



DOLLAR GENERAL RELOCATION PLUS!

REPRESENTATIVE STORE

M-84, BAY CITY, MI 48706

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EXCLUSIVELY LISTED BY:

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 FORTIS NET LEASE™

INVESTMENT SUMMARY

List Price:	\$1,965,250
Current NOI:	\$98,262.48
Initial Cap Rate:	5.00%
Land Acreage:	1.26 +/-
Year Built	2021
Building Size:	10,640 SF
Price PSF:	\$184.70
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	5.00%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 10,640 SF. Dollar General **RELOCATION PLUS** store located in Bay City, Michigan. 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. This store is preparing for construction soon and on track to commence in December 2021.

This Dollar General is highly visible as it is strategically positioned on the corner of Delta Road and M-84 which sees 18,175 cars per day. The five mile population from the site is 44,799 while the one mile average household income is \$106,449 per year, making this location ideal for a Dollar General. The site is only 2.5 miles from Saginaw Valley State University which has around 7,500 students. 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 5.00% cap rate based on the NOI of \$98,262.48



PRICE \$1,965,250



CAP RATE 5.00%



LEASE TYPE Absolute NNN



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- 15 Year Absolute NNN Lease | Zero Landlord Responsibilities
- **2021 BTS RELOCATION PLUS STORE!**
- **Only 2.5 Miles From Saginaw Valley University! 7,500+ Students**
- **2.5 Miles From Delta College | 8,000+ Students**
- 5 (5 Year) Options | 10% Increases At Each Option
- **One Mile Household Income \$106,449**
- **Five Mile Population 44,799**
- **18,175 Cars Per Day on M-84**
- Investment Grade Dollar Store With “BBB” Credit Rating
- DG Reported 31 Consecutive Years of Same Store Sales Growth

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FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$98,262.48	\$9.24
Gross Income	\$98,262.48	\$9.24
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$98,262.48	\$9.24

PROPERTY SUMMARY

Year Built:	2021
Lot Size:	1.26 +/- Acres
Building Size:	10,640 SF
Traffic Count:	18,175
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Plus Prototype
Parking Lot:	Asphalt
# of Parking Spaces	35
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$98,262.48
Rent PSF:	\$9.24
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	12/1/2021
Lease Expiration Date:	11/30/2036
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

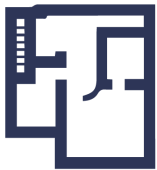


S&P:
BBB

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	10,640	12/1/2021	11/30/2036	\$98,262.48	100.0	\$9.24
			Option 1	\$108,088.73		\$10.16
			Option 2	\$118,897.60		\$11.17
			Option 3	\$130,787.36		\$12.29
			Option 4	\$143,866.10		\$13.52
			Option 5	\$158,252.71		\$14.87
Totals/Averages	10,640			\$98,262.48		\$9.24



TOTAL SF
10,640



TOTAL ANNUAL RENT
\$98,262.48



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$9.24



NUMBER OF TENANTS
1



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 FORTIS NET LEASE™



55% NET INCOME

INCREASE FROM 19-20



1,050 STORES

OPENING IN 2021



\$33.7 BIL

IN SALES



82 YEARS

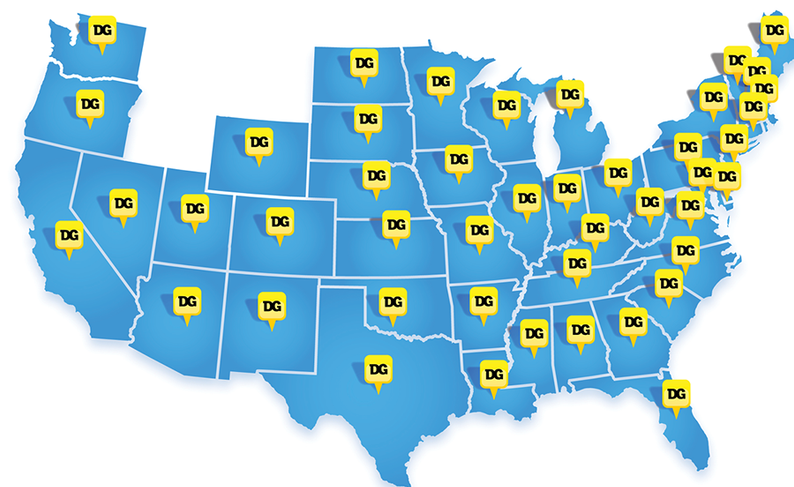
IN BUSINESS



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.

