



DOLLAR GENERAL PORTFOLIO - 10 SITES

ADDRESS NOT DISCLOSED, VARIOUS MARKETS, IL



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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.

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DOLLAR GENERAL PORTFOLIO - 10 SITES

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INVESTMENT SUMMARY

List Price:	\$13,685,969
Current NOI:	\$889,588.00
Initial Cap Rate:	6.5%
Land Acreage:	14.961 +/-
Total Portfolio Size:	90,582 SF
Price PSF:	\$151.09
Lease Type:	Absolute NNN Lease
Lease Term:	15 Years
Average CAP Rate:	6.57%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this extremely rare and geographically diverse Dollar General portfolio, with sites being in IL, IN, KS, MI and MN. Most properties saw rent commence 2014 with 2 sites commencing in 2013 and 1 site in 2012. Each is secured with a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. Six locations have a 3% rental rate increase in year 11 of the primary term, while all have (5) Yr. options to renew, each with a 10% rental rate increase. The leases are corporately guaranteed by Dollar General Corporation which holds an S&P credit rating of "BBB" and is classified as Investment Grade.

The portfolio benefits from having cumulatively very strong Dollar Store demographics, with 4 sites exceeding 100,000 in 5 mile population and with the 3 mile household income average coming in at \$64,483. Purchase prices reflect a 6.50% cap rate based on actual NOI of \$889,588. The new owner will see continued success in owning a portfolio of Dollar General Stores, the #1 Dollar Store in the Country!



PRICE \$13,685,969



CAP RATE 6.5%



LEASE TYPE Absolute NNN Lease



TERM REMAINING 6.36 - 8.70 Years



RENT INCREASES 3% in Yr 11 (6 Sites)

INVESTMENT HIGHLIGHTS

- **Extremely Rare 10 Store DG Portfolio!**
- 15 Yr. Absolute NNN Leases (DG Corporate Guarantee)
- **Impressive Cumulative Demographics, with 4 Sites Exceeding 100K 5 Mile Population!**
- Average 3 Mile Household Incomes Ideal at **\$64,483**
- **Six Locations have 3% Increases in Yr 11 of Primary Term**
- All Lease Equipped with multiple (5) Year Options with 10% Bumps
- **Extremely Attractive Financing Options allow for 6.88% Cash on Cash!**

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FINANCIAL SUMMARY

INCOME		PER SF
Rental Income	\$889,588.00	\$9.82
Gross Income	\$889,588.00	\$9.82
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$889,588.00	\$9.82

PROPERTY SUMMARY

Lot Acreage:	14.961 +/- Acres
Building Size:	90,582 SF
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Concrete & Asphalt
HVAC	Roof Mounted



LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN Lease
Primary Lease Term:	15 Years
Landlord Responsibilities:	Zero
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Dates:	2012 - 2014
Lease Expiration Date:	2027 - 2029
Lease Term Remaining:	6.30 - 8.70 Years
Rent Increases:	3% In Year 11 (6 Sites)
Renewal Options:	Three - Five (5 Years) with 10% Bumps at Each
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB (Investment Grade)
Tenant Website:	www.dollargeneral.com



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INVESTMENT OVERVIEW

Price	\$13,685,969
Price per SF	\$151.09
CAP Rate	6.50%
Cash-on-Cash Return (yr 1)	6.88%
Total Return (yr 1)	\$282,775
Debt Coverage Ratio	1.54

OPERATING DATA

Gross Scheduled Income	\$889,588.00
Total Scheduled Income	\$889,588.00
Gross Income	\$889,588.00
Operating Expenses	\$0.00
Net Operating Income	\$889,588.00
Pre-Tax Cash Flow	\$282,775.00

FINANCING DATA

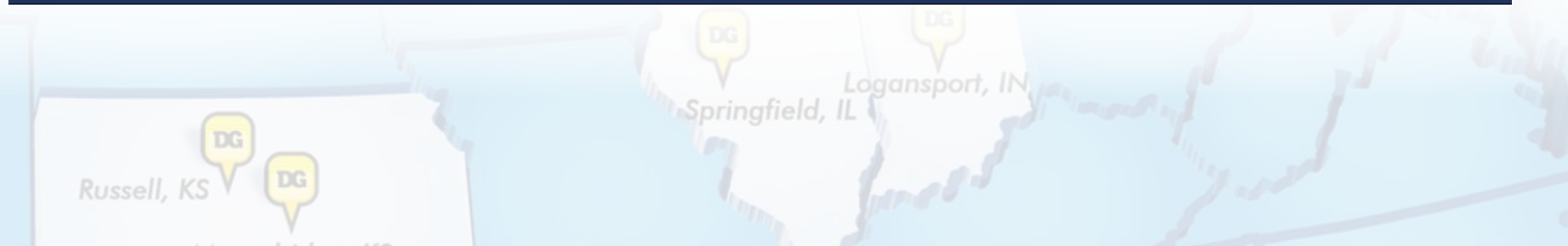
Down Payment	\$4,105,789.00
Loan Amount	\$9,580,180.00
Interest Rate	4.0%
Amortization Schedule	25 Years
Debt Service	\$606,813.00
Debt Service Monthly	\$50,567.00
Principal Reduction (yr 1)	\$227,751.13

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10 DOLLAR GENERALS - FULL PORTFOLIO

