



DOLLAR GENERAL LOCATED OFF I-35 EXIT

ACTUAL STORE

4789 SE HIGHWAY PP, HOLT, MO 64048

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:	\$1,269,559
Current NOI:	\$86,330.04
Initial Cap Rate:	6.80%
Land Acreage:	1.22 +/-
Year Built	2014
Building Size:	9,026 SF
Price PSF:	\$140.66
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.80%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this brand 2014 BTS 9,026 SF Dollar General store located in Holt, MO. The property is secured with 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 have been open and operating successfully since June of 2014.

This Dollar General is strategically positioned on SE Highway PP, which sees 4,084 cars per day, just off of the I-35 exit, which sees 33,408 cars per day. The ten mile population from the site is 39,914 while the three mile average household income is \$75,988 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 new 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 6.80% cap rate based on NOI of \$86,330.04.



PRICE \$1,269,559



CAP RATE 6.80%



LEASE TYPE Absolute NNN



TERM REMAINING 8.25 Years

INVESTMENT HIGHLIGHTS

- 15 Year Absolute NNN Lease | Zero Landlord Responsibilities
- **2014 BTS Construction | Over 8 Years Remaining on Primary Term**
- 5 (5 Year) Options | 10% Increases At Each Option
- **Three Mile Household Income \$75,988**
- Ten Mile Population 39,914
- **4,084 Cars Per Day on SE Highway PP**
- **33,408 Cars Per Day on I-35 | Located Just Off Exit**
- Investment Grade Dollar Store With "BBB" Credit Rating
- DG Reported 30 Consecutive Years of Same Store Sales Growth

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$86,330.04	\$9.56
Gross Income	\$86,330.04	\$9.56
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$86,330.04	\$9.56

PROPERTY SUMMARY

Year Built:	2014
Lot Size:	1.22 Acres
Building Size:	9,026 SF
Traffic Count:	4,084
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
Warranties	Construction
HVAC	Ground Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$86,330.04
Rent PSF:	\$9.56
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	6/30/2014
Lease Expiration Date:	6/30/2029
Lease Term Remaining:	8.25 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+

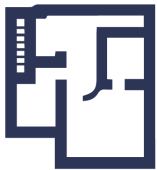


GUARANTOR:
DG CORP



S&P:
BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,026	6/30/2014	6/30/2029	\$86,330.04	100.0	\$9.56
			Option 1	\$94,963.04		\$10.52
			Option 2	\$104,459.35		\$11.57
			Option 3	\$114,905.28		\$12.73
			Option 4	\$126,395.81		\$14.00
			Option 5	\$139,035.35		\$15.40
Totals/Averages	9,026			\$86,330.04		\$9.56



TOTAL SF
9,026



TOTAL ANNUAL RENT
\$86,330.04



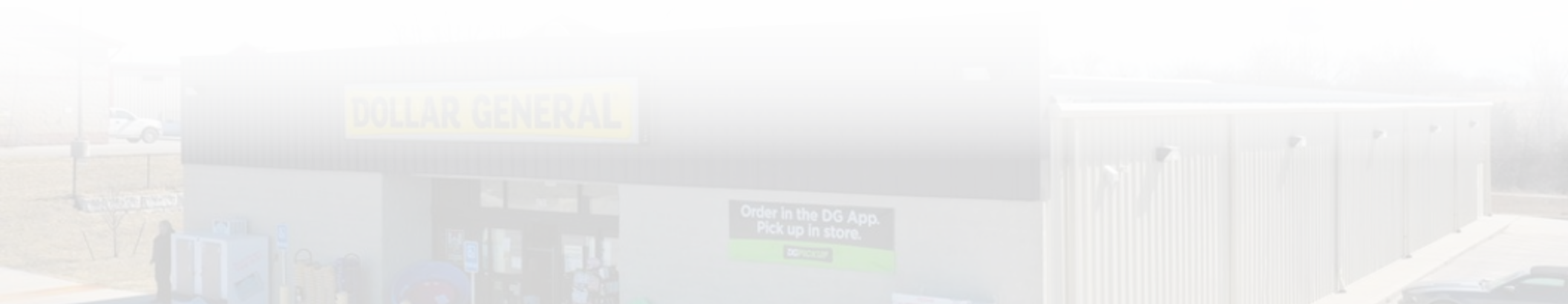
OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$9.56



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

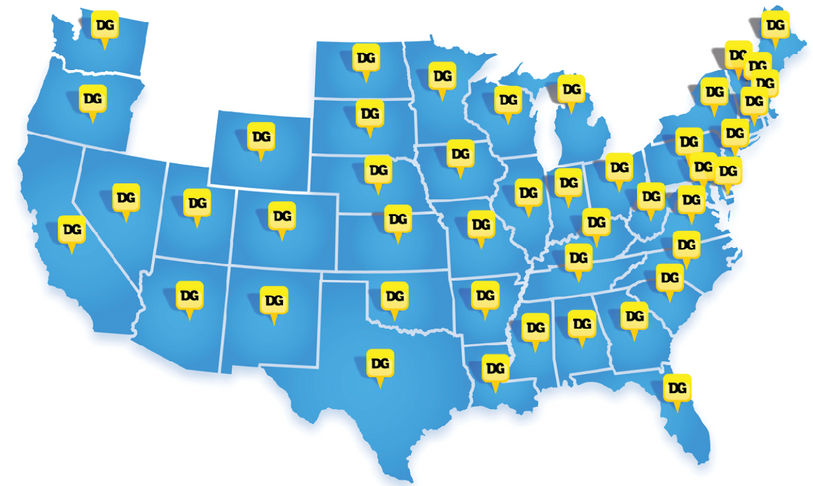


81 YEARS
IN BUSINESS



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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 FORTIS NET LEASE™