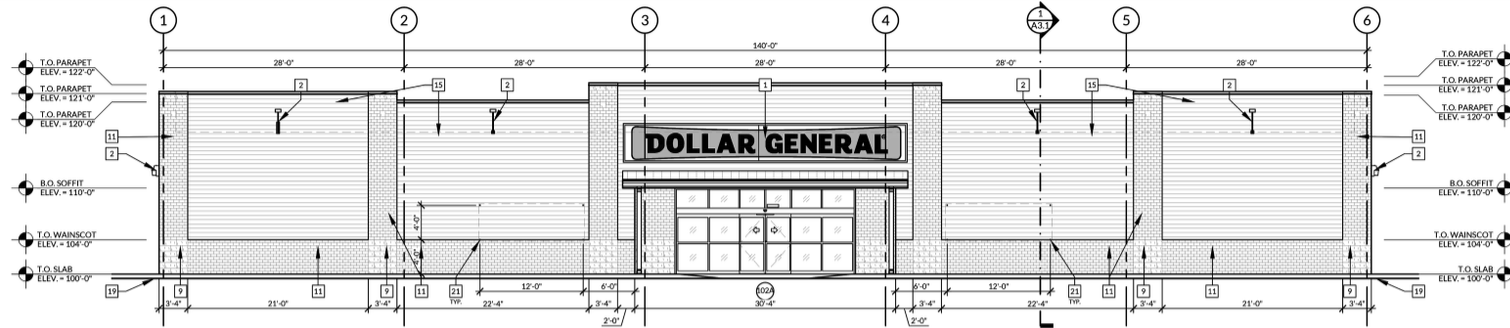


17,000+ STORES ACROSS 46 STATES

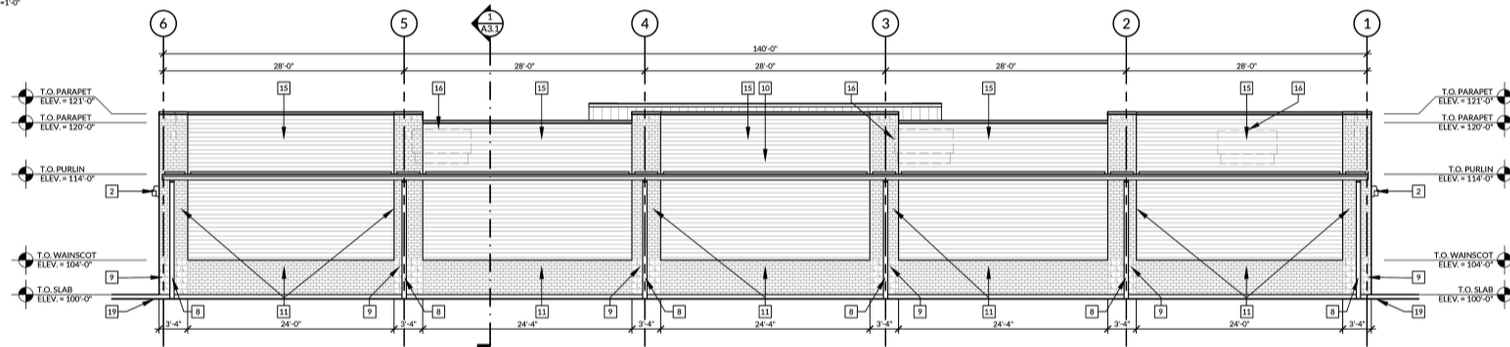
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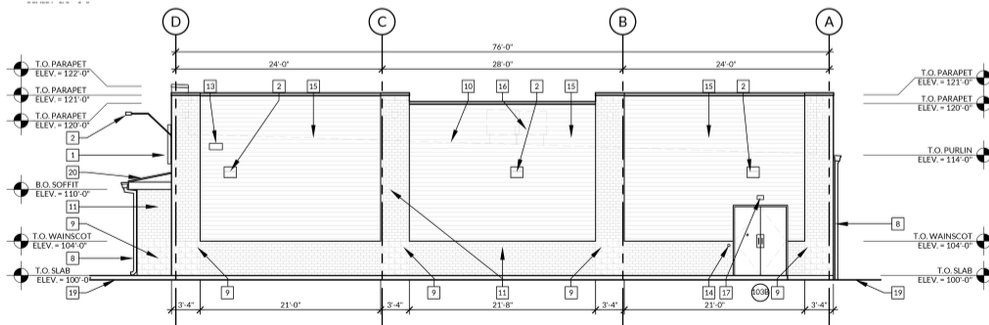
FORTIS NET LEASE™



