



UPGRADED DOLLAR GENERAL IN HIGH GROWTH AREA

ACTUAL RENDERING

HIGHWAY 96, FORT VALLEY, GA 31030

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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:	\$2,085,600
Current NOI:	\$114,708.00
Initial Cap Rate:	5.5%
Land Acreage:	1.73 +/-
Year Built	2021
Building Size:	9,100 SF
Price PSF:	\$229.19
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	5.50%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this brand new construction, upgraded design, 9,100 SF. BTS Dollar General store located in Fort Valley, 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, with rent commencing in June of 2021.

This Dollar General is highly visible as it is strategically positioned on the corner of Smyrna Church Road and Highway 96 which sees 12,539 cars per day. It is 1 mile East of the I-75 exit, which sees 65,188 cars per day. The five mile population from the site is 55,522 while the one mile average household income is \$116,287 per year, making this location ideal for a Dollar General. The area is experiencing great growth with the 1 mile population growth rate at 7.47%. 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 5.50% cap rate based on NOI of \$114,708.



PRICE \$2,085,600



CAP RATE 5.5%



LEASE TYPE Absolute NNN



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- Absolute NNN 15 Year Lease | Zero Landlord Responsibilities
- **Brand New BTS Construction | Upgraded Design**
- 4 (5 Year) Options | 10% Rental Increase At Each Option
- **One Mile Household Income \$116,287**
- **One Mile Population Growth Rate 7.47%**
- **Five Mile Population 55,522 | Expected 5.94% Growth**
- **12,539 Cars Per Day on Highway 96 | 65,188 Cars Per Day on I-75**
- Investment Grade Dollar Store with "BBB" Credit Rating
- DG Reported 30 Consecutive Years of Same Store Sales Growth
- **Only 1 Mile from the I-75 Freeway Exit**
- **On Main Thoroughfare Connecting Communities**

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$114,708.00	\$12.61
Gross Income	\$114,708.00	\$12.61
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$114,708.00	\$12.61

PROPERTY SUMMARY

Year Built:	2021
Lot Size:	1.73 +/- Acres
Building Size:	9,100 SF
Traffic Count 1:	12,539 on Highway 96
Traffic Count 2:	65,188 on I-75
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
# of Parking Spaces	36
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$114,708.00
Rent PSF:	\$12.61
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Tenant
Lease Start Date:	6/2/2021
Lease Expiration Date:	6/30/2036
Lease Term Remaining:	15 Years
Rent Bumps:	10% at Each Option
Renewal Options:	Four (5Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$27.8 BILLION



STORE COUNT:
16,500+

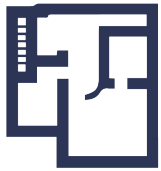


GUARANTOR:
DG CORP



S&P:
BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,100	6/2/2021	6/30/2036	\$114,708	100.0	\$12.61
			Option 1	\$126,179		\$13.86
			Option 2	\$138,797		\$1525
			Option 3	\$152,676		\$16.77
			Option 4	\$167,944		\$18.45
Totals/Averages	9,100			\$114,708.00		\$12.61