Location	SF	Lease Start	Lease End	Annual Rent	Rent PSF	Rent Bump	Increase	Options	Option Bumps
Springfield, IL	9,026	8/30/2014	8/31/2029	\$91,292	\$10.11			3 (5 Yr)	10% at each
Logansport, IN	9,100	2/13/2014	2/28/2029	\$80,646	\$8.86	3/1/2024	\$83,066 (3%)	5 (5 Yr)	10% at each
Wakarusa, IN	9,100	6/1/2012	5/31/2027	\$97,079	\$10.67	6/1/2022	\$99,991 (3%)	4 (5 Yr)	10% at each
Wolcottville, IN	9,026	5/25/2013	5/31/2028	\$85,915	\$9.52	6/1/2023	\$88,492 (3%)	4 (5 Yr)	10% at each
Moundridge, KS	9,100	2/10/2014	2/28/2029	\$66,742	\$7.33	3/1/2024	\$68,744 (3%)	4 (5 Yr)	10% at each
Russell, KS	9,002	5/24/2014	5/31/2029	\$75,096	\$8.34	6/1/2024	\$77,352 (3%)	4 (5 Yr)	10% at each
Lansing, MI	9,026	5/28/2014	5/31/2029	\$95,400	\$10.57			5 (5 Yr)	10% at each
Parchment, MI	9,100	6/14/2014	6/30/2029	\$104,400	\$11.47			5 (5 Yr)	10% at each
Romulus, MI	9,100	6/29/2013	6/30/2028	\$107,500	\$11.81	7/1/2023	\$110,725 (3%)	5 (5 Yr)	10% at each
Pipestone, MN	9,002	9/17/2014	9/30/2029	\$85,518	\$9.50			3 (5 Yr)	10% at each
TOTALS	90,582			\$889,588	AVG \$9.82				



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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

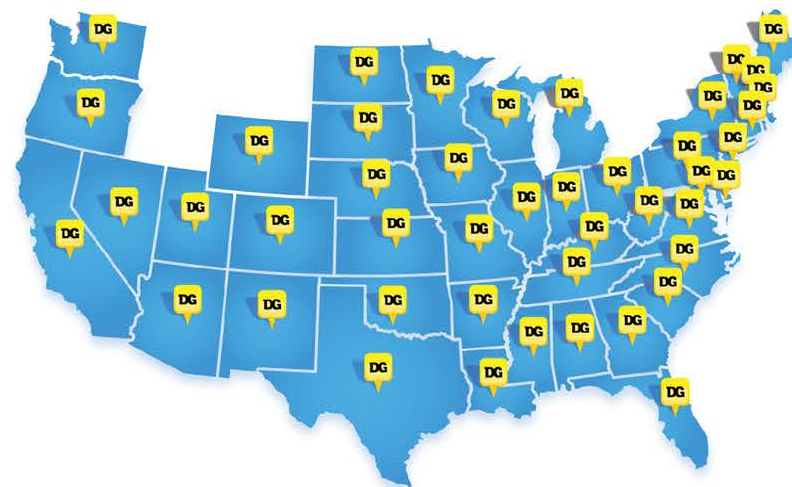
IN BUSINESS



30 YEARS

SAME STORE GROWTH

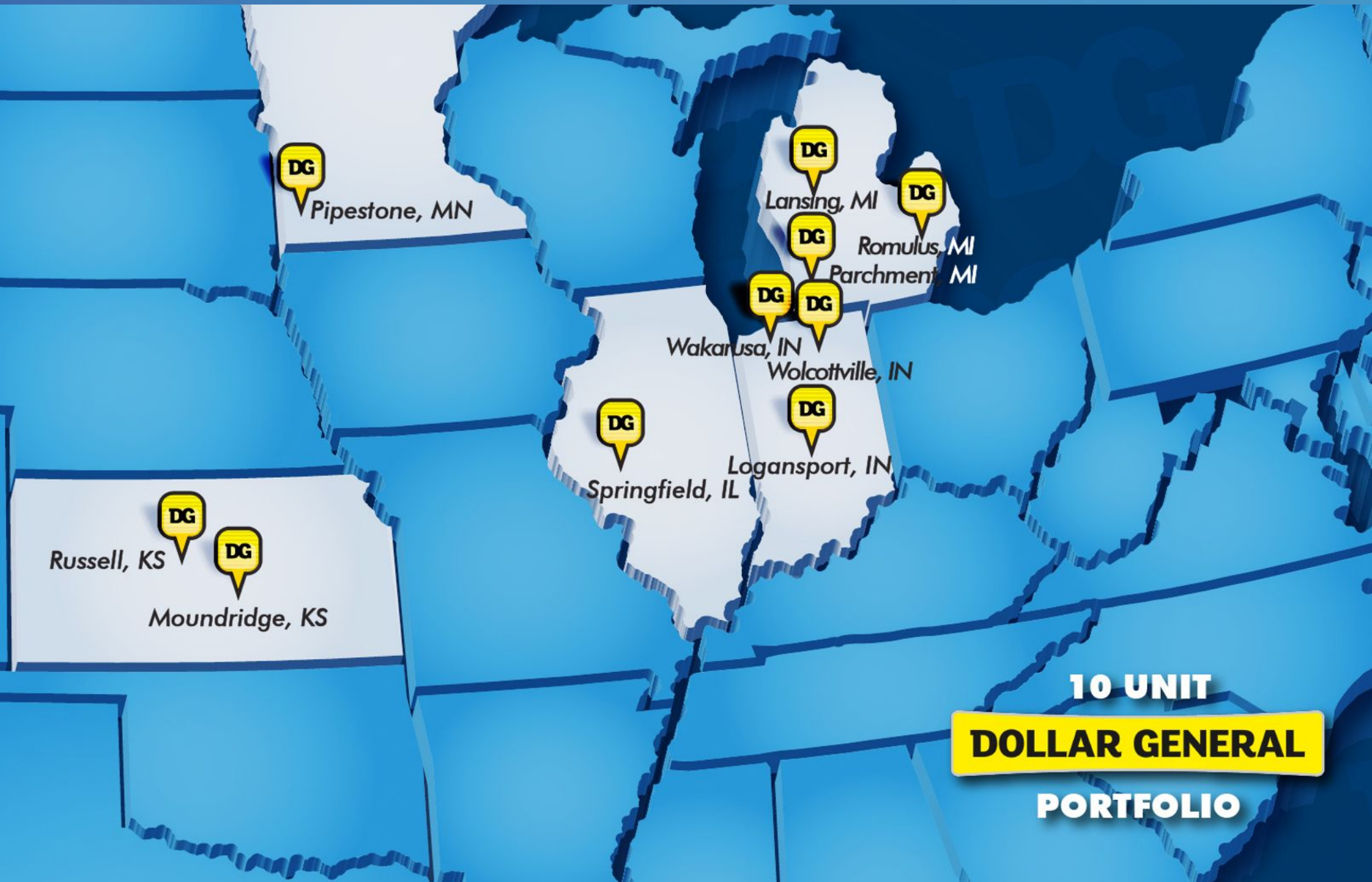
DOLLAR GENERAL is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 16,500+ stores with more than 143,000 employees, located across 46 states. Dollar General has more retail locations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



