



# ABSOLUTE NNN LEASE DOLLAR GENERAL

ACTUAL STORE

1606 W. ROBINSON AVE., WAYNE CITY, IL 62895

**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:

### ELI SCHULTZ

FORTIS NET LEASE  
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FARMINGTON HILLS, MI 48334  
773.491.0068

## INVESTMENT SUMMARY

List Price:	\$1,408,382
Current NOI:	\$84,502.92
Initial Cap Rate:	6.00%
Land Acreage:	1.5 +/-
Year Built	2011
Building Size:	9,026 SF
Price PSF:	\$156.04
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.15%

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,026 SF. Dollar General store located in Wayne City, Illinois. The property offers a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities, with 6 years remaining on the primary term. The lease contains 4 (5 Year) options to renew, each with a 10% rental rate increase. There is a 3% rental rate increase in Year 11. The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of "BBB", which is classified as Investment Grade. This store has been open and successfully operating since December of 2011.

This Dollar General is highly visible as it is strategically positioned on W. Robinson Ave. which sees 3,802 cars per day. The ten mile population from the site is 5,415 while the three mile average household income is \$57,500 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 6.00% cap rate based on the NOI of \$84,502.92.



**PRICE** \$1,408,382



**CAP RATE** 6.00%



**LEASE TYPE** Absolute NNN



**TERM REMAINING** 5.5 Years



**RENT INCREASES** 3% at Year 11

## INVESTMENT HIGHLIGHTS

- 15 Year Absolute NNN Lease | Zero Landlord Responsibilities
- **3% Rental Rate Increase at Year 11**
- 4 (5 Year) Options | 10% Increases At Each Option
- **Concrete Parking Lot | 5.5 Years Remaining on Primary Term**
- Three Mile Household Income \$57,500
- Ten Mile Population 5,415
- **3,802 Cars Per Day on W. Robinson Ave.**
- Investment Grade Dollar Store With "BBB" Credit Rating
- DG Reported 31 Consecutive Years of Same Store Sales Growth
- **Only Dollar Store Serving the Community!**

## FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$84,502.92	\$9.36
<b>Gross Income</b>	<b>\$84,502.92</b>	<b>\$9.36</b>

EXPENSE		PER SF
Expenses	\$0	\$0.00
<b>Gross Expenses</b>	<b>\$0</b>	<b>\$0.00</b>

<b>NET OPERATING INCOME</b>	<b>\$84,502.92</b>	<b>\$9.36</b>
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## PROPERTY SUMMARY

Year Built:	2011
Lot Size:	1.5 +/- Acres
Building Size:	9,026 SF
Traffic Count:	3,802
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Concrete
Warranties	Construction
HVAC	Ground Mounted

## LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$84,502.92
Rent PSF:	\$9.36
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	12/1/2011
Lease Expiration Date:	11/30/2026
Lease Term Remaining:	5.5 Years
Rent Bumps:	3% at Year 11 & 10% at Each Option
Renewal Options:	Four (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+

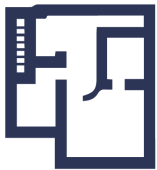


**GUARANTOR:**  
DG CORP



**S&P:**  
BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Dollar General	9,026	12/1/2011	11/30/2026	\$84,502.92	100.0		\$9.36
				\$87,037.92		12/1/2021	\$9.64
			Option 1	\$95,741.71		12/1/2026	\$10.60
			Option 2	\$105,315.88		12/1/2031	\$11.67
			Option 3	\$115,847.47		12/1/2036	\$12.83
			Option 4	\$127,432.21		12/1/2041	\$14.11
<b>Averages</b>	<b>9,026</b>			<b>\$85,770.42</b>			<b>\$9.50</b>



TOTAL SF  
9,026



TOTAL ANNUAL RENT  
\$84,502.92



OCCUPANCY RATE  
100.0%



AVERAGE RENT/SF  
\$9.50



NUMBER OF TENANTS  
1



# DOLLAR GENERAL

1606 W. ROBINSON AVE., WAYNE CITY, IL 62895

 FORTIS NET LEASE™



**55% NET INCOME**

INCREASE FROM 19-20



**1,050 STORES**

OPENING IN 2021



**\$33.7 BIL**

IN SALES



**82 YEARS**

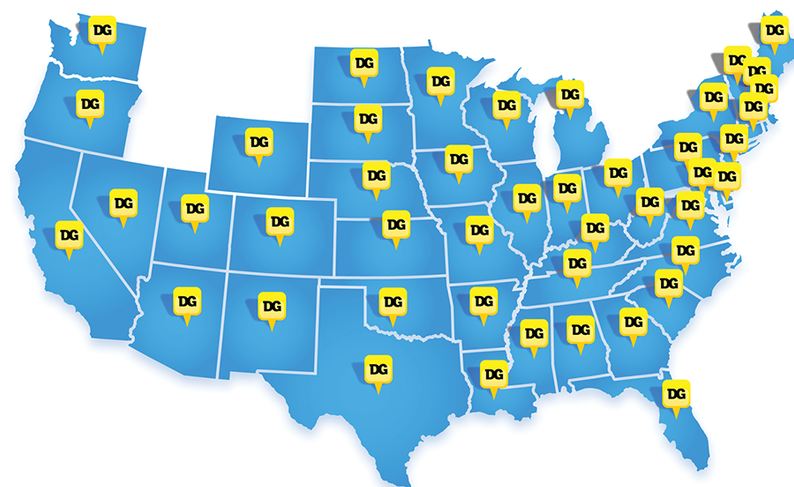
IN BUSINESS



**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**

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## PROXIMITY TO POINTS OF INTEREST



