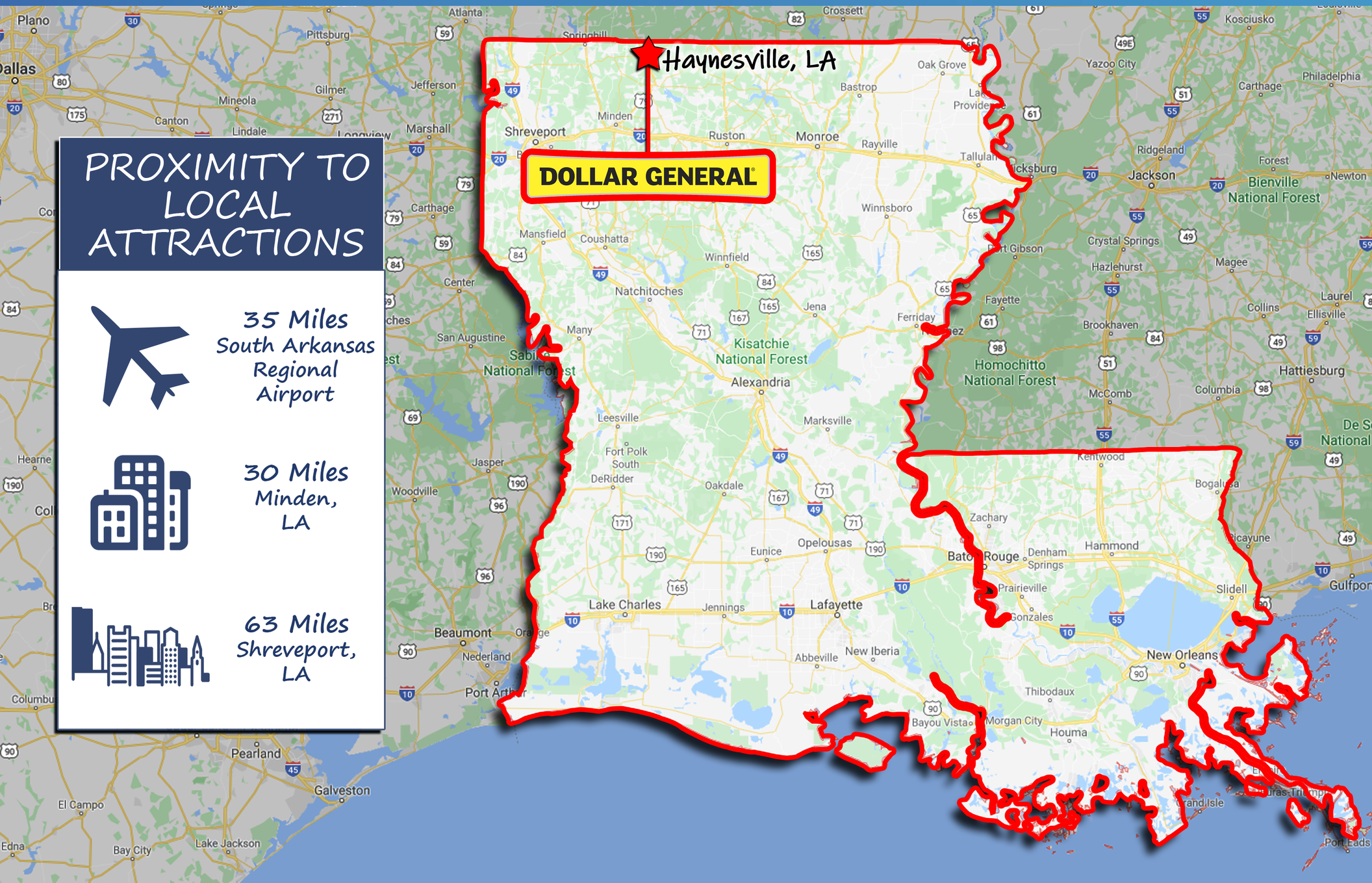




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