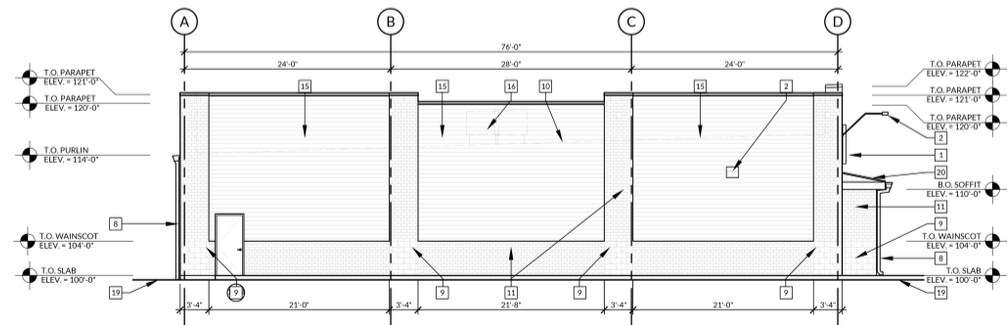
1 WEST ELEVATION
SCALE: 1/8"=1'-0"



2 EAST ELEVATION
SCALE: 1/8"=1'-0"



3 SOUTH ELEVATION

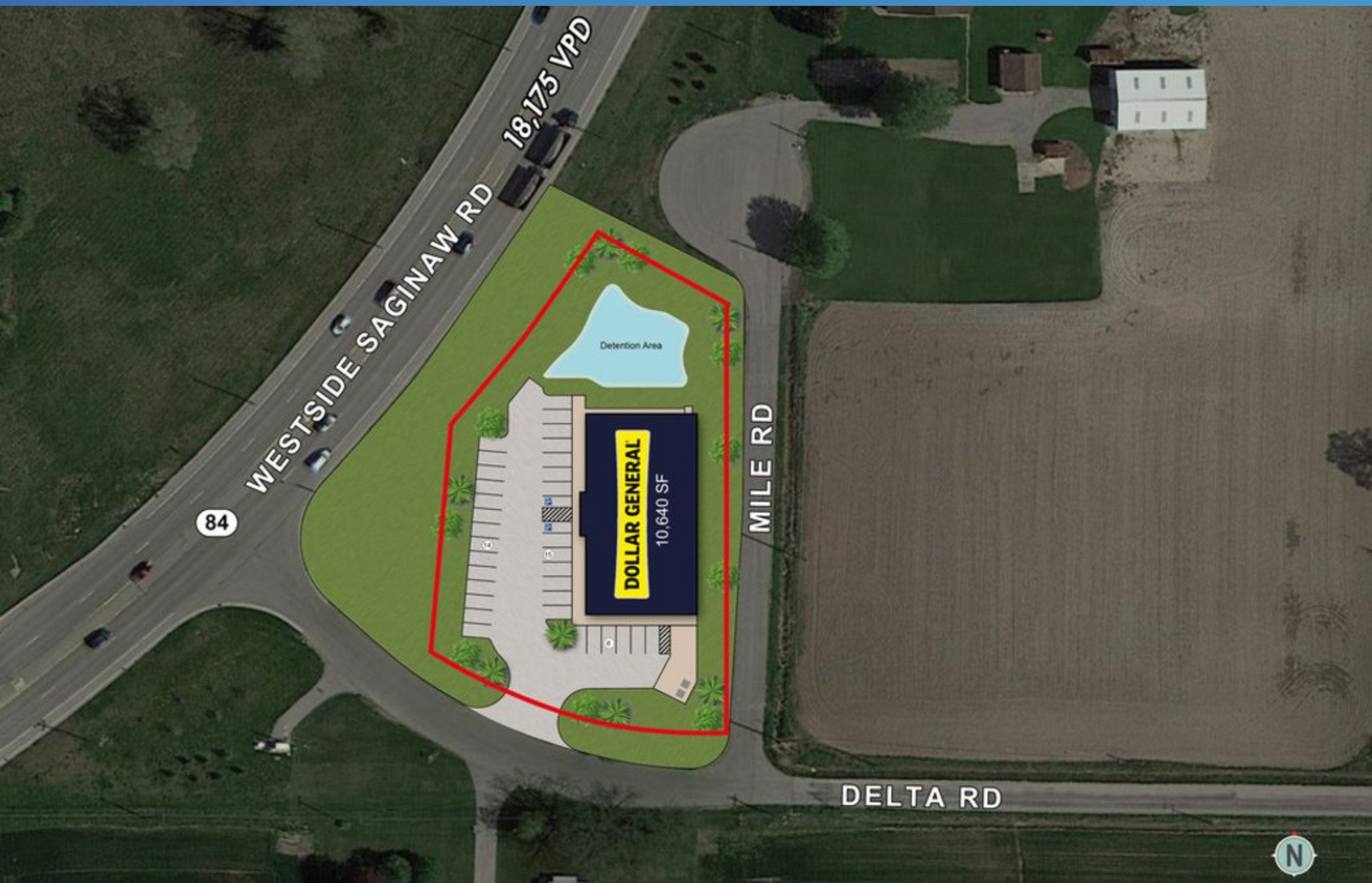


4 NORTH ELEVATION

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PROXIMITY TO POINTS OF INTEREST



