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67520 HALFWAY ROAD, BURR OAK, MI 49030



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EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY

List Price:	\$1,410,000
Current NOI:	\$84,600.00
Initial Cap Rate:	6.0%
Land Acreage:	1.0 +/-
Year Built	2020
Building Size:	9,100 SF
Price PSF:	\$154.95
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.00%



PRICE \$1,410,000



CAP RATE 6.0%



LEASE TYPE Absolute NNN



TERM REMAINING 15 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this brand new 9,100 SF. Dollar General store located in Burr Oak, Michigan. 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 open and operational with rent having commenced in December 2020.

This Dollar General is highly visible as it is strategically positioned on the corner of Halfway Road and Chicago Road E (Highway 12) which sees 6,107 cars per day. The ten mile population from the site is 34,200 while the three mile average household income \$65,052 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 56.00% cap rate based on NOI of \$84,600.

INVESTMENT HIGHLIGHTS

- 15 Year Absolute NNN Lease | Zero Landlord Responsibilities
- Brand New 2020 BTS Construction
- Corner Location | Located on Main Thoroughfare Connecting Communities
- 4 (5 Year) Options | 10% Increases At Each Option
- Three Mile Household Income \$65,052
- Ten Mile Population 34,200
- 6,107 Cars Per Day on Chicago Road E (Highway 12)
- · Investment Grade Dollar Store With "BBB" Credit Rating
- · DG Reported 30 Consecutive Years of Same Store Sales Growth
- Only 5.5 Miles From Sturgis | Draws Nearly 1/2 Million Tourists to the Annual Motorcycle Rally

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FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$84,600.00	\$9.30
Gross Income	\$84,600.00	\$9.30
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$84,600.00	\$9.30
PROPERTY SUMMARY		
Year Built:	2020	
Lot Size:	1.0 +/- Acres	
Building Size:	9,100 SF	
Traffic Count:	6,107	
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:	\$84,600.00
Rent PSF:	\$9.30
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Tenant
Lease Start Date:	12/7/2020
Lease Expiration Date:	12/31/2035
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:





STORE COUNT:

123

GUARANTOR:

S&P: BBB

\$27.8 BILLION

16,500+ DG CORP



TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,100	12/7/2020	12/31/2035 Option 1 Option 2 Option 3 Option 4	\$84,600 \$93,060 \$102,366 \$112,602 \$123,863	100.0	\$9.30 \$10.23 \$11.25 \$12.37 \$13.61
Totals/Averages	9,100			\$84,600.00		\$9.30



