



ABSOLUTE NNN DOLLAR GENERAL | NOW OPEN!

REPRESENTATIVE STORE

679 S COLDWATER ROAD, WEIDMAN, MI 48893

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EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY

List Price:	\$1,716,636
Current NOI:	\$91,840.00
Initial Cap Rate:	5.35%
Land Acreage:	1.0 +/-
Year Built	2021
Building Size:	9,100 SF
Price PSF:	\$188.64
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	5.35%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this brand new 9,100 SF. Dollar General store located in Weidman, Michigan. The property offers a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains 4 (5 Yr.) 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 completed construction and opened for business on 7/19/2021.

This Dollar General is highly visible as it is strategically positioned on S Coldwater Road which sees 3,966 cars per day at the intersection of W River Road. The ten mile population from the site is 20,467 while the three mile average household income \$85,163 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 5.35% cap rate based on NOI of \$91,840.



PRICE \$1,716,636



CAP RATE 5.35%



LEASE TYPE Absolute NNN



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- 15 Year Absolute NNN Lease | Zero Landlord Responsibilities
- **Brand New 2021 BTS Construction**
- **Concrete Parking Lot | Now Open!**
- 4 (5 Year) Options | 10% Increases At Each Option
- **Three Mile Household Income \$85,163**
- **Ten Mile Population 20,467**
- **3,966 Cars Per Day at S Coldwater Rd & W River Rd**
- Investment Grade Dollar Store With "BBB" Credit Rating
- DG Reported 31 Consecutive Years of Same Store Sales Growth
- **Next to Pines Golf Course**

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$91,840.00	\$10.09
Gross Income	\$91,840.00	\$10.09
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$91,840.00	\$10.09

PROPERTY SUMMARY

Year Built:	2021
Lot Size:	1.0 +/- Acres
Building Size:	9,100 SF
Traffic Count:	3,966
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Concrete
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$91,840.00
Rent PSF:	\$10.09
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Tenant
Lease Start Date:	7/19/2021
Lease Expiration Date:	7/31/2036
Lease Term Remaining:	15 Years
Rent Bumps:	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

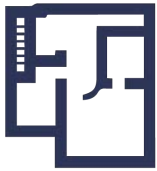


S&P:
BBB

DOLLAR GENERAL

679 S COLDWATER ROAD, WEIDMAN, MI 48893 

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,100	7/19/2021	7/31/2036	\$91,840.00	100.0	\$10.09
			Option 1	\$101,024.00		\$11.10
			Option 2	\$111,126.40		\$12.21
			Option 3	\$122,239.04		\$13.43
			Option 4	\$134,462.94		\$14.78
Totals/Averages	9,100			\$91,840.00		\$10.09