**MBS International
Airport**
8.5 Miles



**Saginaw,
MI**
13 Miles



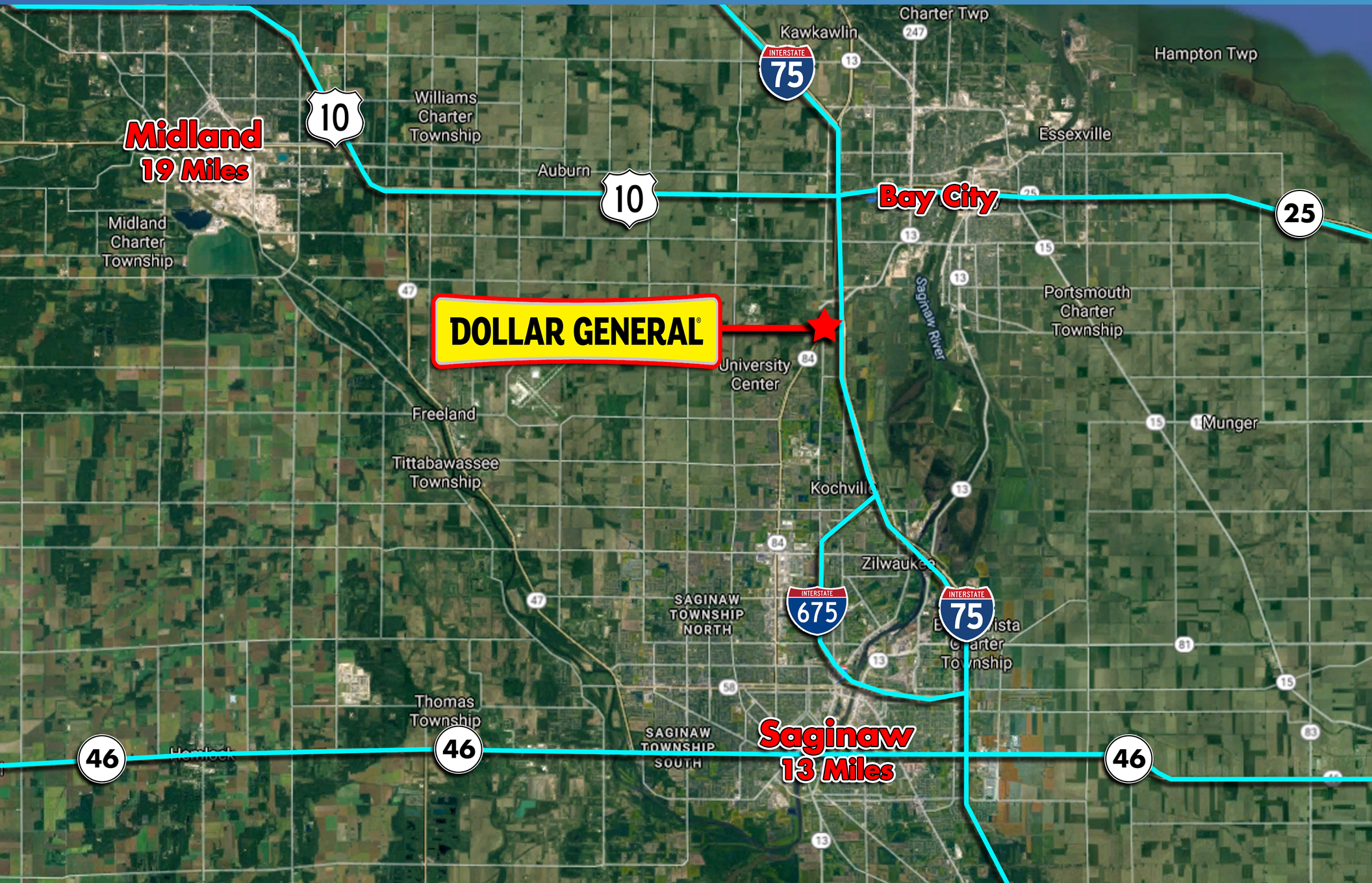
**Midland,
MI**
