



2016 BTS DOLLAR GENERAL

8688 MAIN STREET, LEIGHTON, AL 35646

ACTUAL STORE

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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:	\$1,092,472
Current NOI:	\$69,372.00
Initial Cap Rate:	6.35%
Land Acreage:	1.21 +/-
Year Built	2016
Building Size:	9,026 SF
Price PSF:	\$121.04
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.35%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,026 SF Dollar General store located in Leighton, AL. 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 has been open & operating successfully since July of 2016.

This Dollar General will be highly visible as it is strategically positioned on Main Street which sees 2,432 cars per day. The 10 mile population from the site exceeds 40,000 while the three mile average household income exceeds \$47,700 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 6.35% cap rate based on NOI of \$69,372.



PRICE \$1,092,472



CAP RATE 6.35%



LEASE TYPE Absolute NNN



TERM REMAINING 10.25 Years

INVESTMENT HIGHLIGHTS

- **15 Year Absolute NNN Lease | Zero landlord Responsibilities**
- Five (5 Year) Options to Renew | 10% Increases at Each
- **2016 BTS Construction | 10.25 Years Remaining on Primary Term**
- Three Mile Household Income \$47,792
- **Ten Mile Population 40,880**
- 2,432 Cars Per Day on S. Main Street
- Investment Grade Dollar Store With "BBB" Credit Rating
- DG Reported 30 Consecutive Years of Same Store Sales Growth
- **Only Dollar Store Serving the Community**

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$69,372.00	\$7.69
Gross Income	\$69,372.00	\$7.69
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$69,372.00	\$7.69

PROPERTY SUMMARY

Year Built:	2016
Lot Size:	1.21 +/- Acres
Building Size:	9,026 SF
Traffic Count:	2,432
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$69,372.00
Rent PSF:	\$7.69
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	7/27/2016
Lease Expiration Date:	7/31/2031
Lease Term Remaining:	10.25 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	7/27/2016	7/31/2031	\$69,372.00	100.0	\$7.69
			Option 1	\$76,309.20		\$8.45
			Option 2	\$83,940.12		\$9.30
			Option 3	\$92,334.13		\$10.23
			Option 4	\$101,567.54		\$11.25
			Option 5	\$111,724.30		\$12.38
Totals/Averages	9,026			\$69,372.00		\$7.69



TOTAL SF
9,026



TOTAL ANNUAL RENT
\$69,372.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$7.69



NUMBER OF TENANTS
1



DOLLAR GENERAL

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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