TOTAL SF
9,100



TOTAL ANNUAL RENT
\$114,708



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$12.61



NUMBER OF TENANTS
1



DOLLAR GENERAL

HIGHWAY 96, FORT VALLEY, GA 31030 

 FORTIS NET LEASE™



21.7% INCREASE
SAME STORE SALES '19 - '20



1,000 STORES
OPENING IN 2020



\$27.8 BIL
IN SALES

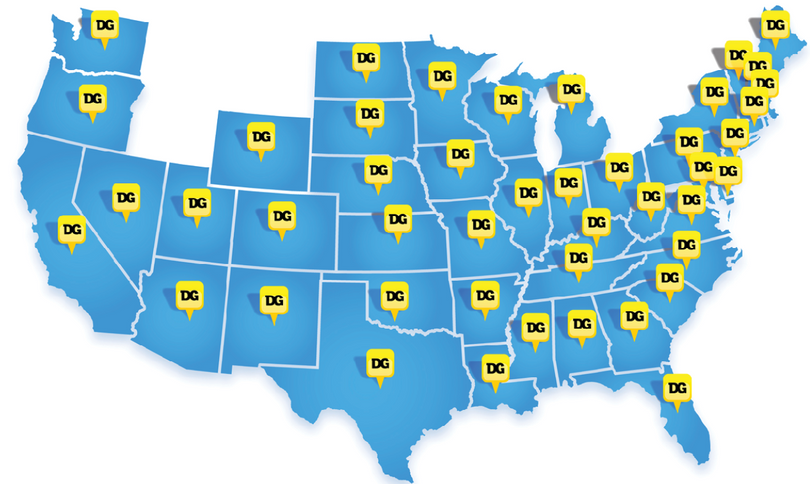


81 YEARS
IN BUSINESS



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



PROXIMITY TO LOCAL ATTRactions



94 Miles
Hartsfield-Jackson
Atlanta Int.
Airport



101 Miles
Atlanta,
GA



165 Miles
Savannah,
GA



20 Miles
Middle GA State
University

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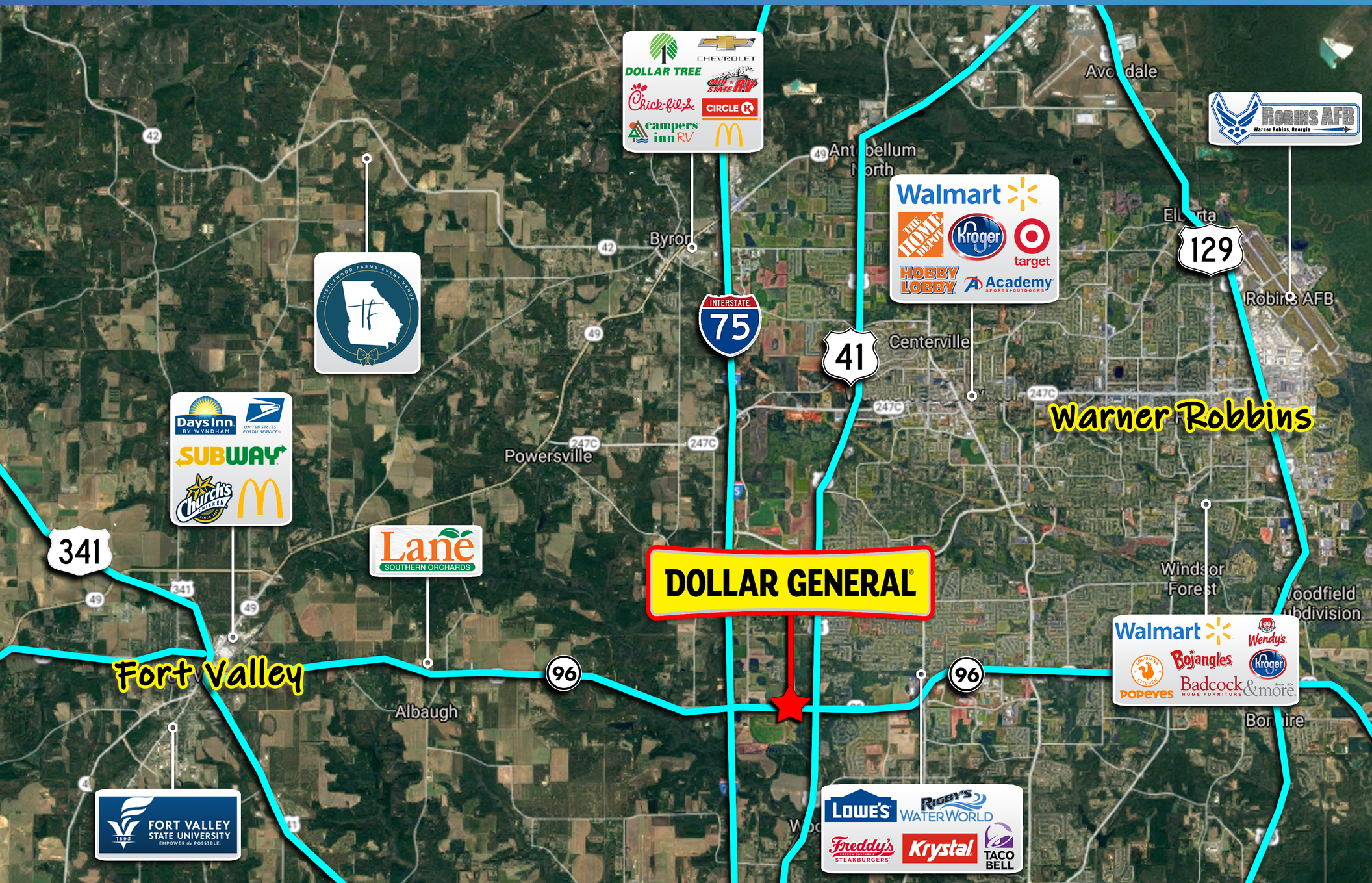
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Fort Valley is a quiet and peaceful yet energetic and progressive city located near the geographical center of Georgia in growing Peach County. The city had a total population of 9,815 according to the 2010 Census, an astounding 22.61% growth rate over the 10 years since the 2000 census. The current estimated population is 9,935. The city, established in 1856, is the county seat of Peach County.

Fort Valley was long known as the Peach Capitol of the World and is the center of Georgia's largest peach producing area. It is also the birthplace of and corporate home to the Blue Bird Corp., one of the nation's largest manufacturers of school buses. The city is also home to Fort Valley State University and the American Camellia Society. Lane Packing Co. operates a sprawling peach packing and retail facility at the edge of town which has become a popular tourist attraction.

With quiet tree-lined streets and dozens of beautiful historical homes, Fort Valley is a city in transition. Served by a dedicated mayor and city council, progressive and professional fire and police departments and an innovative city-owned utility service, the city is preparing itself for tremendous growth over the next few years.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2020	1,351	20,367	55,522
Total Population 2025	1,452	21,771	58,819
Population Growth Rate	7.47%	6.89%	5.94%
Median Age	36.7	35.3	35.9
# Of Persons Per HH	2.8	2.8	2.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	475	7,218	20,307
Average HH Income	\$116,287	\$111,456	\$103,321
Median House Value	\$218,794	\$198,478	\$180,421
Consumer Spending	\$14.9M	\$218.7M	\$591.6M





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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