TOTAL SF
9,100



TOTAL ANNUAL RENT
\$91,840



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$10.09



NUMBER OF TENANTS
1



DOLLAR GENERAL

679 S COLDWATER ROAD, WEIDMAN, MI 48893

 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



**Gerald R. Ford
Int'l Airport**
79 Miles



**Grand Rapids,
Michigan**
75 Miles



**Central
Michigan
University**
13 Miles

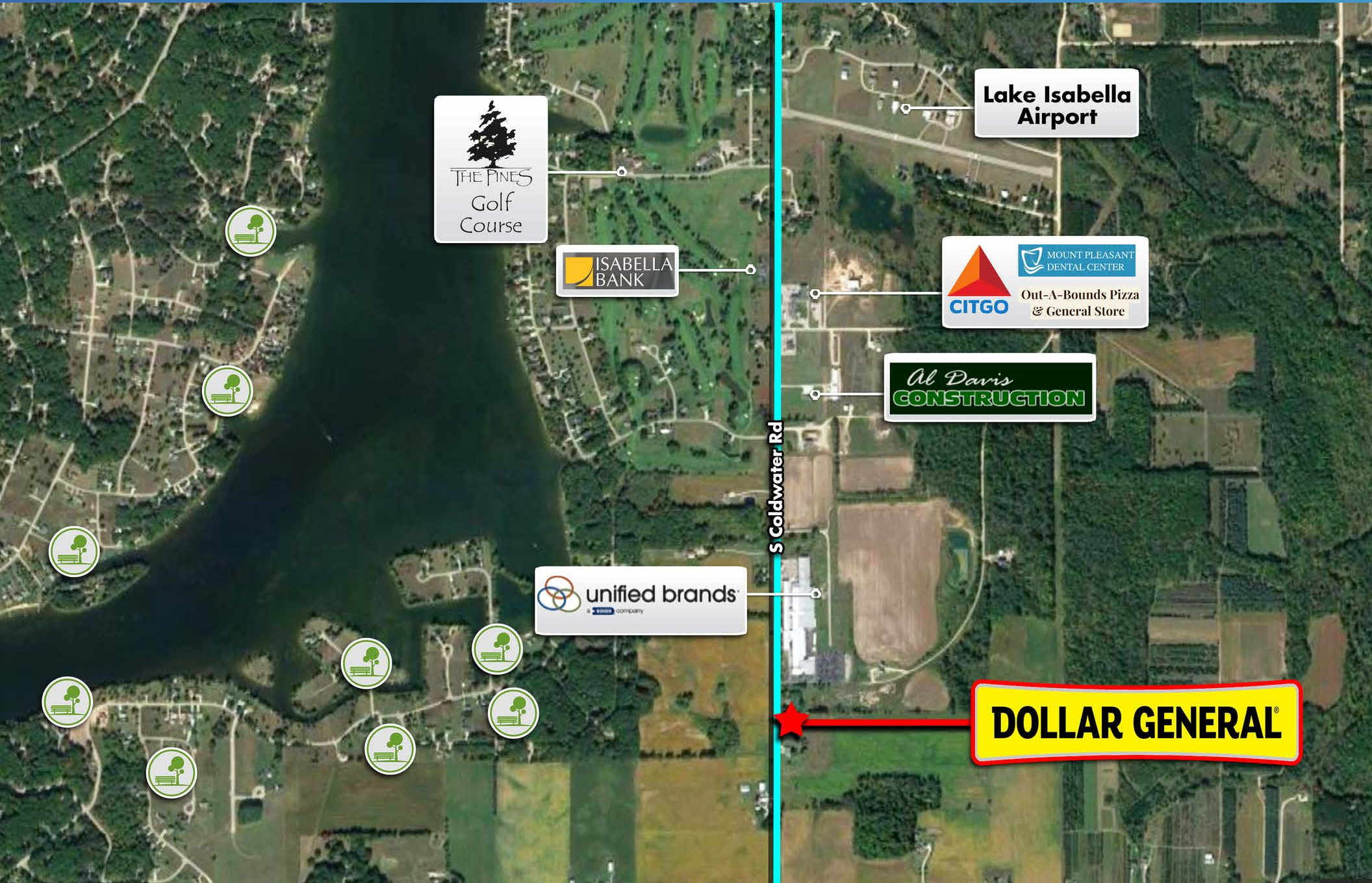
DOLLAR GENERAL®

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Bay City
57 Miles

Saginaw
64 Miles





Weidman is an unincorporated community in Isabella County, Michigan. It is a census-designated place (CDP) for statistical purposes, but has no independent municipal authority. The population of the CDP was 959 at the 2010 census, up from 879 at the 2000 census. The community is situated on the boundary between Nottawa Township on the east and Sherman Township on the west. Weidman is 16 miles by road northwest of Mount Pleasant, the Isabella County seat, and 19 miles southwest of Clare.

The Incredible Dr. Pol is a Nat Geo Wild reality show that follows veterinarian Jan Pol, his family and employees, centered around his veterinarian office in Weidman.

Take the family camping at Central Michigan's best kept secret, Gammy Woods Campground. During the holidays pick that perfect tree at Swan's Christmas Tree Farm and Vander Sys Tree Farm.

POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION 2021	3,438	6,598	20,467
Median Age	45.3	44.7	44.1
# Of Persons Per HH	2.5	2.6	2.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,360	2,572	8,016
Average HH Income	\$85,163	\$79,974	\$79,531
Median House Value	\$158,586	\$147,699	\$148,143
Consumer Spending	\$44.7 M	\$81.7 M	\$250.7 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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