TOTAL SF 9,100



TOTAL ANNUAL RENT \$84,600



OCCUPANCY RATE 100%



AVERAGE RENT/SF \$9.30



NUMBER OF TENANTS



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21.7% INCREASE

SAME STORE SALES '19 - '20



1,000 STORES

OPENING IN 2020



\$27.8 BIL

IN SALES



81 YEARS

IN BUSINESS



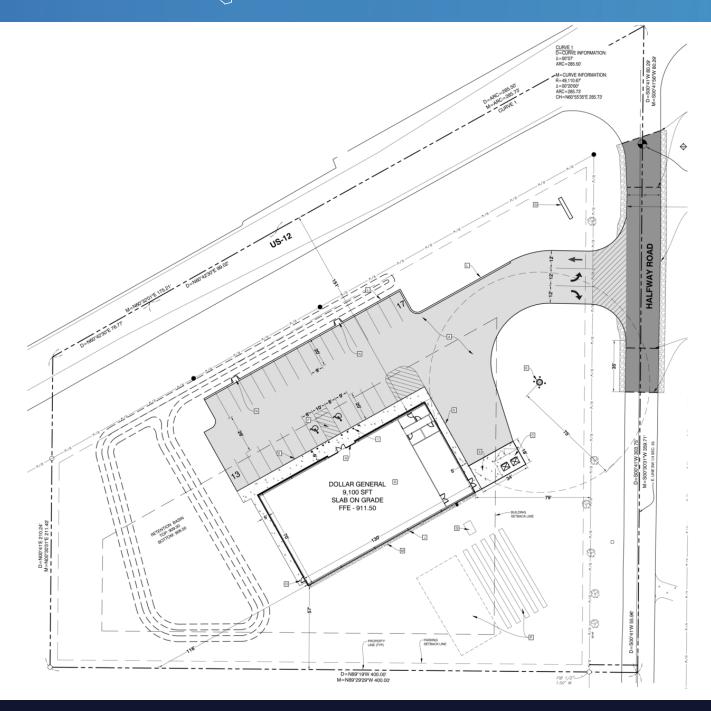
30 YEARS

SAME STORE GROWTH

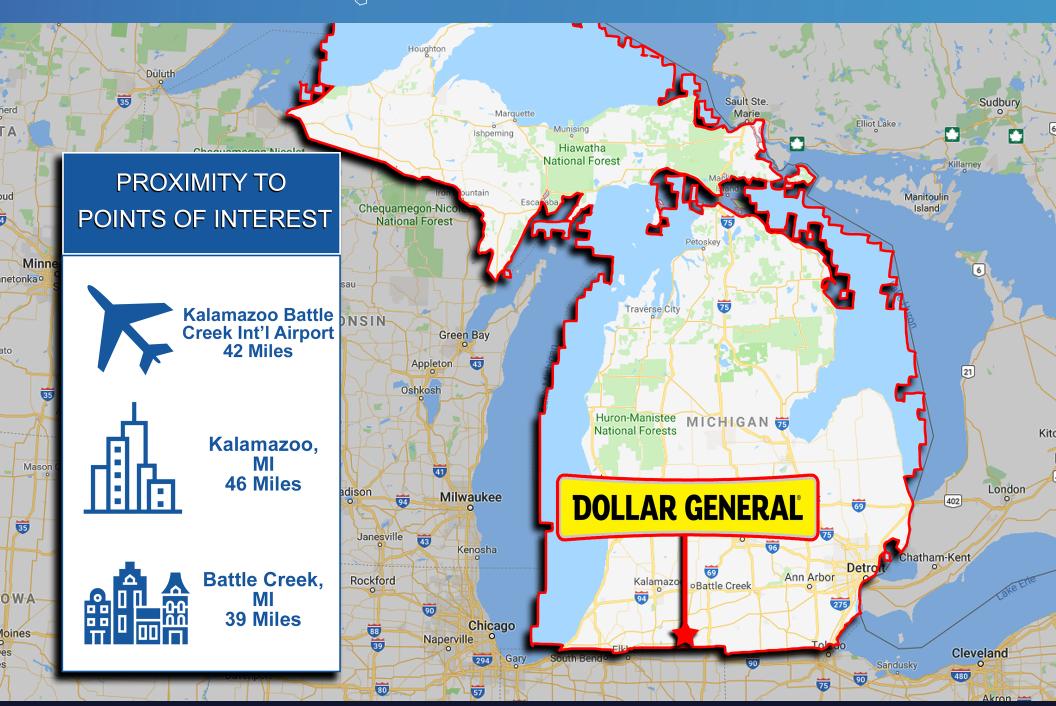
DOLLAR GENERAL is the largest "small box" discount retailer, in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 16,500+ stores with more than 143,000 employees, located across 46 states. Dollar General has more retail locations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



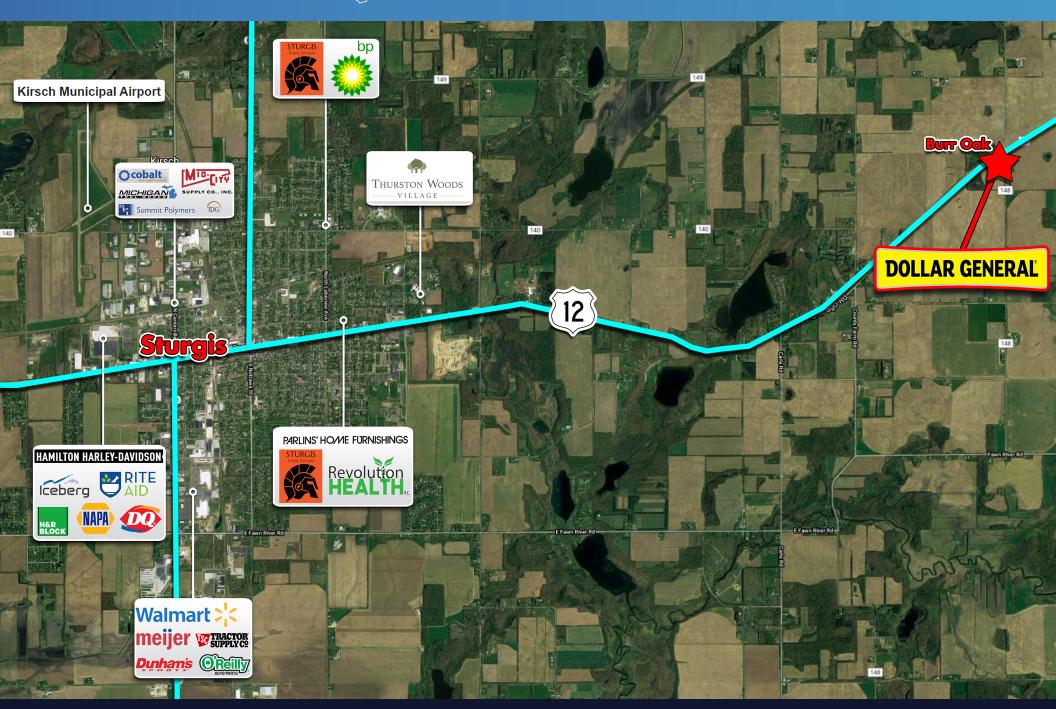












FORTIS NET LEASE™



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POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2020	2,636	15,567	34,200
Median Age	39.4	36.2	37.7
# Of Persons Per HH	2.7	2.7	2.7
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3 MILES 972	5 MILES 5,819	10 MILES 12,806
Total Households	972	5,819	12,806

Burr Oak is a village in St. Joseph County in the state of Michigan. The area, now in southeastern St. Joseph County, was first settled in 1835. The first post office was built in 1837. The village was platted in 1851. In 1852, land for a railroad station was donated by William Lock, on the condition that the town be renamed "Lock's Station," which it was. Five years later, however, by popular demand the town assumed its original name, and was officially incorporated into a village in 1859. According to the United States Census Bureau, the village has a total area of 1.00 square mile, all land

Burr Oak is located in southeast Michigan about 20 miles southwest of Coldwater. Its small downtown district is home to buildings with architectural styles from the late 1800s. Tour the R-11 Classic Car Museum, housing over 350 vintage cars, some of which have been featured in movies.





TOTAL SALES VOLUME

\$6.7B

PROPERTIES SOLD

3,000+

BROKER & BUYER REACH

345K

STATES SOLD IN

43

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