



BRAND NEW DOLLAR GENERAL | ABS. NNN

ACTUAL STORE

2ND STREET NE, TIOGA, ND 58852

30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334
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EXCLUSIVELY LISTED BY:

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STATE BROKER OF RECORD:

BRIAN BROCKMAN

BANG REALTY, INC.

11427 REED HARTMAN HWY #236

CINCINNATI , OH 45241

513.657.3645



INVESTMENT SUMMARY

List Price:	\$1,580,000
Current NOI:	\$94,800.00
Initial Cap Rate:	6.0%
Land Acreage:	1.62 +/-
Year Built	2021
Building Size:	9,002 SF
Price PSF:	\$175.52
Lease Type:	Absolute NNN
Lease Term:	15 Year
Average CAP Rate:	6.00%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this brand new 9,002 SF. corner entry Dollar General store located in Tioga, ND - the oil capital of North Dakota! The property offers a brand new 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. Construction has completed with the store opening January 2021.

This Dollar General is highly visible as it is strategically positioned on the corner of 2nd St NE and 104th Ave NW which sees 6,845 cars per day. The ten mile population from the site is 2,108 while the three mile average household income is \$85,730 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 6.00% cap rate based on the NOI of \$94,800.



PRICE \$1,580,000



CAP RATE 6.0%



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 | Concrete Parking Lot**
- **Three Mile Household Income \$85,730**
- Ten Mile Population 2,108
- **6,845 Cars Per Day on 104th Avenue NW**
- Investment Grade Dollar Store With "BBB" Credit Rating
- DG Reported 30 Consecutive Years of Same Store Sales Growth
- **Only Dollar Store Serving the Community!**
- **Only 1 Mile from Hess Gas Plant | Major Employer in Area**

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$94,800.00	\$10.53
Gross Income	\$94,800.00	\$10.53
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$94,800.00	\$10.53

PROPERTY SUMMARY

Year Built:	2021
Lot Size:	1.62 +/- Acres
Building Size:	9,002 SF
Traffic Count:	6,845
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 Year
Annual Rent:	\$94,800.00
Rent PSF:	\$10.53
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Tenant
Lease Start Date:	1/10/2021
Lease Expiration Date:	1/31/2036
Lease Term Remaining:	15 Years
Rent Bumps:	10% at Each Option
Renewal Options:	Four (5 Years)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$27.8 BILLION



STORE COUNT:
16,500+

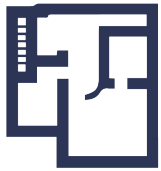


GUARANTOR:
DG CORP



S&P:
BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,002	1/10/2021	1/31/2036	\$94,800.00	100.0	\$10.53
			Option 1	\$104,280.00		\$11.58
			Option 2	\$114,708.00		\$12.74
			Option 3	\$126,178.80		\$14.01
			Option 4	\$138,796.68		\$15.42
Totals/Averages	9,002			\$94,800.00		\$10.53



TOTAL SF
9,002



TOTAL ANNUAL RENT
\$94,800



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$10.53



NUMBER OF TENANTS
1



DOLLAR GENERAL

2ND STREET NE, TIOGA, ND 58852 

 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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 FORTIS NET LEASE™