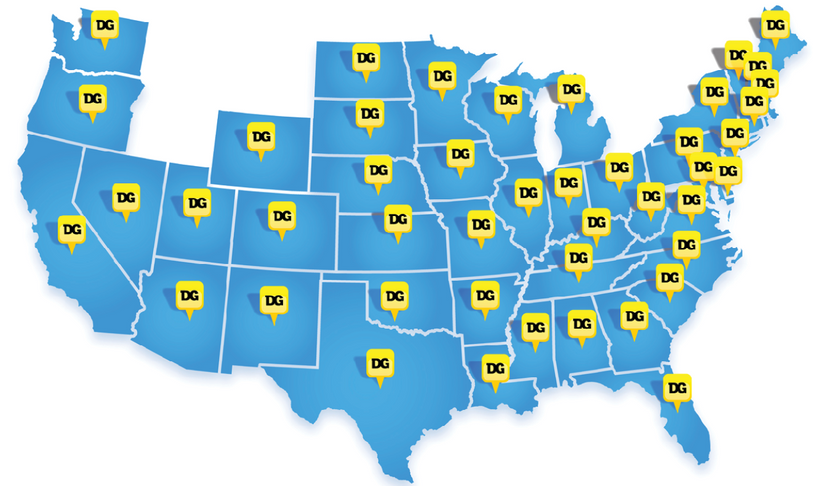


81 YEARS
IN BUSINESS



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

DOLLAR GENERAL

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 FORTIS NET LEASE™



PROXIMITY TO LOCAL ATTRACTIONS



49 Miles
Huntsville
Int'l Airport



59 Miles
Huntsville,
AL



15 Miles
Florence,
AL



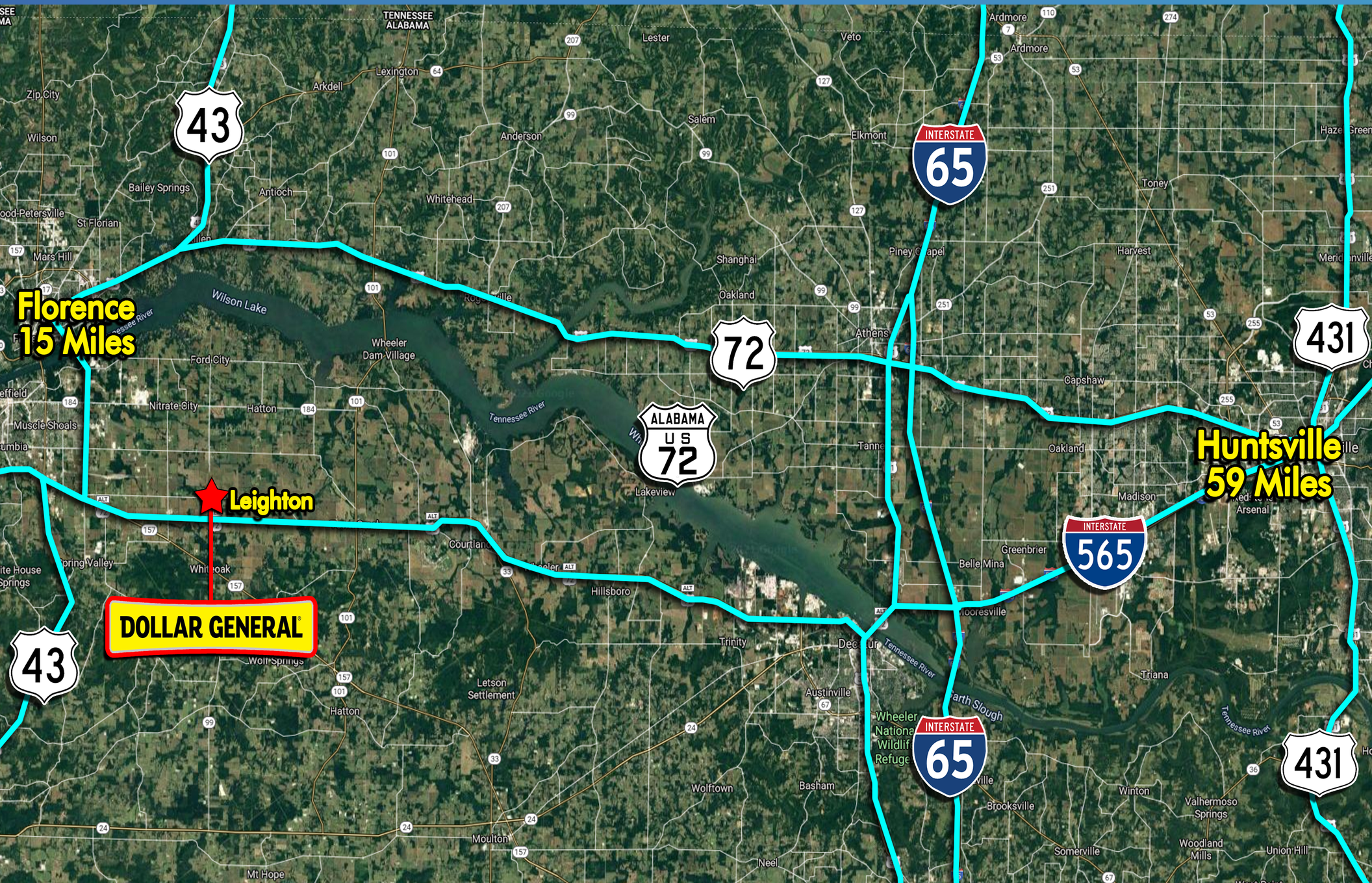
15 Miles
University of
North
Alabama

DOLLAR GENERAL®

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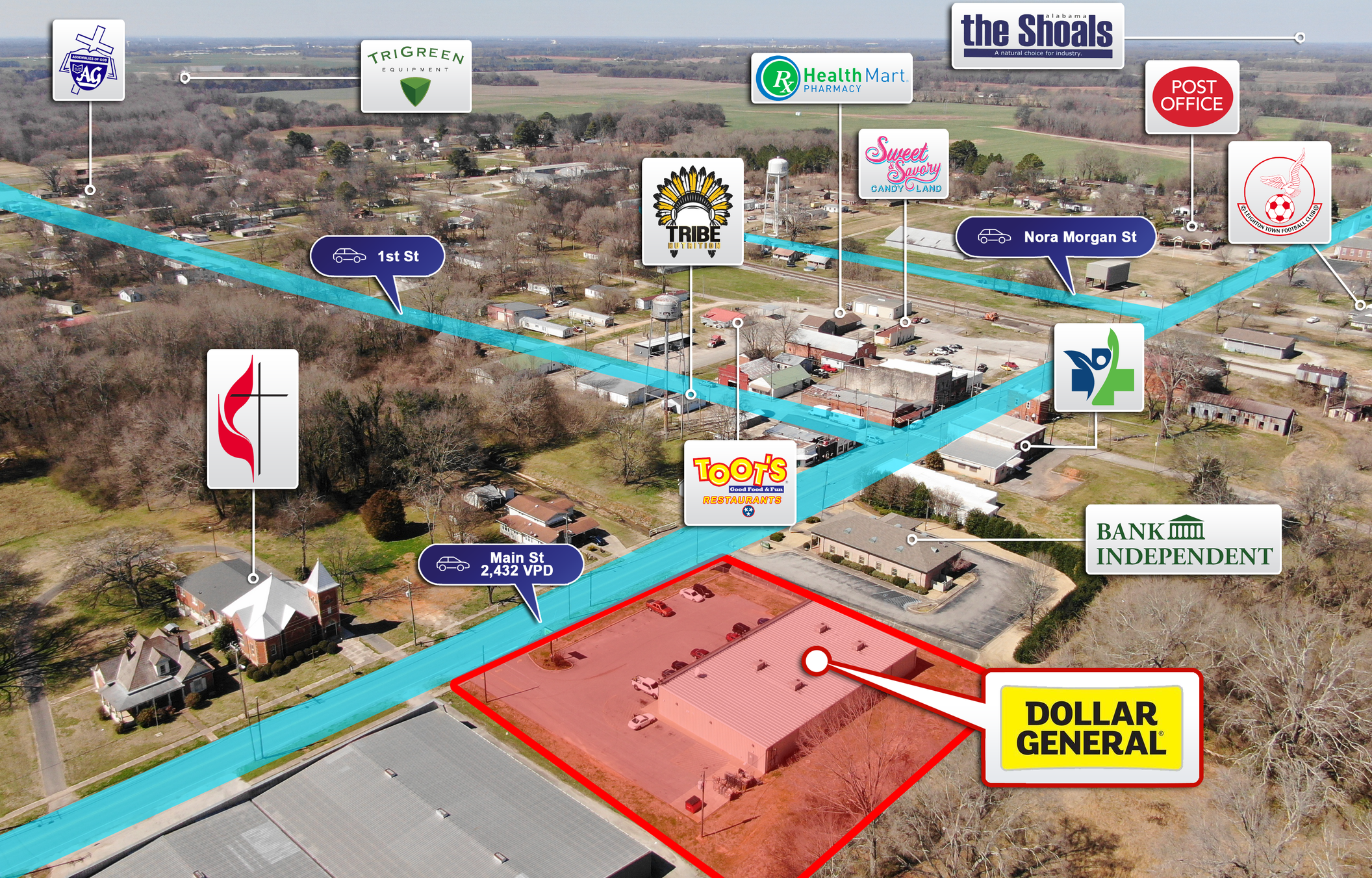
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Leighton is a town in Colbert County, Alabama (County Courthouse pictured above). It is part of the Florence - Muscle Shoals Metropolitan Statistical Area known as "The Shoals". At the 2010 census the population was 729.

The first settlers in what is now Leighton arrived in the early 1810s. The community was initially known as "Crossroads" for its location at the intersection of two early stage coach roads. The name was later changed to "Leighton" for town's first postmaster, the Reverend William Leigh. The town developed as a cotton shipping center in the 1830s after the Tuscumbia, Courtland and Decatur Railroad constructed a railroad line through the area. Leighton incorporated in 1890.

Leighton originally straddled the county line of Franklin and Lawrence Counties. When Colbert County was carved off in 1867, the town still remained divided between the new county and Lawrence. On the 1880 U.S. Census, it reported having 196 residents on the Colbert County side and 83 on the Lawrence County side. After the 1890 Census, Colbert County's eastern border was expanded eastward several miles to Town Creek, placing Leighton wholly within Colbert.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2020	1,441	4,171	40,880
Median Age	44.3	43.7	42.7
# Of Persons Per HH	2.4	2.5	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	607	1,694	16,958
Average HH Income	\$47,792	\$53,082	\$64,548
Median House Value	\$92,599	\$121,666	\$137,366
Consumer Spending	\$12.7M	\$38.2M	\$400.8M





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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