



DOLLAR GENERAL PLUS

3063 HIGHWAY 11 , MOSELLE, MS 39459

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

PATRICK HAMMOND
SENIOR DIRECTOR
D: 248.419.3808
PHAMMOND@FORTISNETLEASE.COM

DISCLOSURE :

All materials and information received or derived from Fortis Net Lease (hereinafter collectively referred to as “FNL”), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by FNL its directors, officers, agents, advisors, or affiliates as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party’s intended use or any and all other matters.

Neither FNL its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party’s active conduct of its own due diligence to determine these and other matters of significance to such party. FNL will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. FNL makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. FNL does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.

EXCLUSIVELY LISTED BY:

PATRICK HAMMOND

SENIOR DIRECTOR
D: 248.419.3808
PHAMMOND@FORTISNETLEASE.COM

STATE BROKER OF RECORD:

BRIAN BROCKMAN

BANG REALTY, INC.
11427 REED HARTMAN HWY #236
CINCINNATI , OH 45241
513.657.3645

INVESTMENT SUMMARY

List Price:	\$1,503,000
Current NOI:	\$90,160.00
Initial Cap Rate:	6.00%
Land Acreage:	2.0
Year Built	2016
Building Size:	10,566 SF
Price PSF:	\$142.25
Lease Type:	Absolute NNN
Lease Term:	15 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 10,566 SF. Dollar General Plus store located in Moselle, Mississippi. This property offers a 15 Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains five (5) Yr. options to renew, each with a 10% rental rate increase at each option. 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 August of 2016.

This Dollar General Plus is highly visible from Highway 11 (seeing 5,420 cars per day) and is easily accessible by I-59 (seeing 30,226 cars per day). The ten-mile population from the site is 67,076 and the five-mile average household income is \$65,062 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.



PRICE \$1,503,000



CAP RATE 6.00%



LEASE TYPE Absolute NNN



TERM REMAINING 10 Years

INVESTMENT HIGHLIGHTS

- Dollar General “PLUS” Location | 10,566 Square Feet
- Absolute NNN Lease | Requires Zero Landlord Responsibility
- Rent Increases 10% at Each of the 5, 5 Year Option Periods
- Corporate Guarantee by Dollar General | S&P Rating: “BBB”
- Building was Built-to-Suit DG | Completed August 2016

FINANCIAL SUMMARY

INCOME		PER SF
Gross Income	\$90,160.00	\$8.53
EXPENSE		PER SF
Gross Expenses	-	-
NET OPERATING INCOME	\$90,160.00	\$8.53

PROPERTY SUMMARY

Year Built:	2016
Lot Size:	2.0 Acres
Traffic Count:	30,226 at I-59 & 5,420 at Highway 11
Building Size:	10,566 SF
Zoning:	Commercial
Construction Style:	Plus Size

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$90,160.00
Rent PSF:	\$8.53
Landlord Responsibilities:	Zero
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	8/2/2016
Lease Expiration Date:	8/31/2031
Lease Term Remaining:	10 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:
18,316



GUARANTOR:
CORPORATE

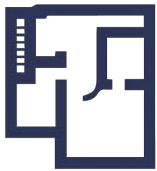


S&P:
BBB

DOLLAR GENERAL PLUS

3063 HIGHWAY 11 , MOSELLE, MS 39459

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Dollar General		10,566	8/2/2016	8/31/2031	\$90,160.00	100.0		\$8.53
Totals/Averages		10,566			\$90,160.00			\$8.53



TOTAL SF
10,566



TOTAL ANNUAL RENT
\$90,106.00



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$8.53



NUMBER OF TENANTS
1

DOLLAR GENERAL PLUS

3063 HIGHWAY 11 , MOSELLE, MS 39459

 FORTIS NET LEASE™



55% NET INCOME

INCREASE FROM 19-20



1,050 STORES

OPENING IN 2021



\$33.7 BIL

IN SALES



82 YEARS

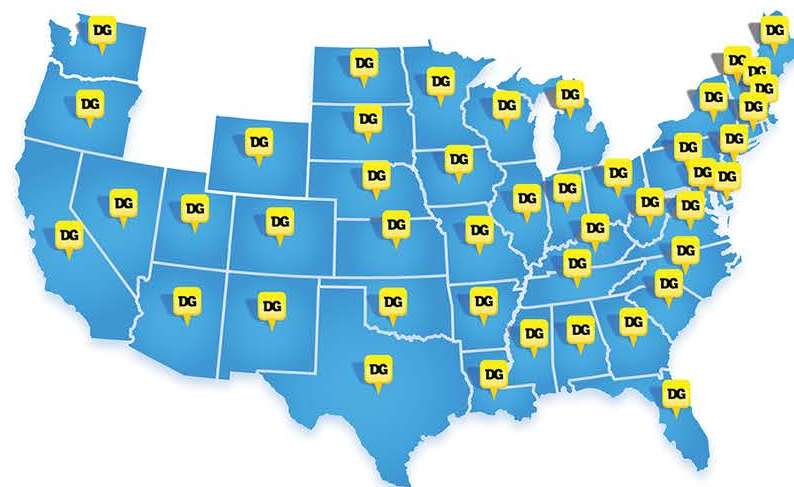
IN BUSINESS



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.

