



DOLLAR GENERAL | CORNER LOCATION

ACTUAL STORE

3159 HILLABEE ROAD, ALEXANDER CITY, AL 35010

30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334
248.254.3410
fortisnetlease.com

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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:	\$1,213,417
Current NOI:	\$77,052.00
Initial Cap Rate:	6.35%
Land Acreage:	1.45 +/-
Year Built	2014
Building Size:	9,100 SF
Price PSF:	\$133.34
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.35%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,100 SF. Dollar General store located in Alexander City, Alabama. The property offers a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains five (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 has been open and operating successfully since January of 2015.

This Dollar General is highly visible as it is strategically positioned on the hard corner of Sunny Level Cutoff and Hillabee Road, the main thoroughfare into downtown Alexander City, which sees 7,277 cars per day. The ten mile population from the site is 26,448 while the three mile average household income \$46,389 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 6.35% cap rate based on NOI of \$77,052



PRICE \$1,213,417



CAP RATE 6.35%



LEASE TYPE Absolute NNN



TERM REMAINING 9 Years

INVESTMENT HIGHLIGHTS

- New 15 Year Absolute NNN Lease | Zero Landlord Responsibilities
- **Corner Location on Main Thoroughfare**
- **Concrete Parking Lot**
- 5 (5 Year) Options | 10% Increases At Each Option
- Three Mile Household Income \$46,389
- Ten Mile Population 26,448
- **7,277 Cars Per Day at Sunny Level Cutoff and Hillabee Road**
- Investment Grade Dollar Store With “BBB” Credit Rating
- DG Reported 30 Consecutive Years of Same Store Sales Growth

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$77,052.00	\$8.47
Gross Income	\$77,052.00	\$8.47
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$77,052.00	\$8.47

PROPERTY SUMMARY

Year Built:	2014
Lot Size:	1.45 +/- Acres
Building Size:	9,100 SF
Traffic Count:	7,277
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 Years
Annual Rent:	\$77,052.00
Rent PSF:	\$8.47
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	1/11/2015
Lease Expiration Date:	1/30/2030
Lease Term Remaining:	9 Years
Rent Bumps:	10% at Each Option
Renewal Options:	Five (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

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,100	1/11/2015	1/31/2030	\$77,052.00	100.0	\$8.47
			Option 1	\$84,757.20		\$9.31
			Option 2	\$93,232.92		\$10.24
			Option 3	\$102,556.12		\$11.27
			Option 4	\$112,811.83		\$12.40
			Option 5	\$124,093.07		\$13.64
Totals/Averages	9,100			\$77,052.00		\$8.47



TOTAL SF
9,100



TOTAL ANNUAL RENT
\$77,052.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$8.47



NUMBER OF TENANTS
1

DOLLAR GENERAL

3159 HILLABEE ROAD, ALEXANDER CITY, AL 35010

 FORTIS NET LEASE™



21.7% INCREASE
SAME STORE SALES '19 - '20



1,000 STORES
OPENING IN 2020



\$27.8 BIL
IN SALES

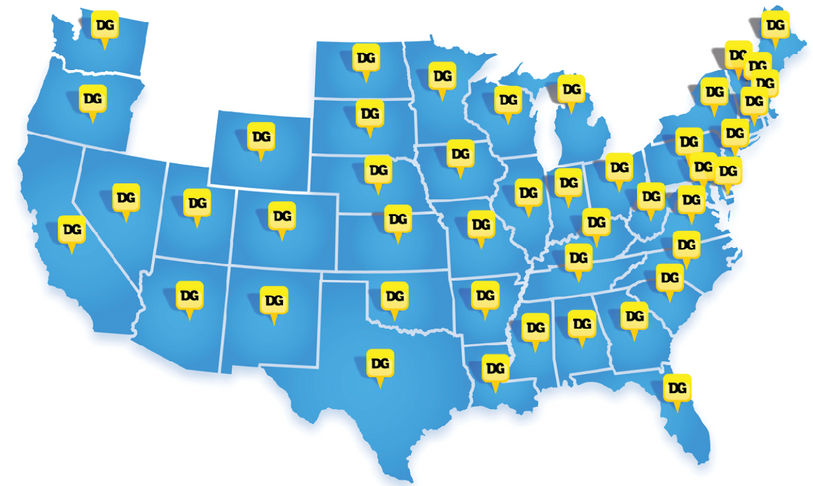


81 YEARS
IN BUSINESS



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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PROXIMITY TO LOCAL ATTRACTIONS



