



NEW ABSOLUTE NNN DOLLAR GENERAL

REPRESENTATIVE STORE

E 1800 N ROAD, SAUNEMIN, IL 61769

30445 Northwestern Highway, Suite 275
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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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STATE BROKER OF RECORD:

ELI SCHULTZ

FORTIS NET LEASE

30445 NORTHWESTERN HIGHWAY, STE. 275

FARMINGTON HILLS, MI 48334

773.491.0068

INVESTMENT SUMMARY

List Price:	\$1,535,088
Current NOI:	\$87,500.04
Initial Cap Rate:	5.70%
Land Acreage:	1.469 +/-
Year Built	2021
Building Size:	9,100 SF
Price PSF:	\$168.69
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	5.70%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this brand new construction, 9,100 SF. Dollar General store located in Saunemin, Illinois. The property offers a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains 5 (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 completing construction with rent commencing in June of 2021.

This Dollar General is highly visible as it is strategically positioned at the intersection of E. 1800 N. Rd. and N. 2700 East Rd. which sees 4,594 cars per day. The ten mile population from the site is 5,589 while the three mile average household income is \$82,771 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 5.70% cap rate based on NOI of \$87,500.04.



PRICE \$1,535,088



CAP RATE 5.70%



LEASE TYPE Absolute NNN



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- Absolute NNN 15 Year Lease | Zero Landlord Responsibilities
- **Brand New BTS Construction**
- 5 (5 Year) Options | 10% Rental Increase At Each Option
- **Three Mile Household Income \$82,771**
- Ten Mile Population 5,589
- **4,594 Cars Per Day at E 1800 N Rd & N 2700 East Rd**
- Investment Grade Dollar Store with “BBB” Credit Rating
- DG Reported 31 Consecutive Years of Same Store Sales Growth
- **On Main Thoroughfare Connecting Communities**
- **No Competition in 12+ Miles**

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$87,500.04	\$9.62
Gross Income	\$87,500.04	\$9.62
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$87,500.04	\$9.62

PROPERTY SUMMARY

Year Built:	2021
Lot Size:	1.469 +/- Acres
Building Size:	9,100 SF
Traffic Count:	4,594
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
# of Parking Spaces	30
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$87,500.04
Rent PSF:	\$9.62
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	6/14/2021
Lease Expiration Date:	6/30/2036
Lease Term Remaining:	15 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:
\$33.7 BILLION



STORE COUNT:
17,000+

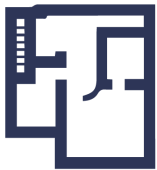


GUARANTOR:
DG CORP



S&P:
BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,100	6/14/2021	6/30/2036	\$87,500.04	100.0	\$9.62
			Option 1	\$96,250.04		\$10.58
			Option 2	\$105,875.05		\$11.63
			Option 3	\$116,462.55		\$12.80
			Option 4	\$128,108.81		\$14.08
			Option 5	\$140,919.69		\$15.48
Totals/Averages	9,100			\$87,500.04		\$9.62



TOTAL SF
9,100



TOTAL ANNUAL RENT
\$87,500.04



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$9.62



NUMBER OF TENANTS
1



DOLLAR GENERAL

E 1800 N ROAD, SAUNEMIN, IL 61769

 FORTIS NET LEASE™



55% NET INCOME

INCREASE FROM 19-20



1,050 STORES

OPENING IN 2021



\$33.7 BIL

IN SALES



82 YEARS

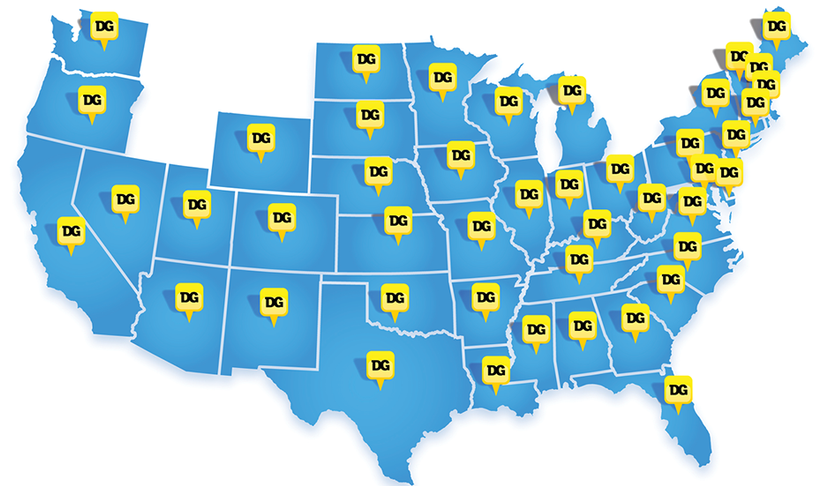
IN BUSINESS



31 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 17,000+ stores with more than 140,000 employees, located across 44 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 1,000 new stores in 2020, and planning to open an additional 1,050 in 2021. 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.