DOLLAR GENERAL®

PROXIMITY TO LOCAL ATTRACTIONS



30 Miles
Kansas City
International
Airport



45 Miles
St. Joseph,
MO



31 Miles
Kansas City,
MO

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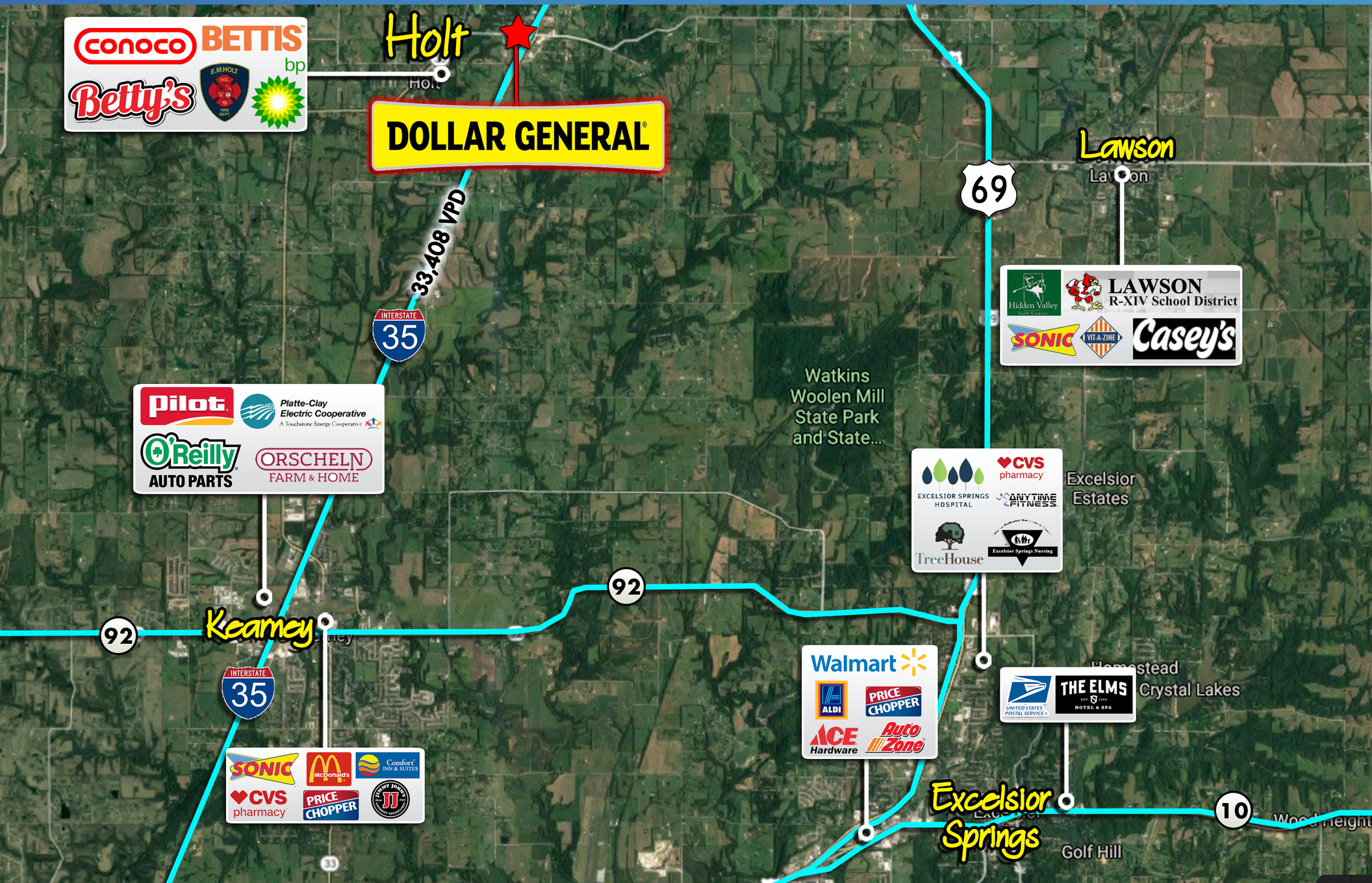
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Holt is a city in Clay and Clinton counties in Missouri and is part of the Kansas City metropolitan area. The population was 447 at the 2010 census. According to the United States Census Bureau, the city has a total area of 0.45 square miles, all land.

Holt was platted in 1867. The city was named for Jeremiah Abel Holt (1811-1886), who donated the land in 1837 and who was one of the first settlers in the area, a native of Orange County, North Carolina. Holt is located on the Clinton - Clay county line west of I-35. Missouri Route 33 passes through the community. The Lake Arrowhead reservoir on Muddy Fork of Clear Creek lies north of the community.

Holt has the distinction of holding the world record for the fastest accumulation of rainfall. On June 22, 1947, Holt received 12 inches of rain in 42 minutes.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2020	2,816	5,316	39,919
Median Age	46.6	47.0	39.5
# Of Persons Per HH	2.6	2.6	2.6

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,075	1,989	14,866
Average HH Income	\$75,988	\$83,028	\$83,930
Median House Value	\$189,117	\$217,630	\$191,924
Consumer Spending (Thousands)	\$30.2M	\$58.5M	\$411.1M





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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