**Williamson  
County  
Regional Airport**  
64 Miles



**St. Louis,  
Missouri**  
96 Miles



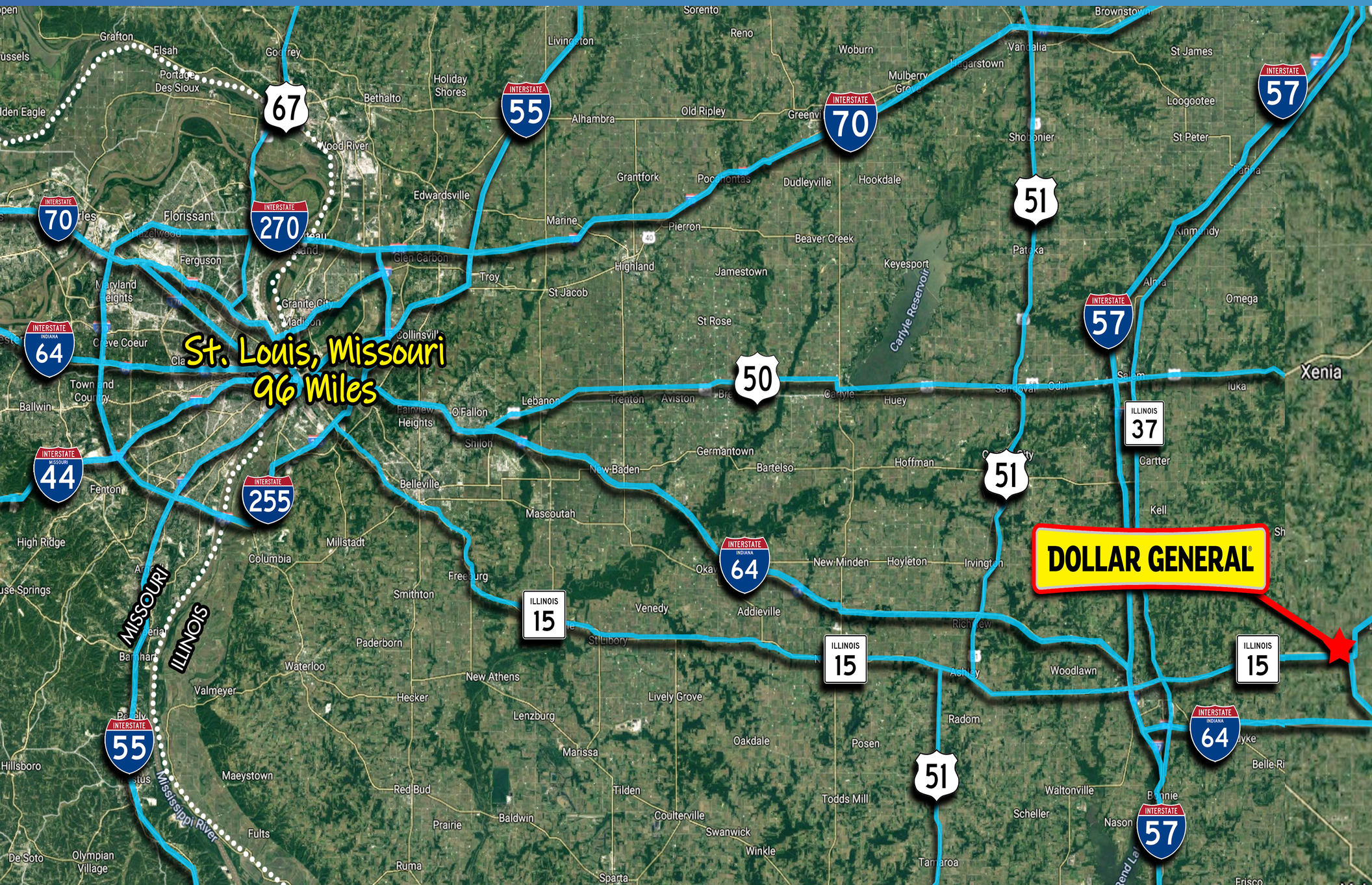
**Indianapolis,  
Indiana**  
205 Miles

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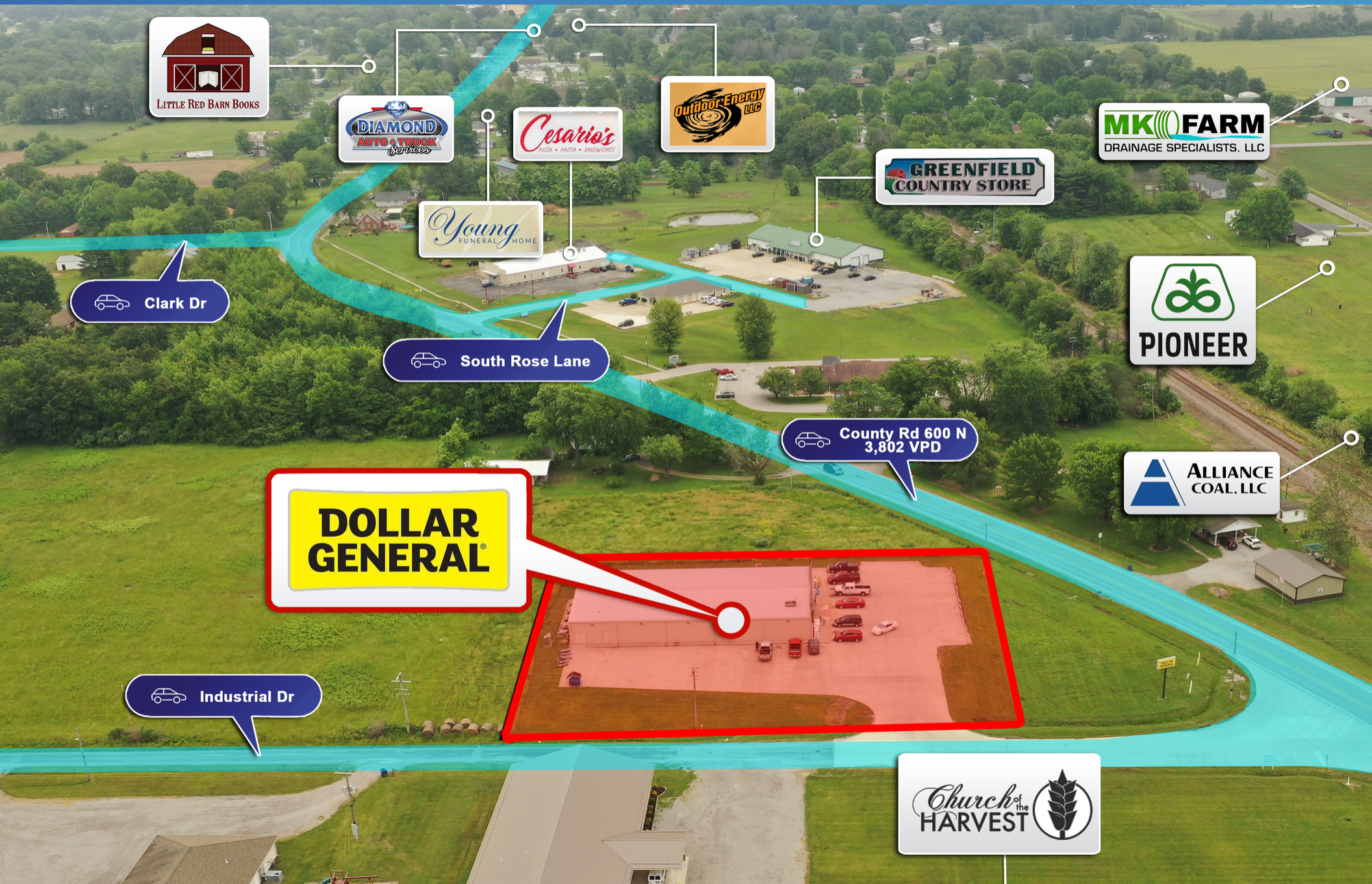
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2021	1,546	2,379	5,415
Median Age	43.5	42.7	42.0
# Of Persons Per HH	2.4	2.5	2.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	645	957	2,117
Average HH Income	\$57,500	\$61,123	\$64,684
Median House Value	\$96,309	\$101,071	\$97,365
Consumer Spending	\$17.2 M	\$26.8 M	\$61.7 M

Wayne City is known as the Bean Capital of Little Egypt and has a population of around 1,100 citizens. It is located within Wayne County, Illinois. Within the village you will find wholesome individuals who strive to make their little village a great place to live. They take pride in supporting the local businesses, supporting the children and students in educational and sporting events, and maintaining a positive outlook on the future ahead.

The Village of Wayne City has numerous businesses scattered all over the city that are open daily. From a local grocery store to tire repair shops to hair salons, they have just about everything you could want. They also have annual events to attend, regular sales at the three-way, scattered events throughout the year, and plenty more to keep you and your family entertained.

The Village of Wayne City has places like the Wayne City Saddle Club and the Wayne County Speedway which host events throughout the year to keep you and your family busy. They have an annual Christmas parade in town and a Bean Days parade that happens every year in September. Churches in town host events that are open to the public as well so there is almost always something to do.





TOTAL SALES VOLUME

\$6.7B

PROPERTIES SOLD

3,300+

BROKER & BUYER REACH

345K

STATES SOLD IN

43

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