17,000+ STORES ACROSS 46 STATES





PROXIMITY TO POINTS OF INTEREST



Central IL Regional
Airport at
Bloomington-Normal
45 Miles



Downtown
Chicago
91 Miles



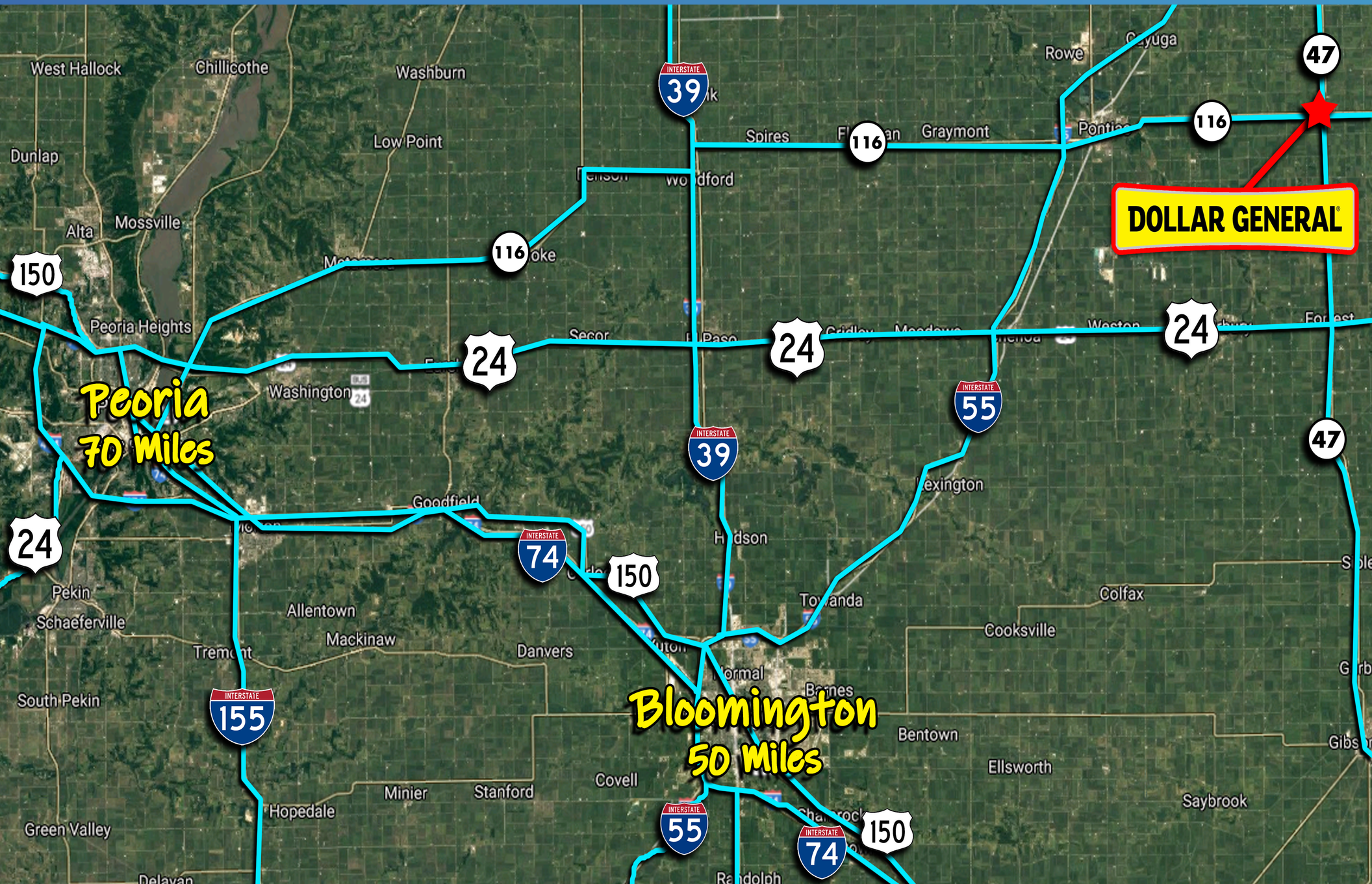
Bloomington,
Illinois
50 Miles

DOLLAR GENERAL®

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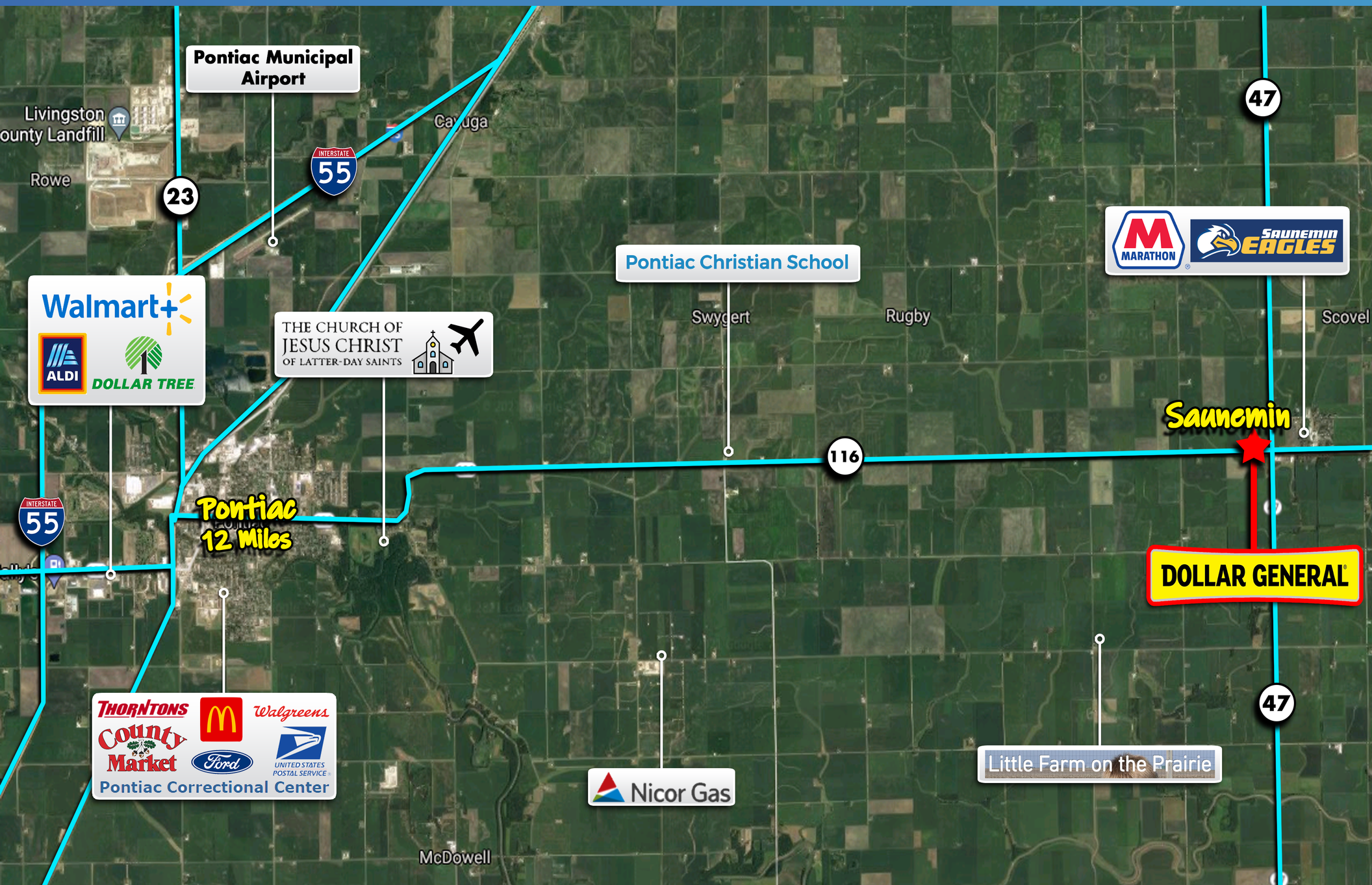
 FORTIS NET LEASE™

