



DOLLAR GENERAL

635 W ROLLA ST, HARTVILLE, MO 65667

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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:	\$245,624
Current NOI:	\$20,264
Initial Cap Rate:	8.25%
Land Acreage:	1.25 +/-
Year Built	1995
Building Size:	11,300 SF
Price PSF:	\$21.74
Lease Type:	Gross
Lease Term:	10 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 11,300 SF Dollar General anchored center located in Hartville, Missouri. The property offers a 5 year Gross lease. The lease contains an additional (5 Year) option to renew with a 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 and operating successfully since 2000.

This Dollar General is highly visible as it is strategically positioned just off of Rolla Street. The ten mile population from the site is 2,176 while the five mile average household income is \$64,817 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. List price reflects a 8.25% cap rate based on NOI of \$20,264.



PRICE \$245,624



CAP RATE 8.25%



LEASE TYPE Gross



TERM REMAINING 5 Years

INVESTMENT HIGHLIGHTS

- Gross Lease
- One (5 Year) Options | Rental Rate Increase At Option
- **Three Mile Household Income \$64,817**
- Ten Mile Population 2,176
- Investment Grade Dollar Store with "BBB" Credit Rating
- DG Reported 30 Consecutive Years of Same Store Sales Growth
- **Located off a Main Thoroughfare**

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$26,400.00	\$2.34
Gross Income	\$26,400.00	\$2.34
EXPENSE		PER SF
Insurance	\$2,450	\$0.22
Cam	\$600	\$0.05
Tax	\$3,086	\$0.27
Gross Expenses	\$6,136	\$0.54
NET OPERATING INCOME	\$20,264.00	\$1.79

PROPERTY SUMMARY

Year Built:	1995
Year Renovated:	2013
Lot Size:	1.25 +/- Acres
Building Size:	11,300 SF
Traffic Count:	3,759
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Cement
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Gross
Primary Lease Term:	10 Years
Annual Rent:	\$26,400
Rent PSF:	\$2.34
Landlord Responsibilities:	Yes
Taxes, Insurance & CAM:	Landlord
Roof, Structure & Parking:	Landlord New Roof Membrane 100k!
Lease Start Date:	8/2000
Lease Expiration Date:	10/31/2025
Lease Term Remaining:	5 Years
Rent Bumps:	Yes - At Option
Renewal Options:	One (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

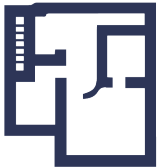


S&P:
BBB

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,026	8/2000	10/31/2025 Option 1	\$26,400.00 \$27,000.00	79.88	\$2.34
Vacant	2,274	-	-	-	20.12	\$0.00
Totals/Averages	11,300			\$26,400.00		\$2.34