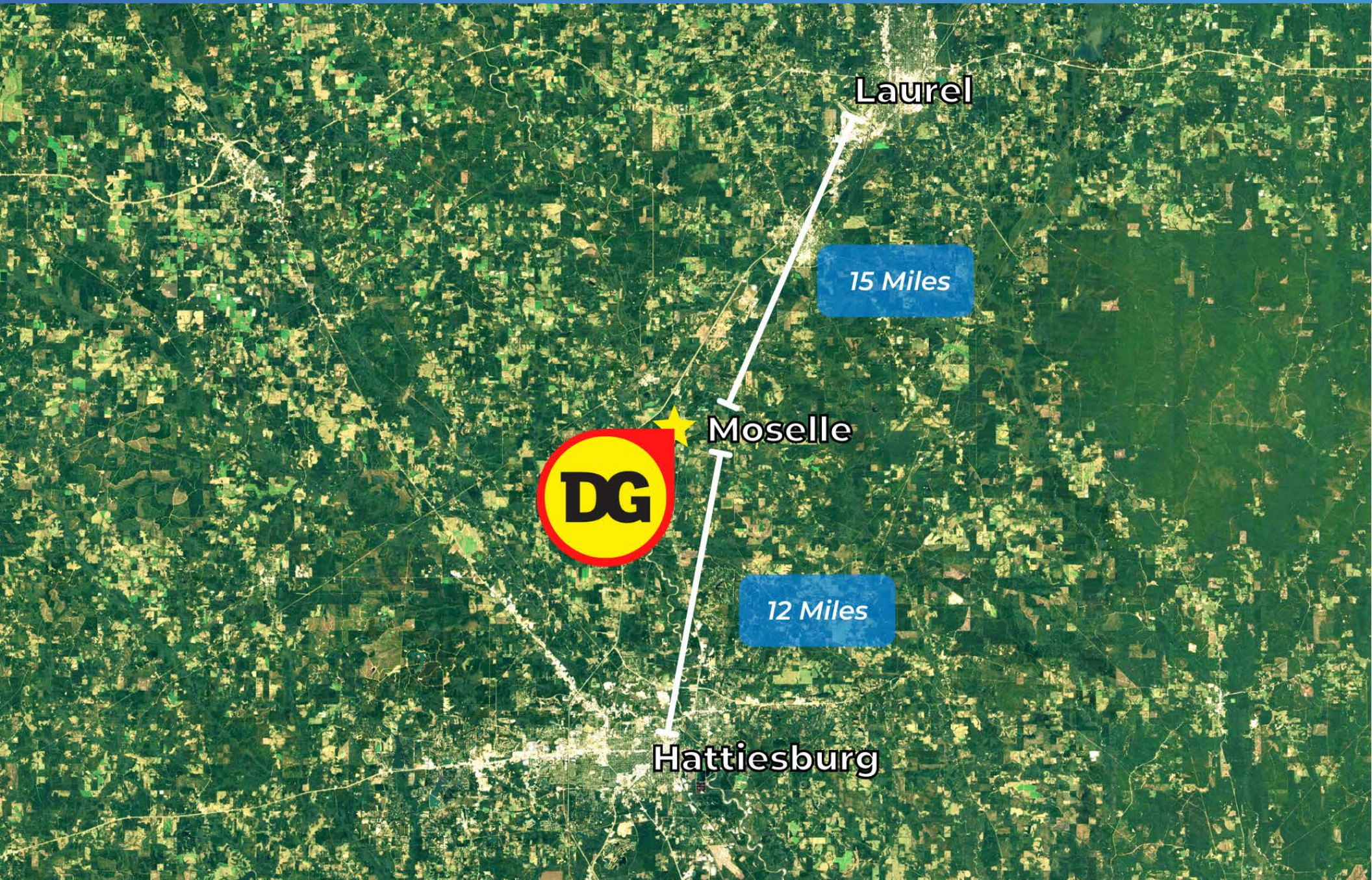


17,000+ STORES ACROSS 46 STATES

DOLLAR GENERAL PLUS

3063 HIGHWAY 11 , MOSELLE, MS 39459

 FORTIS NET LEASE™



DOLLAR GENERAL PLUS

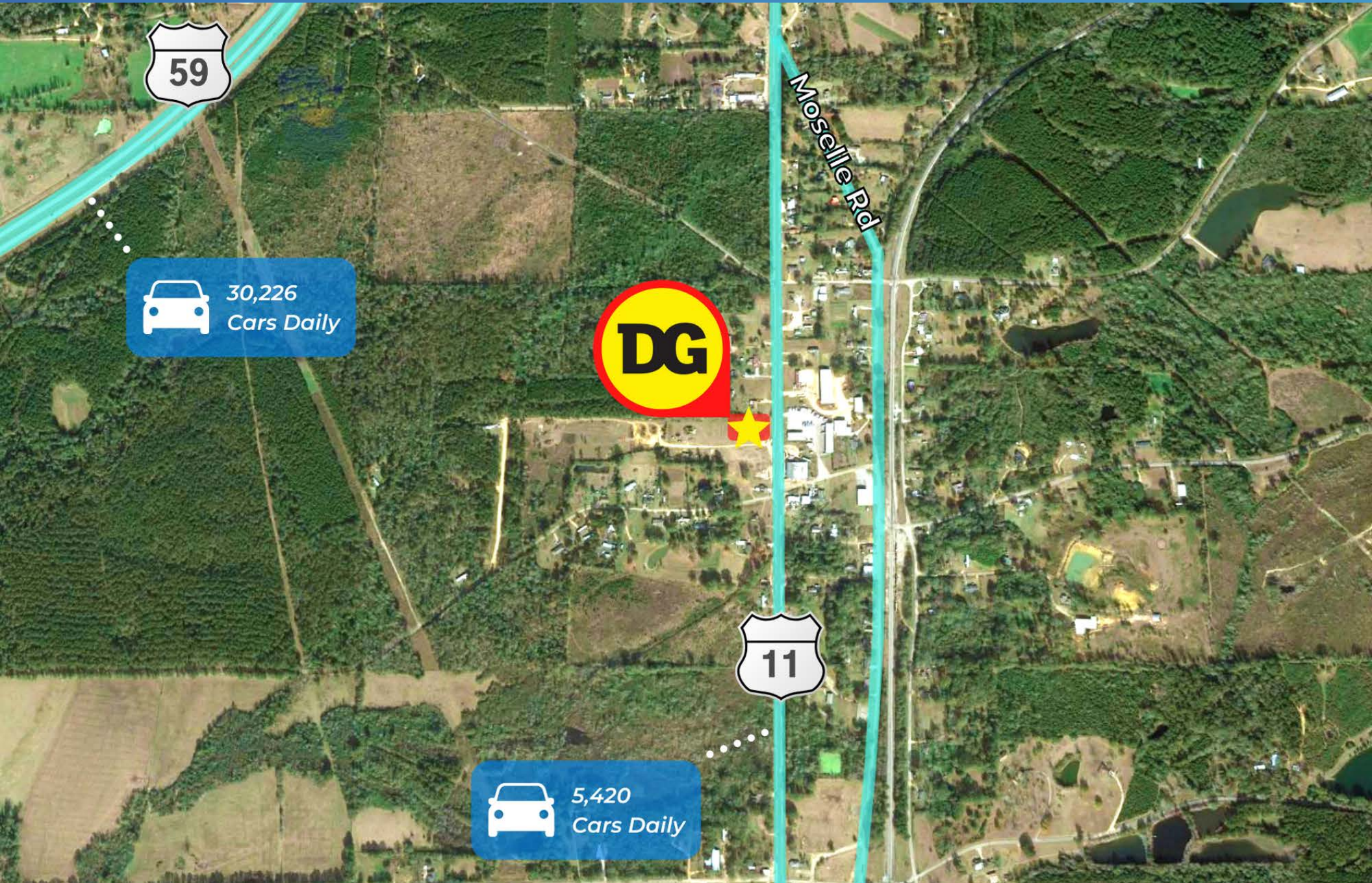
3063 HIGHWAY 11 , MOSELLE, MS 39459

 FORTIS NET LEASE™



DOLLAR GENERAL PLUS

3063 HIGHWAY 11 , MOSELLE, MS 39459





Moselle is a census-designated place and unincorporated community in southern Jones County, Mississippi. The community is part of the Laurel micropolitan area. Moselle is located along U.S. Route 11, north of Eastabuchie and southwest of Laurel. The Leaf River, as well as the Hattiesburg-Laurel Regional Airport, is located west of Moselle.

This tight community has a population of 6,320 with 22.7% of residents between the ages of 35-54. The median household income is \$60,665 (3.59% less than the national average).

POPULATION	3 MILE	5 MILES	10 MILES
Total Population 2021	1,616	5,324	67,076
Total Population 2026	1,610	5,298	66,756
Average Age	37.9	39.2	33.9
# Of Persons Per HH	2.8	2.7	2.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	584	1,967	26,942
Average HH Income	\$68,136	\$65,062	\$54,257
Median House Value	\$107,494	\$107,099	\$132,348
Consumer Spending (Thousands)	\$18,140	\$60,004	\$667,136





TOTAL SALES VOLUME

\$6.7B

PROPERTIES SOLD

3,300+

BROKER & BUYER REACH

345K

STATES SOLD IN

43

Click to Meet Team Fortis

30445 Northwestern Highway, Suite 275

Farmington Hills, MI 48334

248.254.3410

fortisnetlease.com

EXCLUSIVELY LISTED BY:

PATRICK HAMMOND

SENIOR DIRECTOR

D: 248.419.3808

PHAMMOND@FORTISNETLEASE.COM