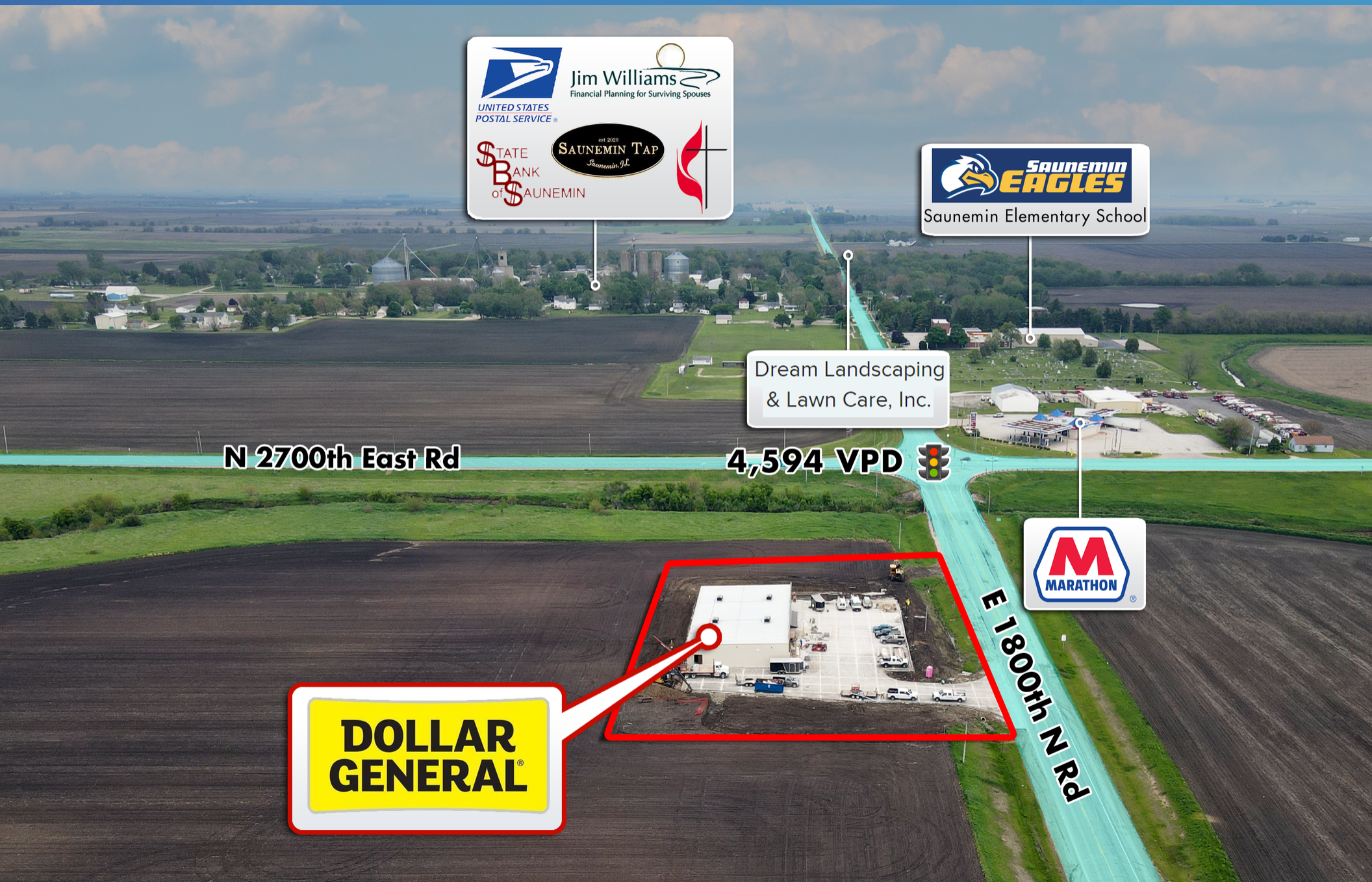


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FORTIS NET LEASE™







Saunemin is a village in Livingston County, Illinois. The population was 420 at the 2010 census. It was named after a Kickapoo chief. Saunemin is located in eastern Livingston County. Illinois Route 116 passes through the southern side of the village, leading west 12 miles to Pontiac, the county seat, and east 26 miles to Ashkum. The village limits extend west along Route 116 to the crossroads with Illinois Route 47, which leads north 15 miles to Dwight and south 10 miles to Forrest.

Livingston County (Court House pictured above) comprises the Pontiac, IL Micropolitan Statistical Area, which is combined with the Bloomington–Normal metropolitan statistical area as the Bloomington–Pontiac, IL Combined Statistical Area. Livingston was established on February 27, 1837. It was formed from parts of McLean, LaSalle, and Iroquois counties, and named after Edward Livingston, a prominent politician who was mayor of New York City and represented New York in the United States House of Representatives and Louisiana in both houses of Congress. He later served as Andrew Jackson's Secretary of State and as Minister to France. Although he had no connections to Illinois, the General Assembly found him accomplished enough to name a county after him.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2021	532	816	5,589
Median Age	40.5	40.3	40.4
# Of Persons Per HH	2.7	2.7	2.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	195	284	2,000
Average HH Income	\$82,771	\$84,359	\$80,475
Median House Value	\$148,076	\$150,458	\$132,235
Consumer Spending	\$6.8 M	\$9.9 M	\$64.7 M





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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