PROXIMITY TO LOCAL ATTRACTIONS



49 Miles
Williston Basin
Int'l Airport



49 Miles
Williston,
ND



84 Miles
Minot, ND



49 Miles
Williston
State
College

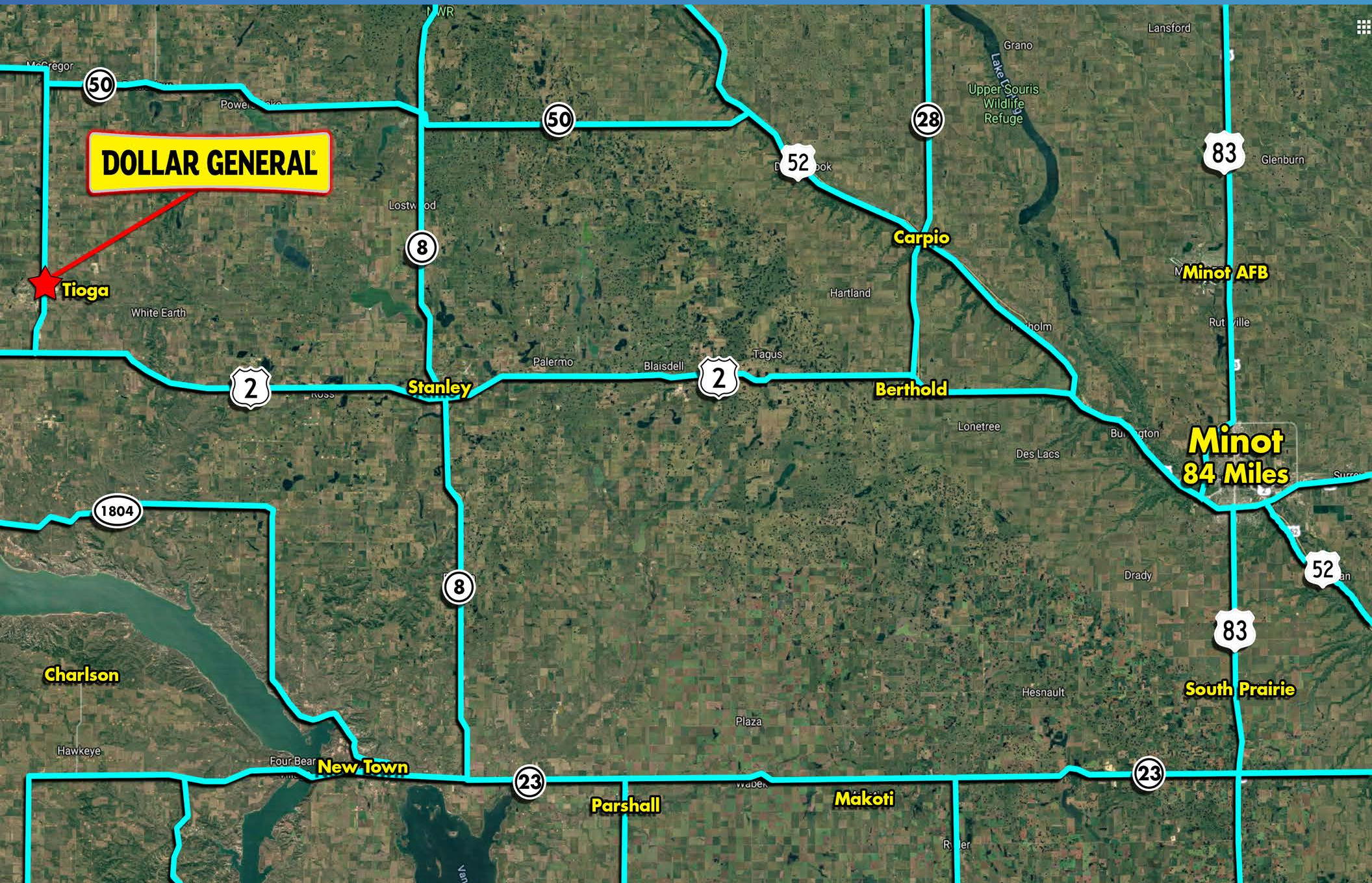
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Tioga is a city in Williams County, North Dakota. Tioga was founded in 1902 and named by settlers from Tioga, New York. The population of the city increased dramatically in the 1950s following the discovery of oil nearby in the Williston Basin.

Like many cities in northwestern North Dakota, Tioga finds itself in the middle of an exciting growth spurt, partially due to the increased oil activity of the Bakken, and now the Three Forks formation. But Tioga has staying power. With a strong history of farming and agriculture-related industry, combined with the presence of the Hess Gas Plant, the largest natural gas processing plant in North Dakota since 1954, Tioga has a strong, stable workforce independent of the oil boom that calls Tioga home.

The city is working hard to attract new businesses and individuals to meet the expanding workforce in the area, and is seeing great progress. They are confident once you explore the amenities and conveniences of Tioga and the greater community, you'll rethink the notion of a small town, and consider calling it home, too.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2020	1,669	1,747	2,108
Median Age	36.7	36.7	36.7
# Of Persons Per HH	2.2	2.2	2.2
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	725	756	893
Average HH Income	\$85,730	\$86,476	\$90,279
Median House Value	\$225,431	\$226,250	\$227,573
Consumer Spending	\$19.5M	\$20.5M	\$24.9M





TOTAL SALES VOLUME

\$6.7B

PROPERTIES SOLD

3,000+

BROKER & BUYER REACH

345K

STATES SOLD IN

43

Click to Meet Team Fortis

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