19 Miles

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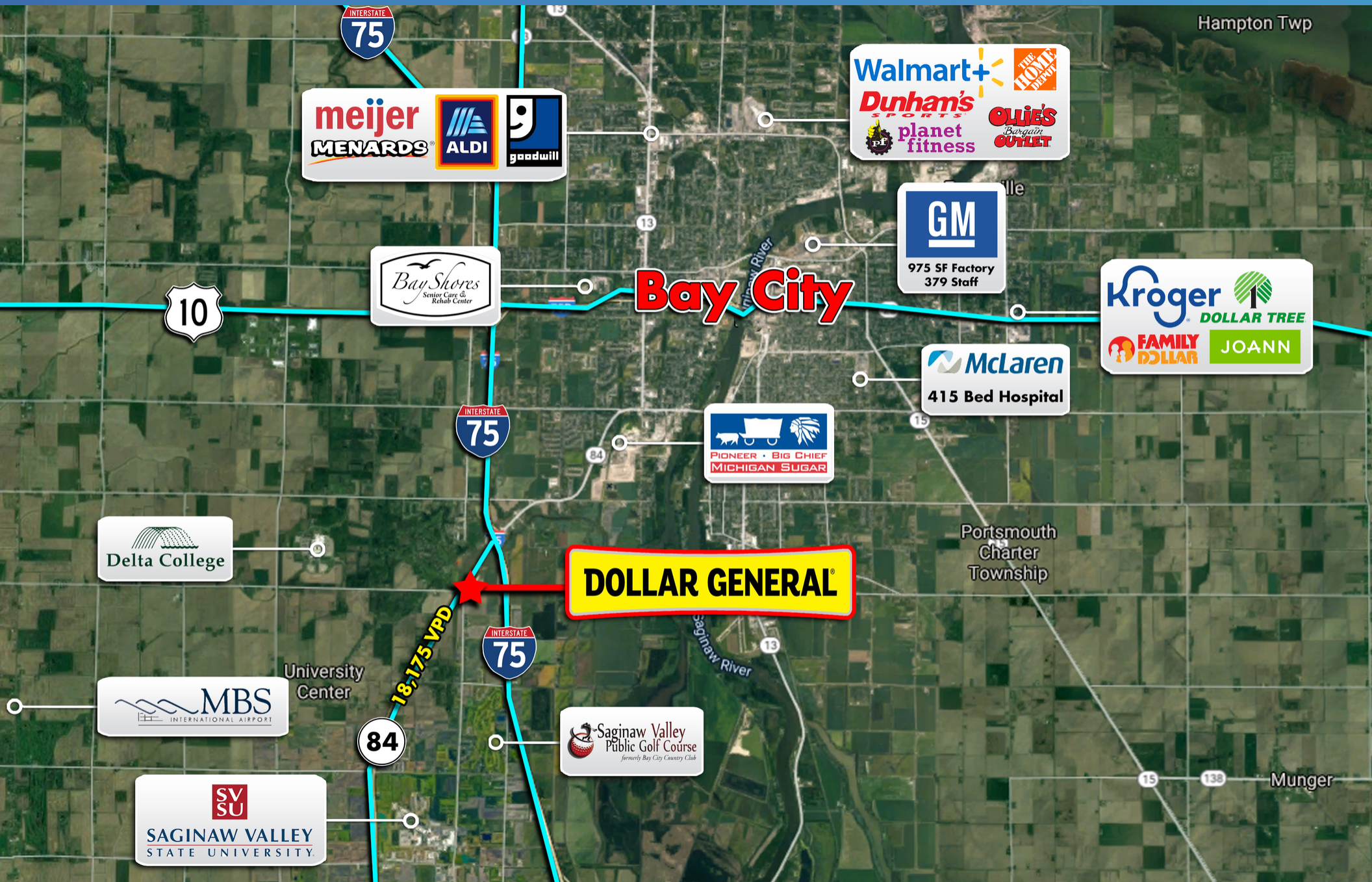
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