Wakarusa, IN



Moundridge, KS



Logansport, IN

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Russell, KS



Pipestone, MN



Springfield, IL



Wolcottville, IN

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Parchment, MI



Romulus, MI

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Springfield, IL is the capital of the state of Illinois and the county seat and largest city of Sangamon County. The city's population was 116,250 at the 2010 U.S. Census, which makes it the state's 6th most-populous city, the 2nd largest outside of the Chicago metropolitan area, and the largest in central Illinois.

Present-day Springfield was settled by European Americans in the late 1810s, around the time Illinois became a state. The most famous historic resident was Abraham Lincoln, who lived in Springfield from 1837 until 1861, when he went to the White House as President of the United States. Major tourist attractions include multiple sites connected with Lincoln including the Abraham Lincoln Presidential Library and Museum, Lincoln Home National Historic Site, Lincoln-Herndon Law Offices State Historic Site, and the Lincoln Tomb at Oak Ridge Cemetery.

The city lies in a valley and plain near the Sangamon River. Lake Springfield, a large artificial lake owned by the City Water, Light & Power company (CWLP), supplies the city with recreation and drinking water. Weather is fairly typical for middle latitude locations, with four distinct seasons, including, hot summers and cold winters. Spring and summer weather is like that of most midwestern cities.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2020	6,319	63,534	112,701
Average Age	34.1	38.3	39.7
# Of Persons Per HH	2.8	2.3	2.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,261	26,742	49,198
Average HH Income	\$39,551	\$56,438	\$67,277
Median House Value	\$64,030	\$80,819	\$111,950
Consumer Spending (Thousands)	\$36,919	\$523,606	\$1,053,296



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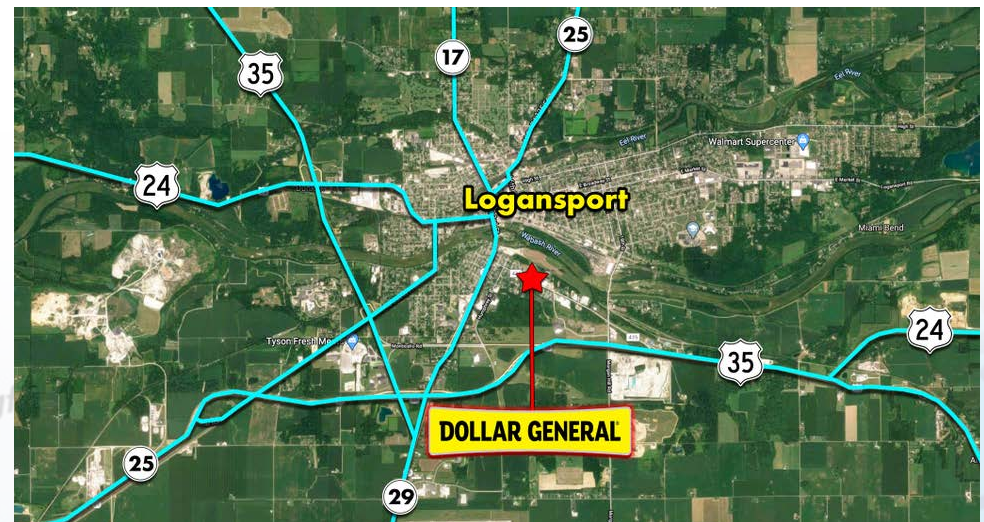
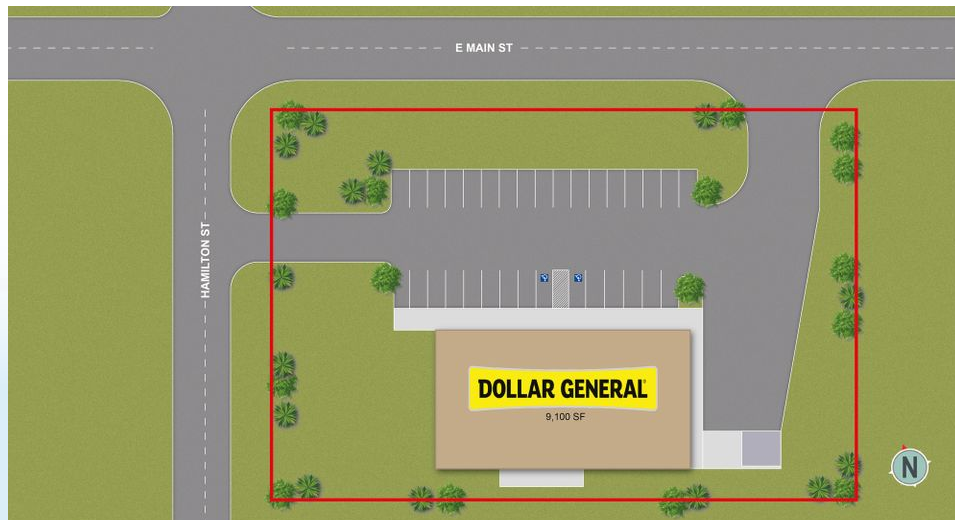
1241 KNOLL POINT PLACE, SPRINGFIELD, IL 62703