79 Miles
Birmingham
Shuttlesworth
Int'l Airport



74 Miles
Birmingham,
Alabama



53 Miles
Montgomery,
Alabama



4 Miles
Central Alabama
Community
College

DOLLAR GENERAL®



Alexander City

DOLLAR GENERAL

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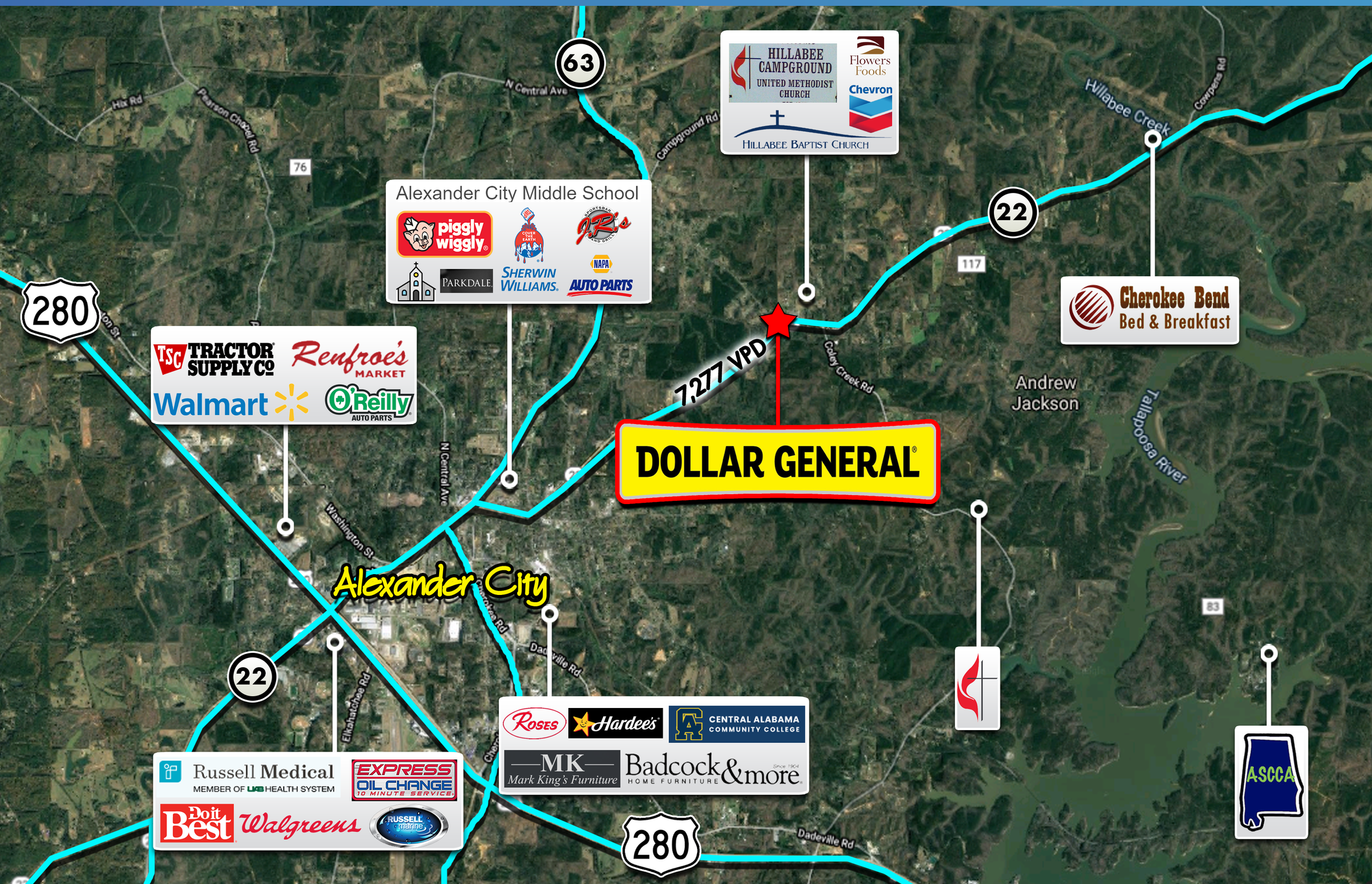
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Alexander City, known to locals as "Alex City", is a city in Tallapoosa County, Alabama with a population of some 14,875. It has been the largest community in Tallapoosa County since 1910. It is known for Lake Martin with its 750 miles of wooded shoreline and 44,000 acres of water. Lake Martin stands on the Tallapoosa River and offers boating, swimming, fishing, golfing, and camping. Many neighborhoods and luxury homes are located on the lake.

The city's economy was traditionally based on the textile industry, but in recent times its economic base has become more diversified as textile jobs have gone to India.

Alexander City was incorporated in 1872 as Youngsville, after its founder James Young. In 1873, the Savannah and Memphis Railroad came to the city. The city was renamed in honor of the railroad's President Edward Porter Alexander, hero of the Battle of Gettysburg for the Confederate States.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2020	8,449	14,664	24,448
Median Age	40.6	40.5	42.7
# Of Persons Per HH	2.4	2.4	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,458	5,931	9,849
Average HH Income	\$46,389	\$47,651	\$52,794
Median House Value	\$118,467	\$107,045	\$111,618
Consumer Spending	\$66.1M	\$116.1M	\$208M





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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