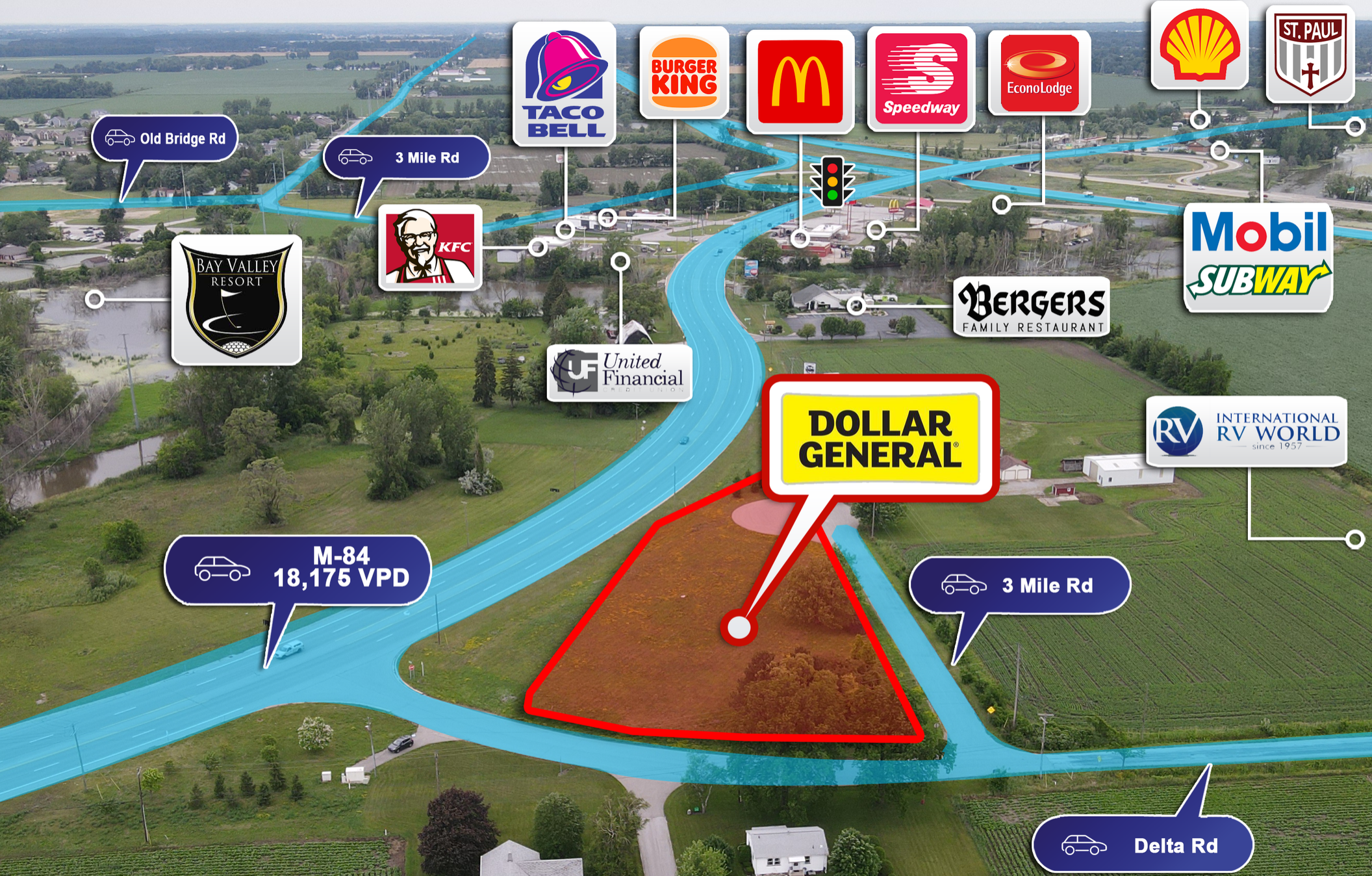
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 GARYS
AUTO SALES