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LOGANSPORT, IN is a city in and the county seat of Cass County, Indiana, United States.[6] The population was 18,396 at the 2010 census. Logansport is located in northern Indiana at the junction of the Wabash and Eel rivers, northeast of Lafayette. Logansport was settled circa 1826 and named for a half Shawnee soldier named James Renick-Logan, better known as “Captain Logan” who served as a scout for U.S. forces in the surrounding area during the War of 1812. Logansport also has a diverse transportation history. The Wabash and Erie Canal reached Logansport in 1837, contributing the “port” to Logansport’s name, as in “Logan’s port”. The Historic Michigan Road runs through Logansport. Michigan Road was one of the first roads in Indiana. It runs from Madison, Indiana (South), to Michigan City, Indiana (North). Logansport still has two active railroads and a switch yard, as well as a small refurbished depot downtown, although the much larger Pan Handle Depot was demolished in 1962.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2020	5,736	21,407	24,917
Average Age	36.6	38.8	39.4
# Of Persons Per HH	2.7	2.6	2.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,947	7,974	9,373
Average HH Income	\$45,961	\$54,952	\$57,012
Median House Value	\$56,103	\$68,741	\$75,298
Consumer Spending (Thousands)	\$36,861	\$164,706	\$198,343



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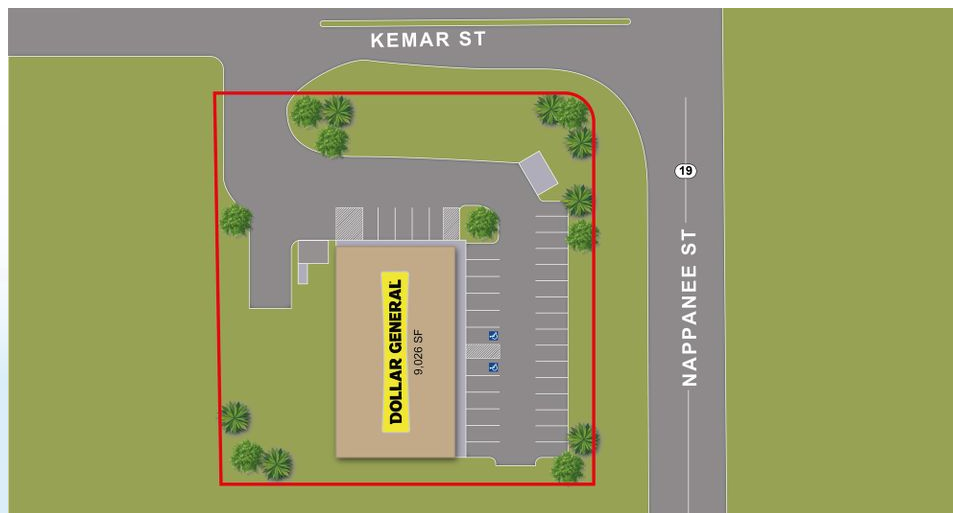
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Wakarusa, IN is a town in Harrison and Olive townships in Elkhart County, Indiana, United States. The population was 1,758 at the 2010 census. Wakarusa is a small farming and manufacturing community located on Indiana 19 just north of Indiana 119. The town is 12 miles south of Elkhart, 120 miles east of Chicago, and 140 miles north of Indianapolis.

In 1891 work began on the Wabash Railroad line through town, with the official opening of the line in the spring of 1893. The line, which connected Chicago with Montpelier, Ohio, became part of the Norfolk & Western Railway in 1964 and lasted until the 1980s. Today, the original Wabash depot along with two Norfolk & Western rail cars are featured along with many other displays at the Wakarusa Historical Museum. The etymology of the name "Wakarusa" is not known. According to tradition, the name Wakarusa is from a Native American language, meaning "knee-deep in mud".

The city is located in north central Indiana known for rolling farmland and home to nearly 20,000 Amish, a culture that remains true to centuries-old traditions. Indiana experiences a humid continental type of climate in the northern and central regions of the state and a humid subtropical climate in the south.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2020	3,613	6,473	118,677
Average Age	38.6	37.6	36.3
# Of Persons Per HH	2.8	3.0	2.8
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,248	2,053	40,967
Average HH Income	\$84,046	\$85,167	\$69,539
Median House Value	\$175,774	\$188,330	\$147,345
Consumer Spending (Thousands)	\$34,825	\$58,423	\$982,582



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1001 KEMAR STREET, WAKARUSA, IN 46573