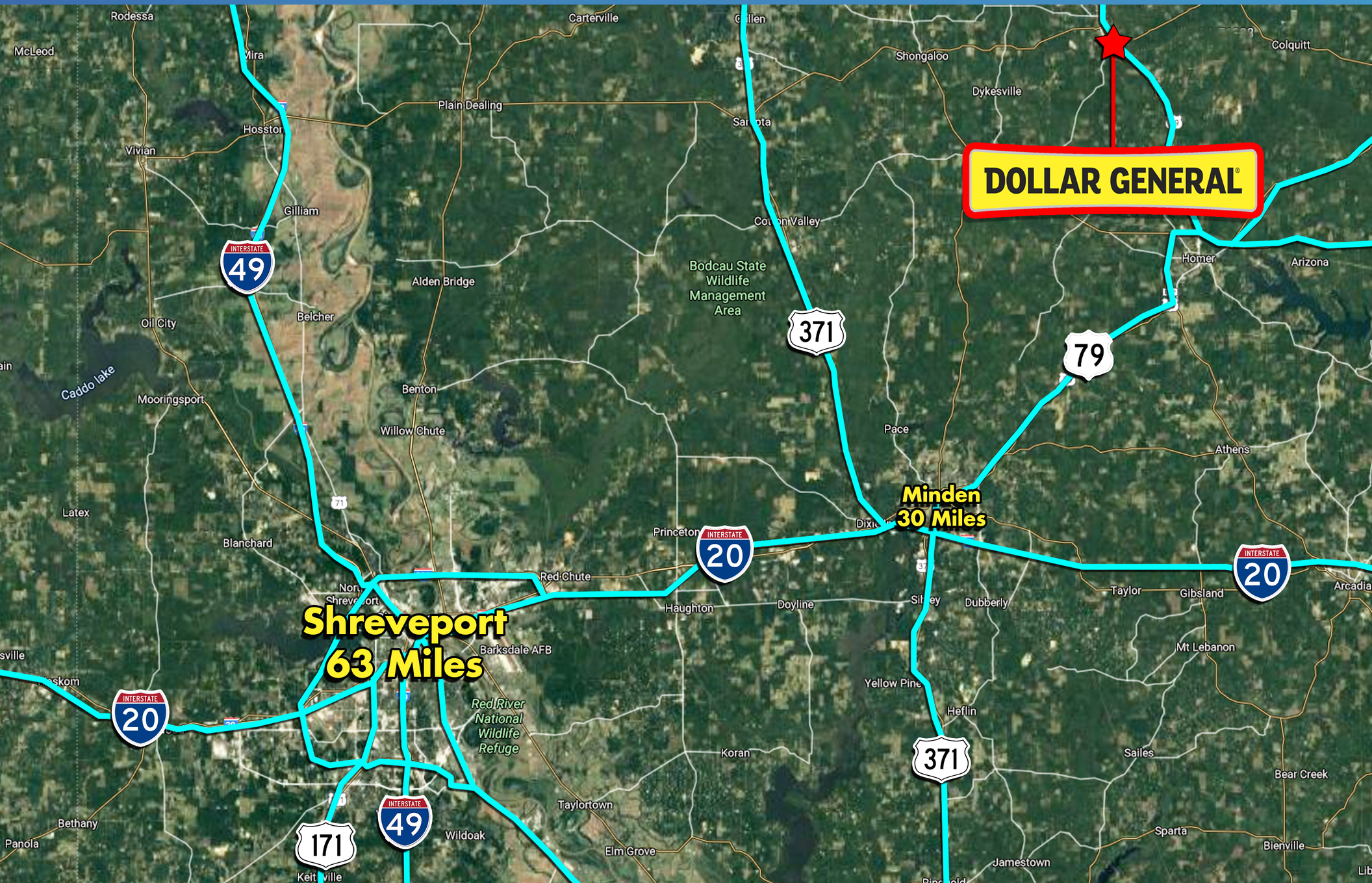