 United
supermarkets

 Symphony
TRI-CITIES

 Ferrellgas

 Delta College

Planning for
Living Associates
Medical Group

 BAY VALLEY
RESORT

 SV
SU SAGINAW VALLEY
STATE UNIVERSITY

Only 2.5 Miles from Site!

 DOLLAR
GENERAL®



M-84
18,175 VPD

 RV
INTERNATIONAL
RV WORLD
since 1957

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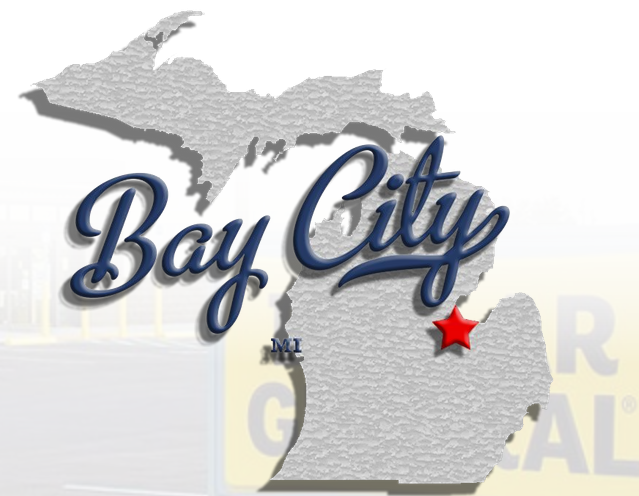


Bay City is a city in Bay County Michigan. It is located near the base of the Saginaw Bay on Lake Huron. As of the 2010 census, the city's population was 34,932, and it is the principal city of the Bay City Metropolitan Statistical Area, which is included in the Saginaw-Midland-Bay City Combined Statistical Area. The city, along with nearby Midland and Saginaw, form the Greater Tri-Cities region of Central Michigan, which has more recently been called the Great Lakes Bay Region.

The city is geographically divided by the Saginaw River, and travel between the east and west sides of the city is made possible by four modern bascule-type drawbridges: Liberty Bridge, Veterans Memorial Bridge, Independence Bridge, and Lafayette Avenue Bridge, which allow large ships to travel easily down the river. The city is served by MBS International Airport, located in nearby Freeland, and James Clements Municipal Airport.

Bay City is well known in Mid-Michigan for its numerous festivals and celebrations which take place during the summer months. Among them are the River Roar, St. Stan's Polish Festival, the Bay City Fireworks Festival, and the River of Time living history reenactment. Many of these events take place along one or more banks of the Saginaw River, often in Wenonah Park on the east bank or the larger Veterans Memorial Park on the west bank.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2021	747	7,066	44,799
Median Age	44.3	46.0	40.3
# Of Persons Per HH	2.2	2.4	2.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	341	2,891	18,035
Average HH Income	\$106,449	\$90,643	\$64,199
Median House Value	\$158,076	\$147,727	\$92,517
Consumer Spending	\$11.5 M	\$92.4 M	\$481.6 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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