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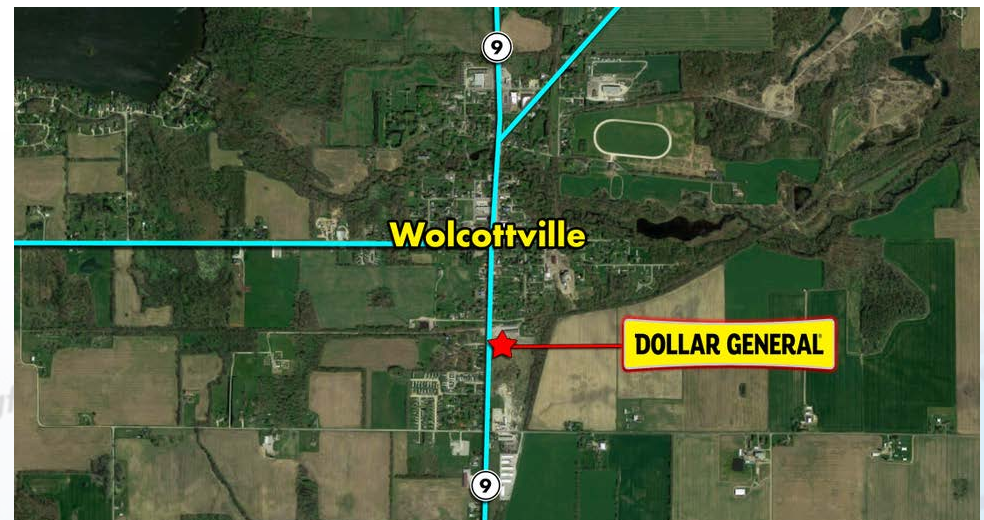
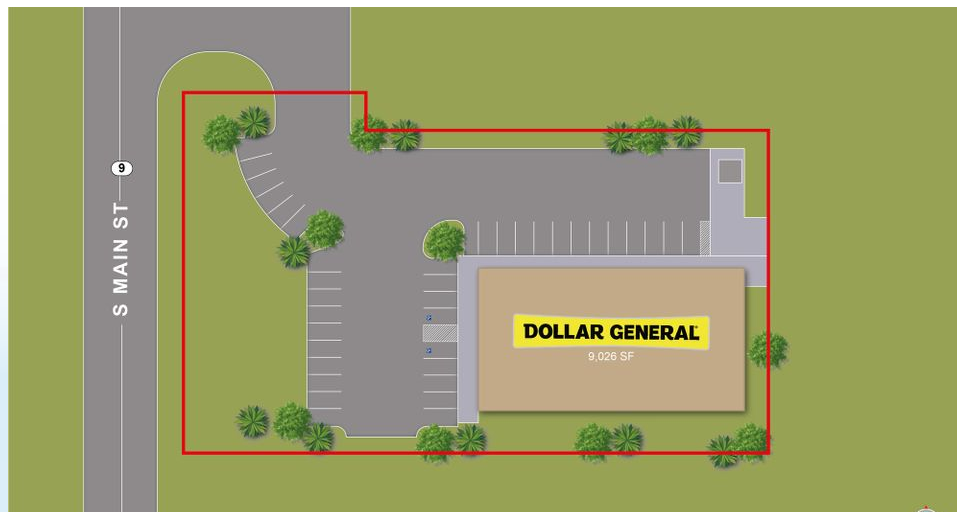
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Wolcottville, IN is a town in Johnson Township, LaGrange County and Orange Township, Noble County in the state of Indiana. The population was 998 at the 2010 census. In addition to these year-round residents, many homes in the area are lake cottages occupied only in the summers. Many of the owners of these cottages come from Fort Wayne and South Bend. The lake chain consists of Dallas, Witmer, Westler, Atwood, Messick and Hackenburg lakes and brings a population swell to the community in summer months.

George Wolcott arrived in Wolcottville in 1837 and built a log cabin. A year later, he built a sawmill that became well known throughout the area. In addition to the sawmill, Wolcott was engaged in milling, blacksmithing merchandising, farming and manufacturing potash. In all, he pursued seven different occupations and employed as many as 20 men from the area. He also started the first store in Wolcottville. The town was named Wolcottville in his honor when it was laid out in 1848.

The town is located in central northern Indiana known for rolling farmland and home to nearly 20,000 Amish, a culture that remains true to centuries-old traditions. Indiana experiences a humid continental type of climate in the northern and central regions of the state and a humid subtropical climate in the south.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2020	5,574	10,921	43,065
Total Population 2025	5,832	11,370	43,818
Population Growth Rate	4.63%	4.11%	1.75%
Average Age	41.6	39.9	38.3
# Of Persons Per HH	2.5	2.6	2.7
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,183	4,032	15,735
Average HH Income	\$82,683	\$80,682	\$68,818
Median House Value	\$195,840	\$190,310	\$157,285
Consumer Spending (Thousands)	\$58,582	\$107,820	\$383,816



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307 S. MAIN STREET, WOLCOTTVILLE, IN 46795

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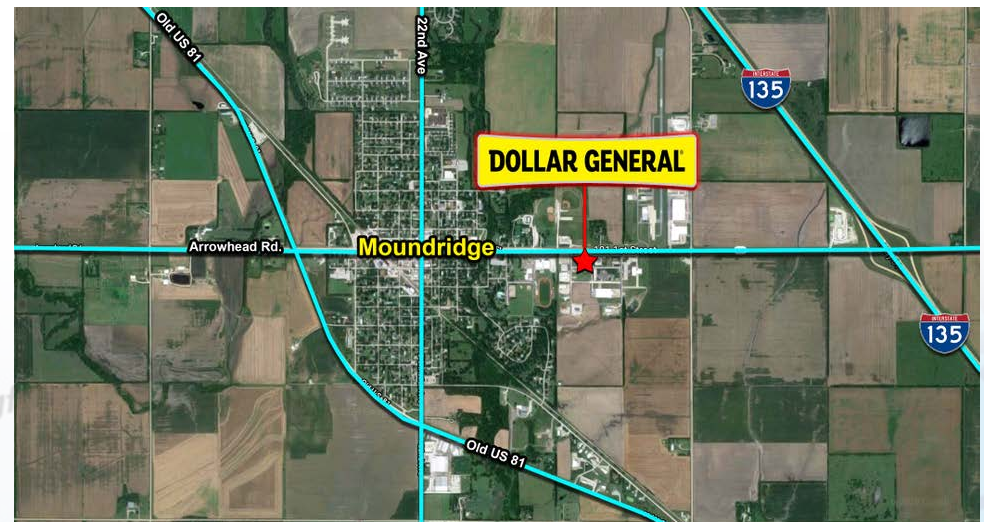
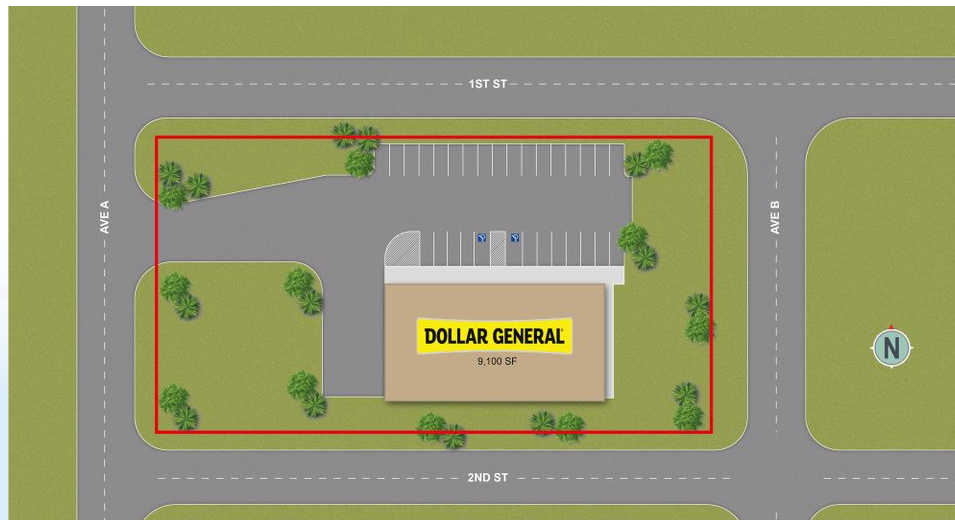
MOUNDRIDGE, KS is a city in McPherson County, Kansas. As of the 2010 United States Census, the city population was 1,737. In 1854, the Kansas Territory was organized under the provisions of the Kansas-Nebraska Act, then in 1861 Kansas became the 34th US state. In 1867, McPherson County was established, which included the land for modern day Moundridge.