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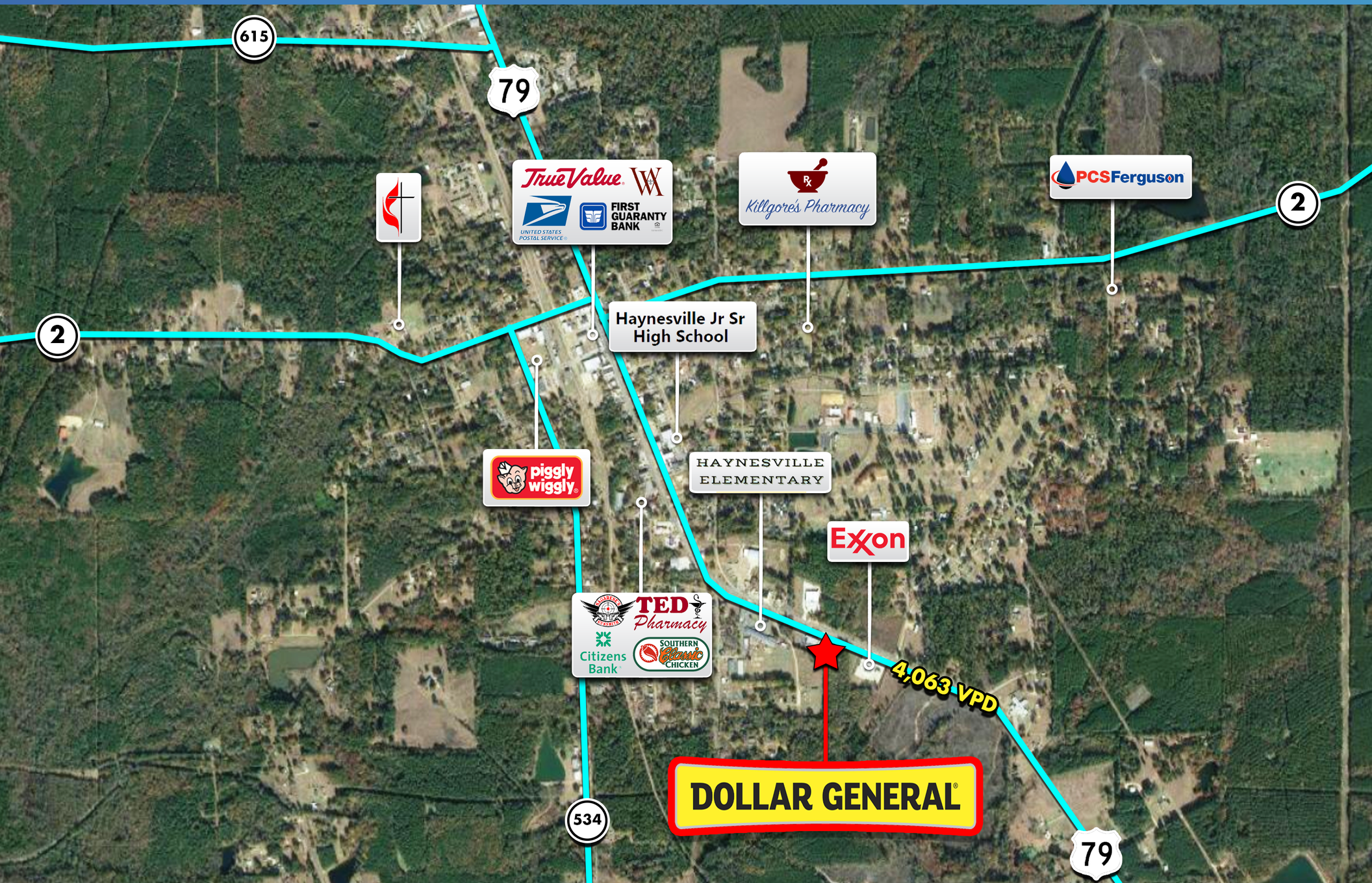




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Haynesville was established under the name Haynesville in 1843. In the early 21st century, the Haynesville economy is based on oil, cotton, and timber with considerable logging and pulpwood production in the area. Haynesville was incorporated in 1901. Located in Claiborne Parish, the town's warm hospitality and neighborly disposition are the heart of this community. Haynesville is known as the "Gateway to North Louisiana" and the "Butterfly Capital of Louisiana".

Quality of life is important to the people of Haynesville. While maintaining the tranquility of a hometown, Haynesville also meets the necessities of modern life. Claiborne Parish Fairgrounds, located on Fairgrounds Drive, is where the annual Claiborne Parish Fair takes place in mid-October. During mid-September, the annual Butterfly Festival takes place at the Fair Complex.

A revitalization of downtown Haynesville is in progress.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2020	2,323	2,626	5,711
Median Age	39.2	39.8	41.2
# Of Persons Per HH	2.3	2.3	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	973	1,101	1,876
Average HH Income	\$36,060	\$36,953	\$40,922
Median House Value	\$73,123	\$74,162	\$78,455
Consumer Spending	\$16.1M	\$18.8M	\$36M







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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