TOTAL SF
11,300



TOTAL ANNUAL RENT
\$26,400



OCCUPANCY RATE
79.87%



AVERAGE RENT/SF
\$2.34



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

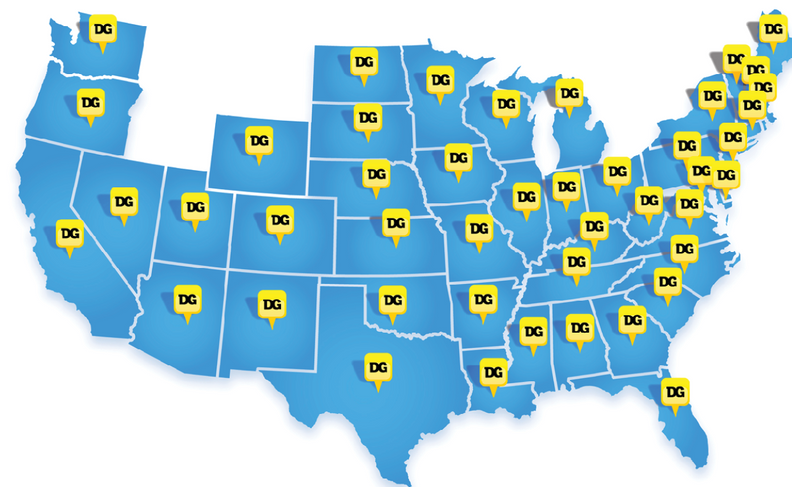


81 YEARS
IN BUSINESS



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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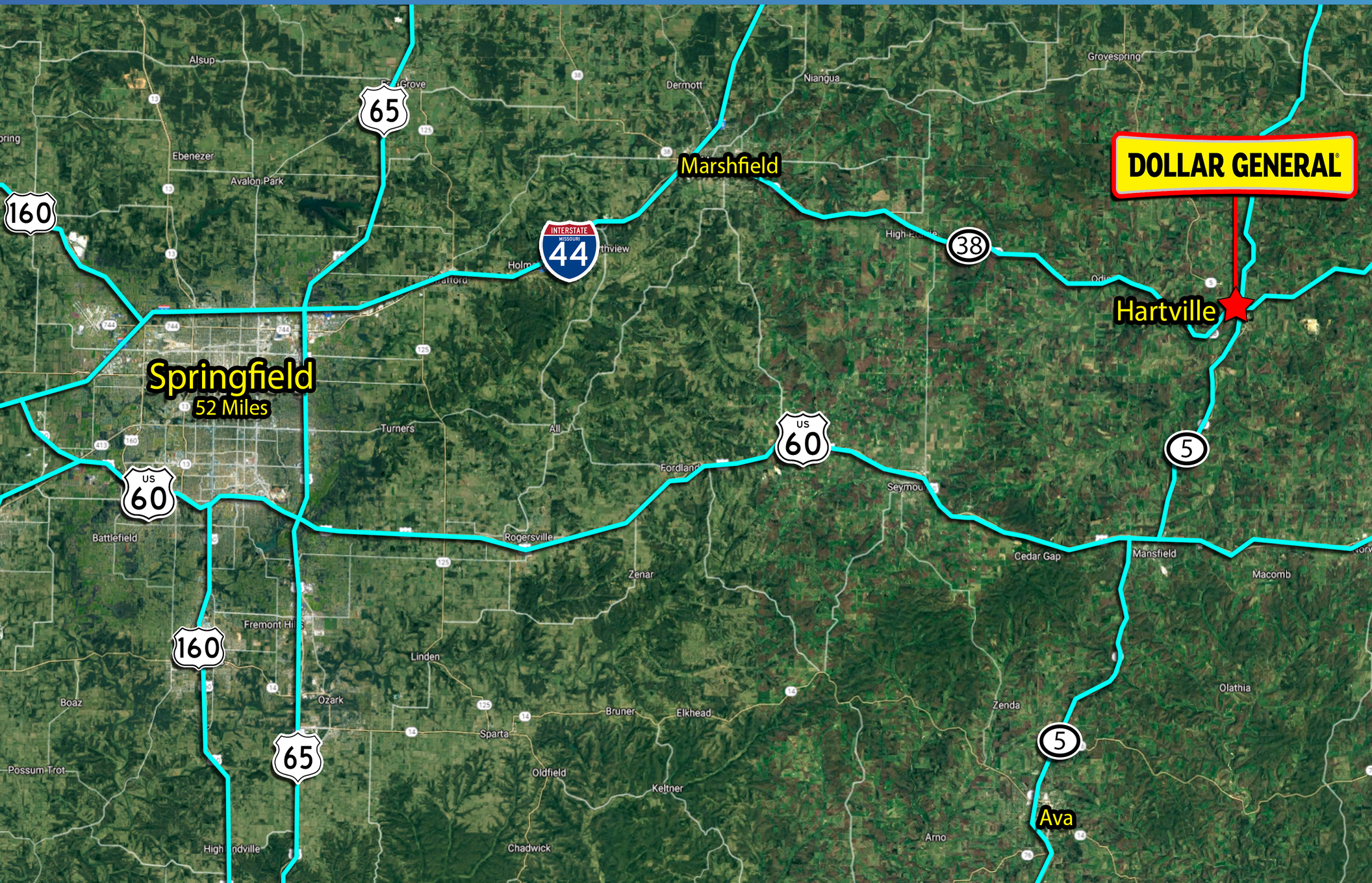
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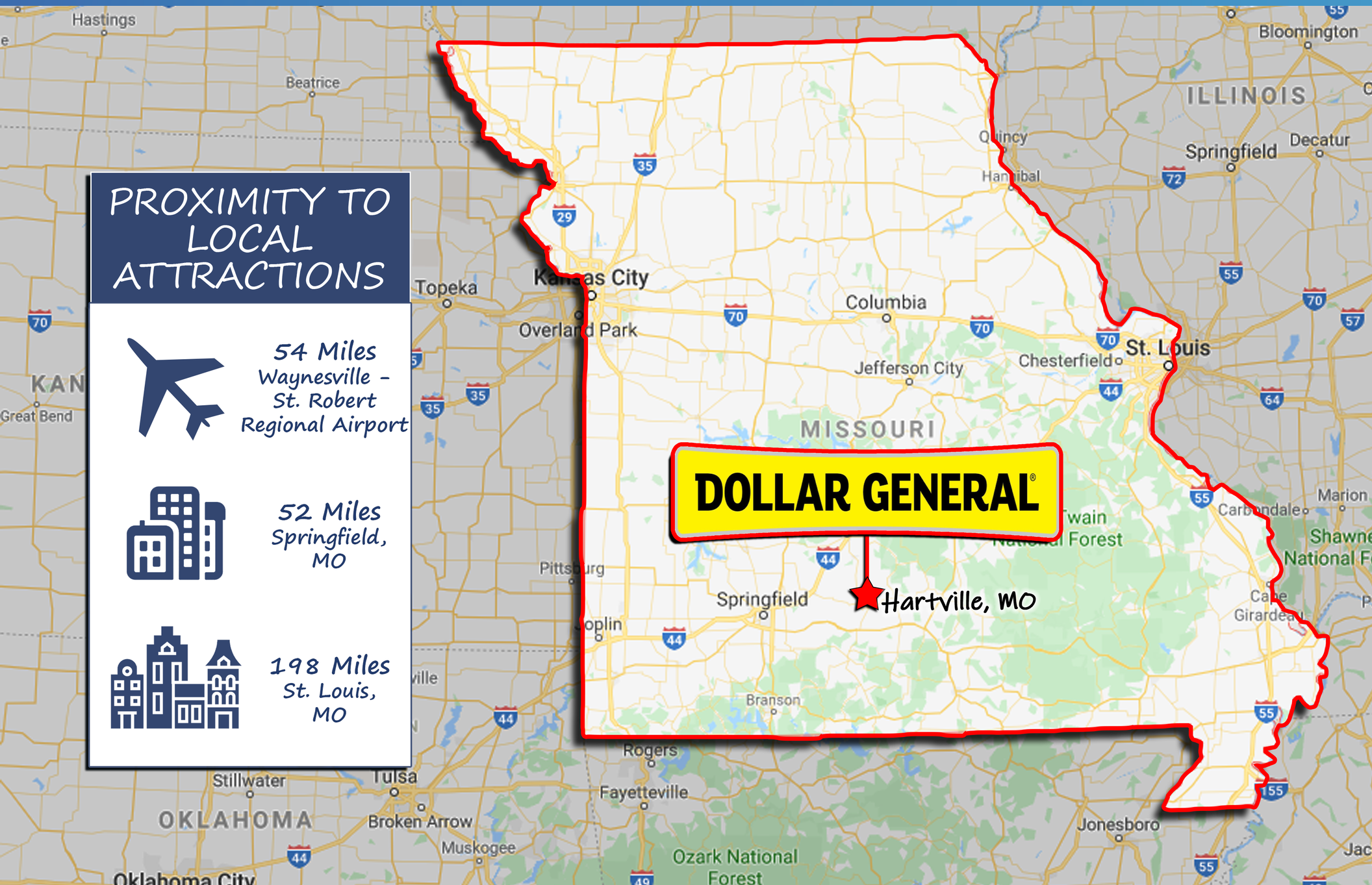


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Welcome to the Hartville area, where you can relax and enjoy the natural beauty of our countryside!

Hartville is a city in Wright County, Missouri. It is the county seat of Wright County. It is located on Missouri routes 5 and 38, along the Wood's Fork of the Gasconade River which flows into the Gasconade just east of the community.

According to the United States Census Bureau, the city has a total area of 0.66 square miles, of which 0.65 square miles is land and 0.01 square miles is water. A post office called Hartville has been in operation since 1842. The community bears the name of Isaac Hart, a pioneer citizen.

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POPULATION	2 MILES	5 MILES	10 MILES
Total Population 2020	913	1,979	5,995
Total Population 2025	877	1,889	5,771
Average Age	43.0	42.4	41.6
# Of Persons Per HH	2.5	2.5	2.5
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	364	776	2,319
Average HH Income	\$55,120	\$51,410	\$48,570
Median House Value	\$144,827	\$160,967	\$149,912
Consumer Spending (Thousands)	\$7.3M	\$17.2M	\$54.3M





TOTAL SALES VOLUME

\$6.7B

PROPERTIES SOLD

3,300+

BROKER & BUYER REACH

345K

STATES SOLD IN

43

Click to Meet Team Fortis

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