In 1876, the community was founded with the name Christian. In 1887, it was renamed and incorporated as Moundridge on account of the elevation of the town site.

Between 1874 and 1880, of the approximately 45,000 Mennonites who had been living in South Russia, 10,000 departed for the United States and 8,000 for Manitoba. Available cropland in the central United States was similar to that in their homelands in the Crimean Peninsula. Since the central part of the state was settled, Kansas has enjoyed the reputation as the top wheat-producing state. Settlers in central Kansas, experienced in Russian methods of dryland farming and flour milling, introduced winter wheat in 1873 and quickly saw their industry become dominant. The museums in nearby Hillsboro and Goessel demonstrate the lives and times of these early settlers.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2020	2,496	3,014	9,722
Average Age	43.3	43.2	42.0
# Of Persons Per HH	2.3	2.3	2.5

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,026	1,223	3,693
Average HH Income	\$60,964	\$64,254	\$69,938
Median House Value	\$144,092	\$152,386	\$165,057
Consumer Spending (Thousands)	\$24,418	\$30,471	\$98,881



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101 EAST 1ST STREET, MOUNDRIDGE, KS 67107

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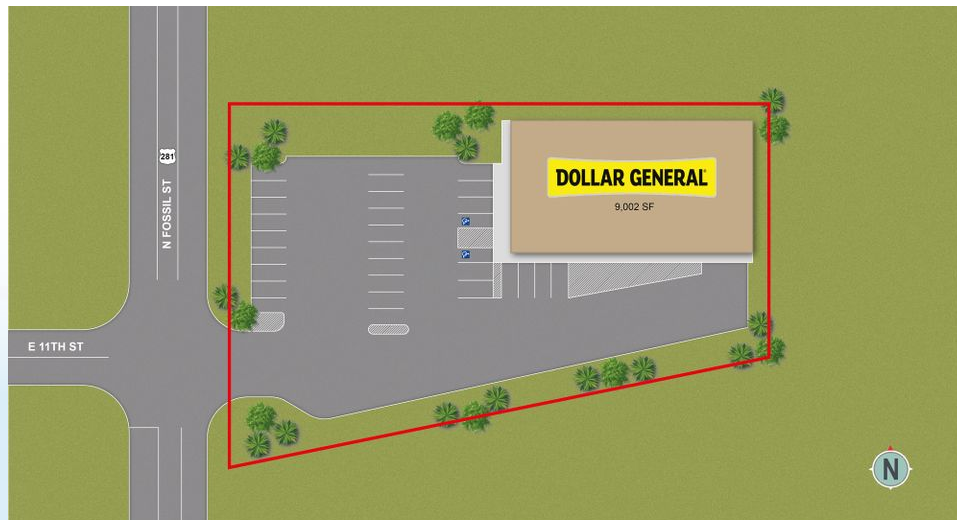
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RUSSELL, KS is the county seat of Russell County, Kansas. As of the 2010 census, the city population was 4,506. In 1865, the Butterfield Overland Dispatch established a short-lived station named Fossil Creek Station along its route from Atchison, Kansas to Denver near the site of modern Russell. In 1867, the Kansas Pacific Railway reached the area and built its own station, also named Fossil Creek, later just Fossil, north of the Butterfield station. That same year, the Kansas Legislature established the surrounding area as Russell County. In 1871, colonists from Ripon, Wisconsin established a permanent settlement at Fossil Station, renaming it Russell after the county. Russell was incorporated and named the provisional county seat in 1872, and, after a two-year dispute with neighboring Bunker Hill, it became the permanent county seat in 1874. In 1876, Volga Germans, mostly from the area around Saratov and Samara in Russia, began settling in and around Russell.

The first discovery oil well in Russell County was drilled west of Russell in 1923. An oil boom ensued and lasted through the 1930s, attracting settlers from Oklahoma and Texas. Petroleum production became a staple of the local economy.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2020	4,628	4,651	5,377
Average Age	42.6	42.6	42.7
# Of Persons Per HH	2.2	2.2	2.2

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,089	2,099	2,419
Average HH Income	\$57,797	\$57,813	\$58,948
Median House Value	\$106,362	\$106,518	\$109,038
Consumer Spending (Thousands)	\$45,857	\$46,102	\$53,987



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LANSING, MI is the capital of the U.S. state of Michigan. It is mostly in Ingham County, although portions of the city extend west into Eaton County and north into Clinton County. Lansing is the fifth largest city in Michigan. The population of its Metropolitan Statistical Area (MSA) was 464,036, while the even larger Combined Statistical Area (CSA) population, which includes Shiawassee County, was 534,684. It was named the new state capital of Michigan in 1847, ten years after Michigan became a state.

The Lansing Metropolitan Area, colloquially referred to as "Mid-Michigan", is an important center for educational, cultural, governmental, commercial, and industrial functions. The area is home to two medical schools, one veterinary school, two nursing schools, two law schools—including Western Michigan University Cooley Law School and Michigan State University College of Law, a Big Ten Conference university - (Michigan State University), the Michigan State Capitol, the state Supreme Court, the Court of Appeals, a federal court, the Library of Michigan and Historical Center, and headquarters of four national insurance companies.

Lansing is the only U.S. state capital (among the 47 located in counties) that is not also a county seat. The seat of government of Ingham County is Mason, but the county maintains some offices in Lansing.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2020	11,736	63,939	155,024
Total Population 2025	11,975	65,770	159,497
Population Growth Rate	2.04%	2.86%	2.89%
Average Age	36.8	37.8	37.6
# Of Persons Per HH	2.6	2.4	2.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,529	26,744	65,820
Average HH Income	\$53,253	\$75,314	\$61,923
Median House Value	\$84,433	\$91,799	\$108,747
Consumer Spending (Thousands)	\$87,313	\$532,074	\$1,348,345



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PARCHMENT, MI is a city in Kalamazoo County in the state of Michigan and a part of the Grand Rapids-Kalamazoo-Battle Creek Metropolitan Statistical Area. The 2010 census recorded a population of 1,804. The name is derived from the parchment company that used to manufacture paper on the East bank of the Kalamazoo River. Parchment is located just northeast of the city of Kalamazoo and is mostly surrounded by Kalamazoo Township.

The Kalamazoo Vegetable Parchment Company was founded in 1909. The founder, Jacob Kindleberger set up shop along the Kalamazoo River. The company then started selling pieces of land located around the mill to the mill workers. Later in 1939 Parchment became a city by a majority vote and has become known as "The Paper City" since then. Over the years the KVP company was bought out by or merged with other companies including, Sutherland Paper Company, Brown Company, James River, and finally Crown-Vantage.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2020	4,532	46,432	114,238
Total Population 2025	4,645	47,798	117,173
Population Growth Rate	2.49%	2.94%	2.57%
Average Age	39.2	35.7	34.9
# Of Persons Per HH	2.4	2.4	2.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,874	18,875	45,559
Average HH Income	\$59,498	\$57,930	\$61,889
Median House Value	\$97,765	\$99,322	\$125,807
Consumer Spending (Thousands)	\$40,050	\$378,775	\$951,983



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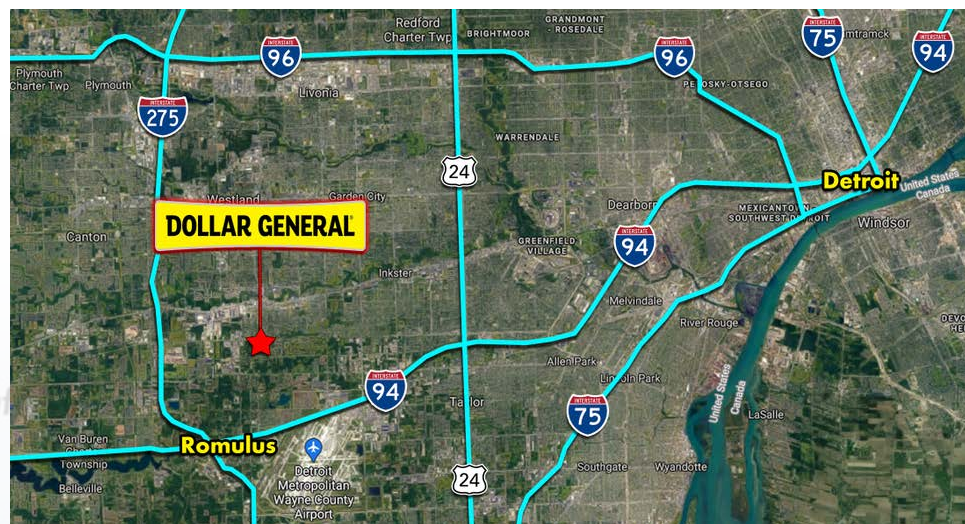
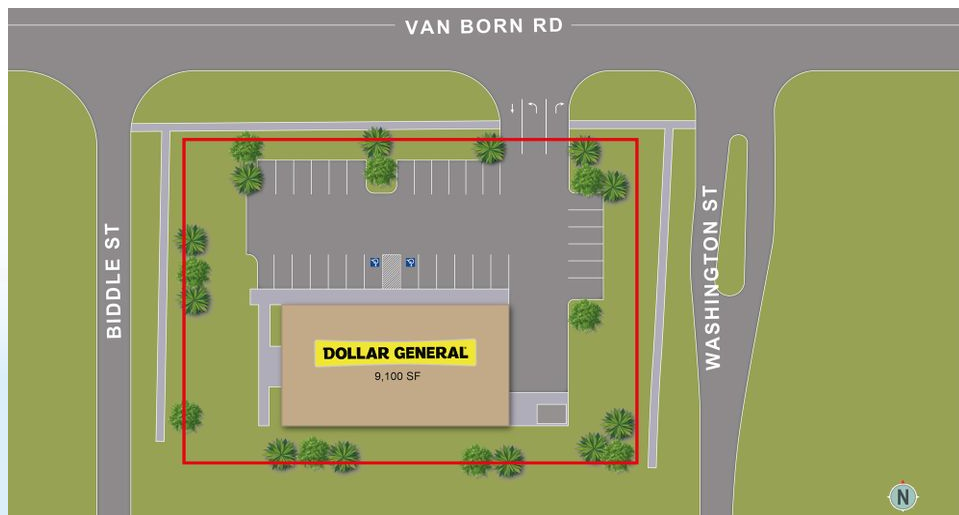
Romulus, MI is a suburban city of Metro Detroit, located in Wayne County in the state of Michigan. The population was 23,989 at the 2010 census, an increase from 22,979 in 2000, making the city the 80th largest city in Michigan. Romulus is home to Detroit Metropolitan Airport and a General Motors plant (Romulus Engine) that opened in 1975. The city is the westernmost community in the Downriver area of Wayne County.

Romulus did not incorporate as a city until 1970, but it had a lengthy history as a township and a territory before then. The first white settler in the area was Samuel Polyne, a French Canadian, who came to Romulus in 1826, but left soon after the Township was created in 1835.

Detroit, Ann Arbor and Toledo are close to Romulus, offering world-renowned cultural, entertainment and sporting venues. Their healthcare facilities are well respected and include several hospitals and medical centers. Romulus residents are also fortunate to have major medical research hospitals nearby, including the world-class University of Michigan Medical Center. Romulus is home to major industries and corporate headquarters, ensuring a strong economy. Additional Fortune 500 companies are just minutes away, making workplace commutes quick and easy. With Romulus being located near major airports and expressways, its location is attractive to both residents and businesses.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2020	8,266	56,644	161,387
Average Age	38.0	38.2	39.2
# Of Persons Per HH	2.6	2.6	2.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,126	21,987	63,797
Average HH Income	\$60,552	\$57,924	\$64,029
Median House Value	\$86,899	\$106,491	\$121,246
Consumer Spending (Thousands)	\$67,800	\$458,700	\$1,400,000



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Romulus

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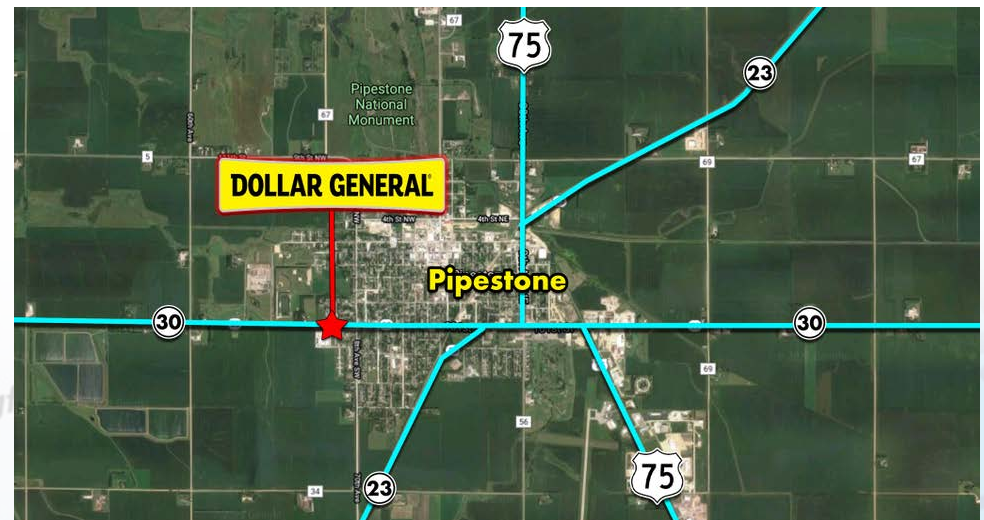
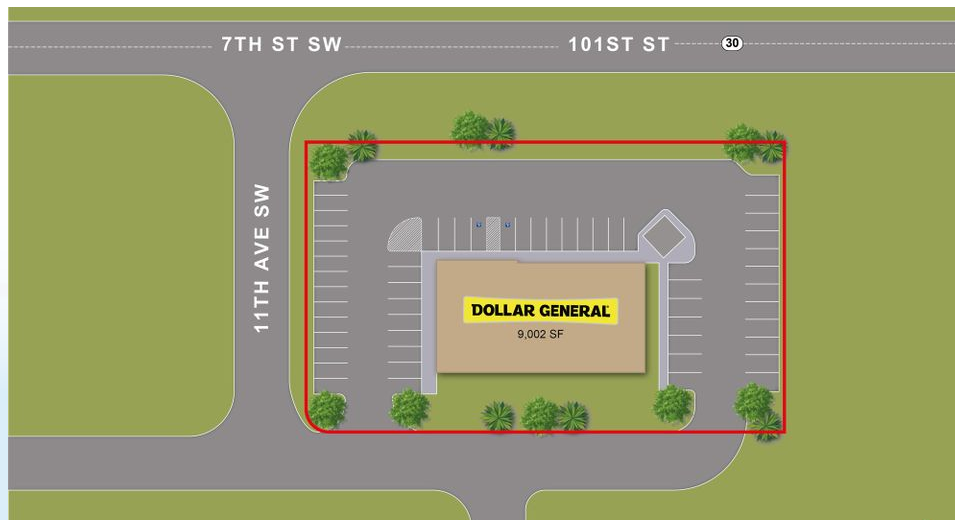
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Pipestone, MN is a city in Minnesota, and the county seat of Pipestone County. The population was 4,317 at the 2010 census. The city is also the site of the Pipestone National Monument.

In the 1600s and 1700s, the Dakota migrated to the area, and among them were the Yankton Dakota, a part of the powerful Dakota or Sioux Nation, who settled near the location of the present-day town, and utilized the soft red stone, called pipestone. Pipestone County was established in 1857, but it was still many years before European-American settlers came to live in the county. The region had been visited by explorers and traders, but settlers stayed away, considering the county "Indian territory," until well after the Civil War. In 1837 the United States government negotiated treaties with the Sioux and the Ojibwa, who held title to the entire Minnesota region, to give up lands in the triangle bounded by the St. Croix and Mississippi Rivers and by a line drawn eastward from the mouth of the Crow Wing River.

The city is located in southwest Minnesota at the junction of State Highways 23, 30 and U.S. Hwy. 75 five miles from the South Dakota state line. The terrain comprises of rocky outcroppings and farmland. The weather in Pipestone is typical for Minnesota which has a humid continental climate, with hot summers and cold winters. Minnesota's location in the Upper Midwest allows it to experience some of the widest variety of weather in the United States, with each of the four seasons having its own distinct characteristics.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2020	4,292	4,574	6,063
Average Age	40.4	40.4	40.7
# Of Persons Per HH	2.2	2.2	2.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,895	2,004	2,597
Average HH Income	\$57,671	\$59,417	\$65,013
Median House Value	\$91,521	\$95,575	\$114,615
Consumer Spending (Thousands)	\$39,148	\$42,393	\$58,992



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